

CONSTRUCTION PHASE PLAN



STORE REFIT

CO-OPERATIVE FOOD WHALLEY RANGE
135-141 WITHINGTON RD
WHALLEY RANGE
MANCHESTER
M16 8EE

Change Log			
Rev:	Date:	Author:	Comments:
1.0	09/06/2025	DE	First issue of construction phase plan
1.1	13/06/2025	DE	Legionella survey included
2	17/06/2025	DE	Max operatives on site and estimated number of person days revised
2.1	15/07/2025	DE	Start and Completion dates amended
2.2	23/07/2025	DE	Update to Asbestos works

SIGNIFICANT RISKS FOR THIS PROJECT	
RISK	MITIGATION
Members of the public entering the work area.	Barrier fencing will be used to deny access to the works taking place by any unauthorised persons, while signage will be clearly displayed to signify inaccessible areas. Arrangements for the works will be communicated to store management prior to commencing.
Working at Height – Use of Stepladders	Don't overreach. Steps are for short duration work of 20-30 minutes. Check all four stepladder feet are in contact with the ground and the steps are level. All operatives will be trained and competent in the use of steps.
Working at Height – Use of Mobile Tower	All mobile scaffold towers are to be erected by a PASMA Certified individual only. Towers must be checked before each use to ensure they are in good condition and working order. A valid Scaff tag must be displayed before any use is authorised. Operatives working on mobile scaffold towers and scaffold will be competent to undertake work at height.
Working at Height – Use of MEWPs	MEWPs will be controlled, moved, or operated by IPAF trained individuals only. Chapter 8 barriers will be used to segregate MEWPs from staff and the public, as well as guard against unauthorised access or accidental collision. A banksman will be present to co-ordinate the works and oversee movement of the scissor lift where required.
Working at Height – Use of Fixed Scaffold	The fixed scaffold for the project will be erected to TG20:21 by competent personnel, and only competent personnel will carry out the works following. It will be inspected visually before the start of each shift and undergo a thorough inspection at least every 7 days. It will also undergo a thorough inspection following any inclement weather or other event which could affect its structural integrity. A valid Scaff tag must be displayed before any use is authorised. The access ladder will be removed when not in use, this will also be implemented out of hours.
Breaking Ground	All operatives will be competent to carry out the works assigned to them, and will read and sign the relevant risk assessments, as well as all other documentation pertaining to the excavation works. A permit to work will be issued by the Site Manger prior to any works commencing that will or are likely to break ground and will be signed by the Site Manager and operative undertaking the works. No works to break ground are permitted without a permit-to-work being issued in the first instance.

Asbestos Removal	All asbestos abatement works will be undertaken by a licensed asbestos removal contractor (LARC). A plan of work will be produced by LARC prior to arrival on-site which will include method statement, risk assessments, all arrangements for enclosures and air testing following removal, and all additional control measures and checks required to safely plan and undertake the works. Mahoney operatives, visitors and staff will not be permitted to enter the site until testing has been completed and a certificate of reoccupation has been issued.
Working near ACMs	All employees and contractors have received appropriate training and information about asbestos awareness and site inductions are undertaken and the procedures to be followed in the event of discovering ACM's. All ACMs are advised to Operatives prior to entering site.

ANY OTHER SIGNIFICANT HEALTH OR SAFETY RISKS

Needle Stick Injuries

The consequences of being pricked by a needle or syringe are extreme. These include:

- Hepatitis B
- Hepatitis C
- Human Immunodeficiency Viruses (HIV)

Because of the nature of their use, needles / syringes may be hidden or deliberately placed to cause injury. Syringes could be found in places such as sewers, waste bins, guttering, gullies, toilets, behind toilet cisterns, car parks and derelict buildings. For any activities carried out which represent a higher risk of potentially encountering a needle / syringe, for example site clearance, soft strip, or demolition, it will be ensured that risk assessments contain control measures for identifying needles / syringes, and what to do if they are discovered.

Emergency procedure if an operative is pricked by a needle / syringe:

1. Encourage the puncture to bleed
2. NEVER suck the wound
3. Wash well under cold running water without soap
4. Cover with a dry dressing
5. Seek urgent medical advice
6. If possible, retain the needle in a sharps box, plastic bottle or jar and take it with the injured party to the hospital
7. A protective injection against Hepatitis B can be given. This must be done within 48 hours.

STORE TRADING HOURS

Mon	Tues	Wed	Thurs	Fri	Sat	Sun
07:00 – 22:00	07:00 – 22:00	07:00 – 22:00	07:00 – 22:00	07:00 – 22:00	07:00 – 22:00	10:00 – 16:00

HOURS OF WORKING/PHASING ARRANGEMENTS

Works to be carried out during the hours of Monday to Friday 7.30am - 6.00pm, 8:30am-2pm Saturdays and no works on Sundays or Bank holidays.

See **Appendix A** for Programme of Work

SCOPE OF WORKS

To reduce the size of the sales floor by half with one half being sub-letted. Retained area being kept by Co-op to be refurbished. New BOH to be redesigned and refurbished. New windows and entrance area to be created to new Sales area.

KEY PARTICIPANTS

Client	Co-op Estates Construction 1 Angel Square Manchester M60 0AG	Contact: Mob: Email:	Rachel Thornton 07887 657613 rachel.thornton@coop.co.uk
Principal Designer	Bowman Riley Toronto Square Toronto Street Leeds LS1 2HJ	Contact: Mob: Email:	Chris Snowden 0113 391 7570 Chris.Snowden@bowmanriley.com
Principal Contractor	Mahoney Contracts Ltd 11 Broughton Way Whitehills Business Park Blackpool FY4 5QN	Contact: Mob: Email:	Stephen Mahoney 01253 313 828 07774 703 302 steve@smahoney.co.uk
Temporary Works Coordinator	Mahoney Contracts Ltd 11 Broughton Way Whitehills Business Park Blackpool FY4 5QN	Contact: Mob: Email:	Paul Anderson 07377 356 734 Paul.anderson@smahoney.co.uk
Site Manager	Mahoney Contracts Ltd 11 Broughton Way Whitehills Business Park Blackpool FY4 5QN	Contact: Mob: Email:	Ben Goodall 07572 246528 Ben.goodall@smahoney.co.uk
Asbestos Consultant	Lucion Services Unit 7 Halifax Court Gateshead Tyne & Wear NE11 9JT	Contact: Mob: Email:	03455040303 coop@lucionservices.com

SITE INDUCTIONS

Induction to include:

Accident Reporting	Asbestos Management	Alcohol, Drugs & Medication
Portable Appliance Testing (PAT)	Company / Site Rules	Plant & Equipment
Competence	Restricted or Prohibited Areas	Communication
Risk Assessment	COSHH	Scaffolding – Fixed and Mobile
Co-op Code of Conduct	Site Security	Dust
Site Power	Personal Protective Equipment (PPE)	Smoking
First Aid	Welfare Facilities	Fire
Toolbox Talks	Lasers	Waste Disposal
Lifting Equipment	Environmental Awareness	Electricity
Working at Height	Permits to Work	Emergency Response Plans
Traffic Management	Scope of Works	Mental Health Awareness
Near Miss Reporting	Exposure to Noise	Hand Arm Vibration

Inductions register to be signed by all site personnel.

Induction process will include the strict requirement that smoking is prohibited at all times whilst on site.

On arrival to site, competencies and training requirements for all operatives and visitors will be checked and recorded during the induction process. This is to include CSCS or other industry standard trade card (ECS/Gas Safe/CISRS etc.),

asbestos awareness, and any other certification or qualification required to carry out their works or visit safely (i.e., IPAF, PASMA, FaceFit Certificate, Cat A/B Asbestos etc.).

Inductions will take outdoors wherever possible, where operatives and visitors should always keep at least 2m distance between themselves. Where it is not possible to conduct an induction outdoors, the number of operatives and/or visitors undergoing induction at any one time will be limited to those that can safely remain the recommended distance from each other within the space available.

REPORTING AND INVESTIGATION OF ACCIDENTS/INCIDENTS/NEAR MISSES

Accident book available and kept on site during working hours.

All accidents and near misses to be reported at the time of the accident / incident to the Site Manager or Supervisor and recorded in the accident book and through the MySafety app within 3 hours of an incident. MySafety is available through phones, PCs, tablets, and other mobile devices.

The Managing Director is responsible for ensuring that cases of accident and disease are reported to the relevant enforcing authority under the RIDDOR Regulations where applicable.

PRODUCTION AND APPROVAL OF RAMS

Mahoney Contracts requires contractors to provide them with their RAMS (and COSHH assessments if applicable) for the works prior to commencing any works on Mahoney Contract's behalf.

The project manager will then review the RAMS prior to authorising them. The approval of sub-contractor RAMS will be documented on the sub-contractor RAMS register in the site H&S file. Copies of all supplied RAMS are then kept in the applicable site safety file for the duration of the project.

ASBESTOS INFORMATION

Existing surveys available:

Appendix B – Asbestos Refurbishment Survey Report (Targeted)

The asbestos survey for the premises will be available on the site information board.

Type of Survey:	Asbestos Refurbishment Survey Report (Targeted)														
Survey Reference Number:	650107														
Originator:	Lucion Services														
Date of Survey:	25/11/2024														
Location of Identified ACM's	Very Low Risk ACMs: <table><tr><th>Location</th><th>Level</th><th>Item</th><th>Material</th><th>Extent</th></tr><tr><td>CoOp Whalley Range - 999/externals</td><td>External</td><td>Products within old fire switch</td><td>Asbestos-containing woven product</td><td>1 No</td></tr></table>					Location	Level	Item	Material	Extent	CoOp Whalley Range - 999/externals	External	Products within old fire switch	Asbestos-containing woven product	1 No
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CoOp Whalley Range - 999/externals	External	Products within old fire switch	Asbestos-containing woven product	1 No											
Non-Accessed Areas:	Non-Accessed Areas: <table><tr><th>Location</th><th>Level</th><th>Item / Product Examined</th><th>Access Comments</th></tr><tr><td rowspan="2">CoOp Whalley Range 015/Sales Floor</td><td rowspan="2">0</td><td rowspan="2">Floor below chiller cabinets and shelving</td><td>Physically restricted space</td></tr><tr><td> No access possible beneath fixed chillers and shelving</td></tr></table>					Location	Level	Item / Product Examined	Access Comments	CoOp Whalley Range 015/Sales Floor	0	Floor below chiller cabinets and shelving	Physically restricted space	 No access possible beneath fixed chillers and shelving	
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CoOp Whalley Range 015/Sales Floor	0	Floor below chiller cabinets and shelving	Physically restricted space												
			 No access possible beneath fixed chillers and shelving												

Limited Access Areas:	Limited Accessed Areas:			
	Location	Level	Item / Product Examined	Access Comments
	CoOp Whalley Range 999/externals	External	Products within old fire switch	Live service supply
Will identified ACM's be affected by the works?	Abatement works for identified ACM. Watching brief to be arranged for limited access areas			

ADDITIONAL DOCUMENTATION			
Surveys:	PCID:	Date: 05/06/2025 Reference: 8816.55 Surveyor: Emily King	Comments: Appendix C – PCID
	Items for Attention:	None	
	FRA:	Date: TBC Reference: TBC Surveyor: TBC	Comments: Appendix D – FRA
	Items for Attention:	TBC	
	Legionella:	Date: 10/04/2019 Reference: 014136-108821-0000 Surveyor: Graham	Comments: Appendix E – Legionella
	Items for Attention:	None	
Design Drawings:		See Appendix F for Design Drawings	

SITE SUPERVISION & FIRST AID	
Name and Number of the Appointed Site Supervisor:	Ben Goodall - 07572246528
Site Supervisors Qualifications:	- SMSTS - First Aid - Fire Marshal - UKATA Asbestos Duty to Manage - UKATA Asbestos Awareness - CSCS - Temporary Works Supervisor - IATP Asbestos Awareness - Mental Health First Aid - Scaffold Inspection See Appendix G for Site Manager Certification
First Aider:	Ben Goodall - 07572246528
Fire Marshal:	Ben Goodall - 07572246528
Fire Assembly Point:	The fire assembly point will be shown on the emergency escape plan and signs will be in place to show the location of the fire assembly point. See Appendix H for Fire Escape Plan

SITE SUPERVISION & FIRST AID

What First Aid Provisions will be available & where will they be located:

First aid provisions will be sited in the Health & Safety station on site. This consists of:

- First Aid Kit
- Burn Kit
- Eye Wash Kit
- Accident Book

MANAGEMENT STRUCTURE AND RESPONSIBILITIES

Project Manager

- Liaising with client, subcontractors, and the workforce on relevant health safety issues.
- Demonstrating commitment to continual improvement of health and safety performances within the business and lead by example when visiting sites
- Ensuring the Company has a health and safety management system in place which will ensure compliance with all current legislation and best practice.
- Continually reviewing the system to ensure it meets changes in legislation
- Reviewing Health and Safety arrangements and method statements. - Ensuring employees are aware of their duties within the health and safety.
- Ensuring adequate resources are in place to fulfil all health, safety, and welfare duties.
- Assessing the competency of sub-contractors before contracts are awarded
- Ensuring any accidents incidents and near misses are investigated and reports completed, and remedial actions taken.

Site Manager

- Taking a pro-active role in establishing a strong safety culture by personnel involvement.
- Monitoring and collating data and preparation of various safety reports.
- Reviewing and accepting sub-contractor method statements, risk assessments and COSHH assessments
- Co-ordinating work and ensuring safety provisions are in place via designated channels.
- Implementing a permit to work systems where necessary.
- Ensuring a First Aider is on site at all times and making sure all first aid materials are available and their locations are known to all employees and subcontractors.
- Where applicable, accompanying HSE Inspector or Health and Safety Manager on site visits and implementing action on any non- compliances or recommendations.
- Signing and dating the form when actions have been completed and returning it to the Health and Safety Manager.
- Liaising with emergency services if required
- Setting a good personal example at all times
- Undertaking and reviewing general risk assessments whenever there is a reason to suspect that conditions have changes, or that they are no longer valid.
- Organising the site to ensure minimum risk to all employees, and any others affected by their activities.
- Liaise with client and tenants regarding safety issues.
- Co-ordinating activities of sub-contractors and ensure they comply with all site rules.
- Monitoring and ensuring the compliance of the site rules.
- Ensuring all relevant health and safety information is distributed to the workforce and requirements are implemented.
- Maintaining a tidy site.
- Checking tools and equipment are kept in good condition and fit for purpose.
- Ensuring PPE issued is of correct type, and is being used correctly

The Site Manager will make daily, unannounced checks of working practices of all operative

The Site Manager will be responsible for ensuring trades staff comply with the submitted Construction Phase Plan.

First Aid

- Qualified first aiders on site.
- Check daily that first aid kits are in place and fully stocked.

Health & Safety Inspector/Advisor

- Assist in preparing of Mahoney documents.
- Advise on the validity/suitability of contractor supplied documents when requested.
- Carry out site inspections and prepare written reports.

MAINTENANCE OF PLANT AND EQUIPMENT

The following plant and equipment will be used during this project:

Hand Tools
Power Tools
110V Transformer
Mobile Scaffold Tower
Heras Fencing
Lockable Pedestrian Gate
Chapter 8 Barriers
Stepladders

All equipment will be maintained in accordance with the manufacturer's instructions during the project. If an item of equipment is identified as requiring maintenance during the project, it will be withdrawn from use and replaced with serviceable equipment.

All electrical equipment PAT testing certification will be maintained during the project.

Operatives are trained and will carry out checks before using equipment.

The site manager completes a checklist daily to ensure that all plant and equipment is properly used and maintained and is in working order. Spot checks are also carried out throughout the day to ensure that safety standards are being met.

REGULAR SITE MEETINGS

Weekly site meetings will be convened during the project. The meetings will be attended by the principal contractor, client and other key participants, principal designer, CDM advisor, contractors as appropriate to the stage of the project and the topics for the meeting.

ON SITE TRAINING

Mahoney Contracts Ltd employees are trained and experienced. CSCS, asbestos awareness, manual handling, IPAF, face fit testing certification is held. Managers and supervisors hold SMSTS, SSSTS or Management of H&S certification.

The workforce will be given induction, toolbox talks and briefings where opportunity will be given for workforce consultation where views and opinions on current and proposed working practices, health & safety topics and any other matters arising can be discussed.

REDUCING NOISE AND VIBRATION

Mufflers fitted to equipment where required. Hearing protection provided to site operatives.

Works undertaken during regular working hours.

Noise meter used to determine noise levels where necessary.

Regular task rotation when using noisy tools or tools with high vibration levels

HSE HAVS ready reckoner tool used to determine vibration levels of equipment where not known. Levels will never be exceeded.

Personnel aware of the requirement to report signs of tingling or numbness of the hands or fingers

Regular provision of vibration and control of noise toolbox talks

SITE ARRANGEMENTS

Access to Site:	Pedestrian access will be through the main doors via Withington Road Vehicle access will be into the main car park via Mayfield Road See Appendix I for Site Layout Arrangement	
Accommodating Adjacent Land Use:	The existing buildings on the site comprise several small businesses and food places at ground level. All external works will be segregated from adjacent properties and the public using secure barrier fencing.	
Parking Arrangements/Delivery Arrangements:	Deliveries to site will be via Withington Road to usual Delivery points. Deliveries to site will be planned carefully to limit disruption. A banksman will be used when necessary to coordinate. Parking is available in the Public Car park via Mayfield Road.	
Cleaning & Waste Removal	Cleaning Arrangements Enhanced cleaning procedures will be in place across the site, particularly in communal areas and common touch points, including: ▪ Taps and washing facilities ▪ Toilet flush and seats ▪ Door handles and push plates ▪ Handrails ▪ Machinery and equipment controls ▪ Food preparation and eating surfaces after each use, as well as kettles, microwaves, and other appliances. Waste Removal Rubbish bins will be provided around the site, particularly in areas such as by handwashing facilities, W.C. facilities and canteen facilities, to allow safe disposal of hand towels, disposable PPE, and other general waste. These rubbish bins will be emptied regularly throughout and at the end of each day and disposed of safely.	
On Site Welfare Facilities:	Welfare Facilities:	Welfare Unit
	Is there a suitable table and chairs available to eat meals?	Table and chairs are provided within the welfare area to accommodate the max. number of operatives on site.
	Are the other requirements of CDM 2015 Welfare met?	Yes, the requirements of CDM 2015 welfare will be met. There will be means of heating and storing food, and a kettle available.
	Are additional facilities required based on the number of persons on site at one time?	Yes, an additional 2+1 toilet unit will be provided. If the number of operatives on-site increases the welfare facilities will be re-evaluated and additional provisions made where necessary.
Nearest Hospital with A&E Facilities:	Salford Royal Stott Lane Salford M6 8HD Tel: 0161 789 7373 Distance: 6 Miles 23 Minutes	

Segregation of working areas:	Barrier fencing will be used to prevent any unauthorised access to the working area.
Security Details:	Appropriate signage/warning notices will be on display on the external face of the premises. Barrier fencing will be used to segregate working areas internally to the premises. Where required, HERAS fencing will be used to segregate works, access, and waste management externally. The site security will be the responsibility of the site manager, who will carry out a daily check to ensure that all required areas are secure from unauthorised access, as well as spot checks during the works.
Site Storage:	Minimum amounts only of any hazardous materials will be taken into the work area when required for immediate use and kept safely and securely stored upright in firmly sealed containers in a locked area.
Dealing with Services:	The building is connected to the main drainage, electric and water supplies. Electrical services will be isolated prior to the works taking place. The services will be isolated appropriately using a lock out/tag out procedure and will be completed by a competent individual.

REGULAR LIAISON BETWEEN PARTIES ON SITES

Communication/liaison between client and others will be made through the Project Manager or Site Manager. Discussions will be arranged with the client, principal designer, principal contractor and CDM advisor as and when required.

Where meetings result in a change to planned arrangements, this will be recorded by the principal designer and communicated to all parties.

CONSULTATION WITH THE WORKFORCE

The workforce will be given induction, toolbox talks and briefings where opportunity will be given for workforce consultation where views and opinions on current and proposed working practices, health & safety topics and any other matters arising can be discussed.

Consultation with the workforce will take place as part of the induction process. A record of the induction will be kept on site during the project.

THE EXCHANGE OF DESIGN INFORMATION

Communication will be maintained between the Principal Contractor, Designers and CDM advisor to ensure all design changes, systems of work, products and equipment updates are incorporated and appropriate. Emails will be the primary method of recording the exchange of design information between the project team.

HANDLING DESIGN CHANGES DURING THE PROJECTS

Where a change in design is identified, a meeting will be held between the principal contractor, client, principal designer and the CDM advisor as appropriate to discuss the changes. If a face-to-face meeting cannot be arranged, then other means will be used to communicate the information, such as conference calls, SharePoint, and group emails.

Any proposed design changes will then be submitted to the CDM Advisor to ensure compliance with current regulations.

HEALTH & SAFETY GOALS FOR THESE PROJECTS

Mahoney Contracts Ltd Health & Safety Goals for the Project:

The finished project is to be safe to operate and is to provide a safe and healthy working environment for the end users.

The works shall be completed in accordance with all safety legislation and there are to be no accidents no matter how minor.

All contractors employed shall comply with the Health & Safety Plan. Injury to client's staff will not occur.

At all times during the works members of the general public will not be placed in danger.

Client Health & Safety Goals for the Project:

The project must meet the aims and ambitions of Co-operative Food in terms of achieving the following health & safety goals: -

Our Aim is to have the safest construction sites within the retail industry.

To attain this level of safety: -

- All sites must achieve a site safety score of greater than 90%
- All sites to achieve zero RIDDOR reportable accidents.

The focus for 2020 will be improving our level of compliance in the following area:

- Safe Working at Height
- Preventing unauthorised access to sites
- Construction Fire Safety Strategy

Client's Aspirations for Health & Safety

The Client is committed to health & safety and believes the Principal Contractor and Principal Designer in collaboration with the rest of the project team is key to achieving safety through design and safe systems of work to prevent ill-health or injury during the construction phase and future use and maintenance of the building.

Exemplary Health and Safety Management is critical to the success of the Construction Programme, and we will commit to delivering construction activity in a way that is safe, healthy, and sustainable.

The construction works must not put any person at risk of injury or ill health. This includes members of the public, colleagues, and operatives on site, neighbours, customers, visitors, and other persons affected by the undertakings.

Sufficient management arrangements must be in place to safeguard these individuals and a procedure for on-going assessment, review and subsequent updating of these arrangements is essential as the works progress on site. An on-going assessment of the risks identified should also be undertaken as the project develops.

The client aspires to the following safety goals to be achieved for the project:

The Principal Contractor must:

- Comply with the Supplier Codes of Conduct
- Implement controls and systems to safeguard the surrounding environment from noise and disruption and dust.
- Ensure that all operatives work safely throughout the project and take appropriate action when unsafe behaviour is observed.
- Report all health and safety incidents or near misses throughout the project.
- Not commence works which cannot be completed in such a way as to be left safe and secure at the end of each working day.
- Maintain close liaison with the Principal Designer, Client, and other Client's representatives.
- Inform the Principal Designer of all changes in design which may have an impact on health or safety.
- Ensure the Construction Phase Plan is updated and maintained throughout the project.
- Develop the Project Handover Document throughout the Construction Phase and upload to Portal within 10 days of Practical Completion.
- Arrange for site inspections by competent persons for the work in progress throughout the duration of the project to ensure that safety policies and procedures are being adhered to.

STABILITY OF STRUCTURES

N/A

MANUAL HANDLING

Undertaken in accordance with the Manual Handling Operations Regulations 1992 (as amended).

All operatives have received manual handling training and receive toolbox talks on manual handling to reinforce their training.

So far as is reasonably practicable, hazardous manual handling will be avoided. If this cannot be avoided, a risk assessment will be carried out by a competent person to reduce the risk as far as is practicable, which will include the use of extra persons to carry the load, or mechanical aids such as trolleys. Any resulting RAMS will first need to be approved by the site manager.

CONTROL OF DUSTS

If any dust creating works are being carried out, all contractors must wear the correct FFP3 masks and tools should be fitted with the correct HEPA rated 'M' or 'H' type filters where appropriate.

Face fit records for dust mask wearers will be retained on-site in the site H&S file.

PREVENTING FALLS

Undertaken in accordance with the Work at Height Regulations 2005 and relevant Guidance.

Stepladders will only be used for low level works at height of short duration and when it is not practicable to work from mobile tower. All works from stepladders must first be issued a valid stepladder permit-to-work by the Site Manager.

When external works at height are required, the area will be cordoned off with suitable barriers and warning signage.

STORAGE OF MATERIALS AND WORK EQUIPMENT

Materials for immediate works only will be stored on site where required, with the remaining materials stored in locked container.

Minimum amounts only of any hazardous materials will be taken into the work area when required for immediate use and kept safely and securely stored upright in firmly sealed containers in a locked container.

Hazardous materials identified on this project:

Paint
Solvents

THE SELECTION AND CONTROL OF SUB-CONTRACTORS

Mahoney Contracts issues their own contractor questionnaire for potential contractors to complete and requests evidence of training records, insurance, and references. The documents are then reviewed by the Mahoney Contracts directors, and the potential contractors will be approved or rejected accordingly. Approved contractors are then placed onto an approved contractor list for future use.

Any sub-contractors selected for this project will be required to submit their RAMS to Mahoney Contracts to assess and approve those RAMS prior to start on site.

WASTE MANAGEMENT

Mahoney Contracts Ltd
Waste Carrier

Reconomy
Waste Management Provider

Waste Carriers Registration No:
CBDU279702

Waste Carriers Registration No:
CBDU64227

Address:
11 Broughton Way
Whitehills Business Park
Blackpool
FY4 5QN

Address:
Kelsall House
Stafford Park Court
Stafford Park 1
Telford TF3 3BD

Waste Reduction

The following actions will be taken in order to minimise the quantity of waste produced during the project:

Reduce

- Waste will be reduced wherever possible through comprehensive planning of the works through the pre-construction stage, including scoping visits and design to ensure that measures are as accurate as possible prior to works commencing.
- Standard lengths will be used wherever possible to minimise off-cuts and additional waste.
- Materials will be stored in a safe, secure, and waterproofed area to ensure that materials are lost due to damage or theft.
- Trained and competent operatives will carry out works to ensure errors and re-works are minimised.

Re-Use

- All off cuts will be collected and used first before new materials.
- Where off-cuts or excess materials cannot be re-used on this project, they will be re-used on future projects wherever possible.
- Where possible, excess materials will be returned to the supplier to avoid additional waste.
- Where possible, items will be repaired so that they can be re-used.
- Purpose-made reusable products will be used whenever possible for temporary applications.

Recycle

- Any excess materials or waste that cannot be re-used will be stored in the site skip and sent to our waste management providers transfer station to be recycled or reclaimed.
- Recyclable waste will be directly used to make new products through our waste management provider, whilst recoverable waste which cannot be recycled will be shredded to create 'Refuse Derived Fuel'.
- Any waste which cannot be recycled or reused will be sent to landfill.

Expected Waste Streams

- Building Rubble
- Electrical Wire
- Timber
- Paint
- Metal

See attached **Appendix J** – On Site Waste Management Plan for Co-op Projects

THE EXCHANGE OF H&S INFORMATION BETWEEN CONTRACTORS

Sub-contractors will be given induction, toolbox talks and briefings where opportunity will be given for workforce consultation, where views and opinions on current and proposed working practices, health & safety topics and any other matters arising can be discussed.

CLIENT SITE RULES

The Principal Contractor must make provision for Conformity with all statutory requirements including electricity at work, PPE at work, COSHH, noise at work, etc. regulations.

The Principal Contractor must detail how they will maintain security in respect of site access, opening up of works / ducts / control panels, working near live systems, etc.

All rubbish, debris and unwanted materials are to be removed from site as they accumulate together with all approaches to the site area being kept clear of dust and debris. The Principal Contractor shall take all reasonable precautions to prevent rubbish, debris, and the like arising from the works, being dumped on an area other than a public or private tip controlled or recognised by the local authority. Proof of all waste collection and disposal must be maintained for review by the client. In the event that any asbestos containing material (ACM) are removed, they must be removed by an appropriately licensed contractor and disposed at a registered tip for such waste and all relevant documentation must be provided to the client.

The Principal Contractor shall ensure that all measures to control the noise levels produced by their operations on site and must comply with best practice standards and regulations of the industry, are strictly complied with. Noisy work activities shall be suppressed, and appropriate PPE will be required to be worn.

The Principal Contractor shall ensure that all dust, or other nuisance resulting from the works are to be minimised and contained within the site areas. Details of the Principal Contractor's proposals for managing these issues must be contained within the Construction Phase Plan.

The Principal Contractor must provide a formal reporting system for unforeseen eventualities and provide these details within their Construction Phase Plan.

DELIVERY AND REMOVAL OF MATERIALS

Deliveries will be arranged to avoid peak traffic times and normal school run times.

Delivery vehicles will leave the area as soon as unloading operations are completed. A competent banksman will assist delivery vehicle drivers when necessary.

Materials for immediate works only will be stored on site where required, with the remaining materials stored in a locked vehicle.

WORK WITH OR NEAR FRAGILE MATERIALS

Great care will be taken when working with or near any fragile materials.

Expanding barriers or another type of barrier will be erected to protect the fragile material, and appropriate display signage to prevent any unauthorised access to the works by the public, and any contractors' not responsible for working with or near the fragile materials. Those working with or near the fragile materials will have the appropriate PPE equipped, which will be checked by the site manager before works commence.

CONTROLLING LIFTING OPERATIONS

All non-handheld plant or equipment i.e. MEWP's, Hoists, Cranes, Forklift Trucks etc intended for use on our sites must carry a current test certificate and operators are required to produce training certification / confirmation of competence.

All lifting operations must be carried out in accordance with the Lifting Operations and Lifting Equipment Regulations 1998. A lifting plan, along with site and operation specific risk assessment and method statement must be completed prior to any lifting operations being undertaken on site.

No lifting operations will be taking place during this project.

SITE RULES

- Mahoney Contracts Ltd will take reasonable steps to ensure that only authorised persons are allowed into any area where construction work is taking place. A booking in system will be adopted.
- All operatives shall be suitably trained and competent.
- All personnel will undertake Site Induction and any relevant Toolbox Talk.
- All personnel must report any accidents or near misses.
- Mahoney Contracts Ltd will ensure via risk assessment that adequate personal protective equipment is worn by all operatives and visitors to the site.
- Regular working hours will be Monday to Friday 7.30am - 6.00pm, 8:30am-2pm Saturdays and no works on Sundays or Bank holidays.
- Access and egress routes will be kept clear at all times.
- Smoking is prohibited on site.
- Dangerous or hazardous equipment will be stored in secure storage facilities when not in use.
- A permit to work management system will be in place to ensure that work is done safely and efficiently in a controlled manner.
- No hot work will be carried out during the final 2 hours of the working day.
- The work site will be kept clean and tidy, and free of debris as much as is reasonably practicable.
- No overreaching from ladders or low working platforms. Ladders or platforms to be moved to next location as required.
- Hazardous or flammable materials will be removed from the premises at the end of each working day.
- Materials safely and securely stacked whilst awaiting use.
- Any spillage will be made good immediately.
- Alcohol and drugs (other than tablets prescribed by a doctor) are strictly prohibited. Any operative found to be under the influence of either substance shall be instantly dismissed from the site.
- No photography or video equipment is to be brought onto the site or working areas without first attaining written authority from the Client.
- Operatives will take reasonable care for the health and safety of themselves and others who may be affected by their acts or omissions.
- Operatives will report any issues which may affect health and safety of themselves or others.
- Site operatives will not intentionally or recklessly interfere with anything provided in the interests of health, safety and welfare.
- All tools and equipment will be subject to regular inspection and examination schedules.
- All operators of machinery and tools will be competent, fully trained and able to carry out the job properly without risks to health and safety.
- PPE bearing the logo of other retailers/clients is strictly prohibited.
- Electrical equipment will display a current test tag or certificate and will be used in accordance with manufacturer's instructions by trained operatives, be properly guarded and maintained where necessary, and transformed to 110 volts.
- All portable electrical equipment will be isolated and securely stored when not in use.
- Residual current devices (RCDs) will be used on mains powered equipment where required.
- Burning of rubbish will not be permitted at any time.
- If any dust creating works are being carried out, all contractors must wear the correct FFP3 masks and tools should be fitted with the correct HEPA rated 'M' or 'H' type filters where appropriate.
- All contractors and site visitors must wear 5 points of PPE at all times whilst on the 'live site'. This includes hard hat, high-vis vest or jacket, gloves, boots, and eye protection.

OVERHEAD SERVICES

Where there are telephone lines running to the premises which are clipped into the exterior wall on the rear elevations of the building, and any works are to take place that would disturb these lines, the lines will be unclipped and re-clipped into the elevations at the most convenient point for further works.

In the case of works which may impact the telephone line itself the telephone line will be carefully unclipped from the wall, moved to a safe location, and re-clipped into the wall for the duration of the works.

Once works are complete the telephone line will be re-clipped back into its original position to each elevation.

The presence of these telephone lines will be covered in site induction and monitored daily by the Site Manager if applicable.

FIRE AND EMERGENCY PROCEDURES

Signing in register in operation to ensure the exact number of personnel and authorised site visitors are known at all times.

Smoking and naked flames prohibited on the site.

Fire extinguishers will be provided by Mahoney Contracts Ltd.

Dial 999 and notify the emergency services of a fire at the site address.

Any person who discovers a fire must raise the alarm by sounding the push button electronic sounder and shouting 'FIRE, FIRE, FIRE.'

On hearing the fire alarm all personnel must:

- Switch off machinery and equipment if safe to do so.
- Immediately leave the site via the designated route and go to the emergency assembly point.
- Report to the Fire Warden.
- Remain at the emergency assembly point until authorised to return to the site by the Site Manager.

All emergency response procedures can be found in the site H&S File.

Existing fire alarms will remain in use throughout the premises and the premises will not be without adequate fire detection and warning at any time.

All store staff and site operatives will be briefed on the fire / emergency procedures, use of the emergency exits on-site and their accessibility prior to the project commencing.

DEALING WITH SERVICES

The building is connected to the main drainage, electric and water supplies.

Supplies will be isolated prior to works commencing where those works are specific to that supply, and re-instated immediately after works have been completed.

In order to correctly identify services, services drawings will be reviewed, alongside surveys and, if required, sub-scanning will take place.

All isolations shall be undertaken by competent and authorised person in agreement with the client.

TEMPORARY WORKS DESIGN AND MANAGEMENT

Paul Anderson has been appointed as the temporary works co-ordinator for this project.

See **Appendix K** for Temporary Works Register

Fencing used during the project will be erected in accordance with the manufacturer's instructions.

Weather conditions will be monitored on-site daily, using forecasts and direct measurement of current wind speeds. Where weather conditions deteriorate or the forecast indicates a weather pattern which would make any works unsafe, those works will be suspended until the weather conditions have been assessed as safe by the Site Manager and Temporary Works Co-Ordinator.

A fixed scaffold of tube and clip construction will be used on this project and will be assembled to TG20 by a competent contractor to the side elevation of the building. A handrail system will be installed using Apollo EPB1 edge protection support brackets into existing brickwork. The handrails will run along the side and rear elevations of the premises and will be installed to the manufacturer's guidelines.

The Temporary Works Register will be used to record the status of the temporary works for the project.

THE REMOVAL OF ASBESTOS

Removal, disposal, or management of any identified asbestos will be carried in full compliance of the Control of Asbestos Regulations 2012. Mahoney operatives have received asbestos awareness training and will remain vigilant and follow the procedure should they discover or suspect the presence of asbestos.

- Cease works and make the area safe.
- Inform the Site Manager.
- Remove any contaminated PPE and double bag it.
- Do not re-commence works until the area has been declared safe.

ACMs will be removed where applicable by a licensed contractor before works in the affected areas begin.

USE OF HAZARDOUS SUBSTANCES

Least hazardous substances used wherever practicable.

Training provided to the relevant personnel.

COSHH assessments and MSDS available in the site file. No substances left unattended at any time.

EXPOSURE TO UV RADIATION

No persons permitted to work bared to the waist.

Sun cream available when external working is required in hot weather conditions.

CONTAMINATED LAND

No contaminated land has been identified on this project.

To protect against the contamination of land, the least hazardous substances will be used on site wherever practicable and will be stored safely and securely as per the manufacturer's guidelines. Spill kits are available on-site from the Health & Safety station, and all operatives have been trained in their use. The spill/leak emergency response procedure can be found in the site Health & Safety file.

Care will be taken to identify any drains, waterways, and watercourses to the site to prevent any run-off and possible contamination by any hazardous substances. Care will also be taken to avoid any contact between any hazardous substances and any exposed soil during the excavation works.

In the event of the contamination of any drains, sewers, waterways or soils, the relevant local authority will be contacted immediately to advise further action required.

All hazardous substance waste and/or spill kits will be disposed of by a licensed contractor and will follow the manufacturer's disposal guidelines and any relevant regulations.

HEALTH AND SAFETY FILE

A Health and Safety File is required on all projects involving more than one contractor as per Appendix 4 of CDM 2015.

If a Health and Safety File exists for a structure involved in a project with only one contractor, this file will still need to be updated.

The Project Handover Pack should contain the information needed to allow future construction work, including cleaning, maintenance, alterations refurbishment and demolition to be carried out safely.

Layout and format:	Project Handover Pack is to be uploaded to the Client Portal within 10 working days of practical completion. Electronic copy to: Lucernex Portal
Arrangements for the collection and gathering of information:	HEALTH & SAFETY FILE: A copy of the Project Handover Pack is required for each project and must be uploaded to the Co-op iSite Portal within 10 working days of practical completion. The project Handover Pack is to be uploaded to the Co-op Portal in the Co-op's latest manual format. The current Project Handover Pack format is V3.8. The information is required within 10 days of Practical Completion in electronic copy, uploaded to the Co-op Portal. This file will be checked for compliance against specification and regulations and if any information is found wanting the consultant will come back to the designated Main Contractor. The Project Handover Pack will not be signed off until satisfactory completion of the above. Once this has been signed off by the Project Manager, they will notify the Principal Contractor and they will send the completed file to the site as 1 x filed paper format. Both versions above are to contain the same information without any omissions/alterations.

1
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Asbestos Refurbishment Survey Report (Targeted)



Site Details:

014136-108821-0000
Whalley Range, Manchester, Greater Manchester, M16 8EE

Date of Survey:

Monday, 25th November, 2024

Report Reference

650107

Registered Office

Unit 5 Abbots Park, Preston Brook,
Runcorn, Cheshire WA7 3GH
E: enquiries@lucionservices.com
T: 0345 5040 303



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Report Contents

Executive Summary	3
Introduction	5
General Premises and Survey Information	7
Survey Scope	8
Agreed Survey Exclusions and Caveats	9
Survey Results	10
Annotated Plans	11
Room/Area Information	14
Appendix A - Bulk Sample Certification	24
Appendix B - Survey Methodology and Algorithms	26
Appendix C - Pre-Survey Questionnaire	32

Section 1 - Executive Summary

Survey Objective:

The objective of this HSG264 Refurbishment Survey conducted by Lucion Services Ltd was to locate and assess, so far as is reasonably practicable, asbestos containing materials (ACMs) in the premises (or the relevant area(s) of the premises where the refurbishment work will take place) prior to planned refurbishment works taking place. The survey has been conducted in accordance with HSG264 Asbestos: The Survey Guide, and the Control of Asbestos Regulations 2012. The scope of the survey means that intrusive and destructive survey techniques were employed to penetrate into the building structure in order to identify materials suspected of containing asbestos fibres and to take samples of such materials for further analysis. Where samples could not be taken and there isn't strong evidence that the materials do not contain asbestos, then they have been presumed as asbestos.

Summary of Survey Results and Recommendations:

Asbestos containing materials and presumed asbestos containing materials identified during the survey are detailed below. In line with Regulation 7 of the Control of Asbestos Regulations 2012 and HSG264 Asbestos: The Survey Guide the recommended management action for these asbestos containing materials will default to 'remove'. Further details on management recommendations and any immediate actions required are detailed in Survey Results. Details on risk assessment scores and risk categories can be found in Appendix B.

High Risk ACMs:

Location	Level	Item	Material	Extent
Nothing to report.				

Medium Risk ACMs:

Location	Level	Item	Material	Extent
Nothing to report.				

Low Risk ACMs:

Location	Level	Item	Material	Extent
Nothing to report.				

Very Low Risk ACMs:

Location	Level	Item	Material	Extent
CoOp Whalley Range - 999/externals	External	Products within old fire switch	Asbestos-containing woven product	1 No

Non-Accessed Areas:

Location	Level	Item / Product Examined	Access Comments
CoOp Whalley Range 015/Sales Floor	0	Floor below chiller cabinets and shelving	Physically restricted space  No access possible beneath fixed chillers and shelving

Limited Accessed Areas:

Location	Level	Item / Product Examined	Access Comments
CoOp Whalley Range 999/externals	External	Products within old fire switch	Live service supply

Please pay specific attention to those areas/rooms detailed as no access or limited access during the survey. These

areas should be 'presumed' to contain asbestos, in accordance with HSG264, until such time as a full, detailed inspection can be conducted in these areas by a UKAS accredited asbestos consultant. Site occupants (contractors and colleagues) should take suitable precautions to prevent disturbance of any 'suspect' elements of the building fabric that could conceivably contain asbestos fibres. **Please note that building elements such as concrete, wood, plasterboard, glass and stone do not contain asbestos fibres.** If any suspect building fabric elements are found to be damaged, deteriorated and/or with associated debris to surfaces upon access, the room should be carefully vacated and the matter escalated for further review and action.

Please note that reference to non-accessed areas above only relates to rooms or areas that weren't accessible at the time of the survey. Elements or items within accessed rooms or areas (e.g. within timber beam cladding) that weren't accessible will be detailed in either Section 6 (Survey Results) or Section (Room/ Area Information).

Section 2 - Introduction

The Co-op commissioned Lucion Services Ltd. to conduct a HSG264 Refurbishment Survey for 014136-108821-0000, Whalley Range, Manchester, Greater Manchester, M16 8EE.

Construction type: Mixed Constructions. Age: Pre 2000. Property type/use: Retail. Number of levels: 2.

The survey was planned and conducted in accordance with the scope and extent details provided within the agreed Pre-survey Questionnaire (refer to Appendix C). The survey was commissioned to meet the requirements of 650107 - Targeted refurbishment survey prior to 2025 Refit:

The following inclusion(s) have been requested during job set up:

Targeted refurbishment survey as per clients agreed scope of works

The following exclusion(s) have been requested during job set up:

All areas not included in the agreed scope are to be excluded from this report

Job specific notes:

Scope of Works

Targeted refurbishment survey prior to 2025 Refit Works to include: The store is due to be downsized with a new entrance being formed to the left-hand side of the current entrance. A dividing wall is to be installed and the RHS portion of the store to be stripped out ahead of sub let.

Externals: - Removal of co-op branding from area of sublet - Door shutters to be retained but window shutters to be replaced - Gutters to be cleaned and painted - Paving repairs - New entrance door to be installed on front elevation to LHS of existing - New external ATM to be installed - Side doors to be blocked up and new soham door installed - Fence and ladder to be removed from plant area - External metal cladding to be checked behind – damage is permitted. - Downpipe boxing to be checked - Landscaping and minor repairs to rear carpark

Shop floor: - Ceilings to be replaced - Dividing wall to be installed - Checking flooring down to slab in discreet locations - Internal decs

All ground floor back of house areas: - Full refurbishment survey to be undertaken to all rooms as room layout maybe subject to remodelling - New cold rooms to be installed - Floor coverings to be checked down to slab - New plant to be installed on mezzanine area - Bakery to be moved into rear office area - Toilets to be decorated - Existing bakery to be removed

Additional:

- Tower scaffold required for high level access – access required upto approx. 5m
- BOH areas to be surveyed whilst store is trading and sales floor to be completed after 10pm

The results of the survey are detailed throughout the report, but specifically in Section 6 (Survey Results), Section 7 (Annotated Plans) and Section 8 (Room/Area Information).

The purpose of the survey was to locate and describe, so far as is reasonably practicable, all asbestos containing materials in the premises (or relevant parts) prior to commencement of planned refurbishment works. The survey has been fully intrusive and involved destructive inspection techniques, as necessary, to gain access to all areas, including those that may be difficult to reach. The survey report will allow those with responsibilities for the management of the premises during the refurbishment works to plan and facilitate the safe removal of the known and presumed asbestos containing materials identified to avoid inadvertent disturbance and exposure.

The Co-op understands the legal obligations bestowed upon it, as the duty holder, by Regulation 4 of the Control of Asbestos Regulations 2012 and, as the Client, under the Construction (Design and Management) Regulations 2015, and has the necessary policies and procedures in place to manage and achieve compliance.

The survey was undertaken in accordance with HSG264 Asbestos: The Survey Guide. Agreed survey exclusions and caveats are detailed in Agreed Survey Exclusions and Caveats.

Lucion Services Ltd cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. Lucion Services Ltd cannot be held responsible for any damage caused as part of this

survey carried out on your behalf.

A report is provided electronically via the NexGen web-portal. Rendering of the report will create a unique pdf version identified in the footer of the document where date and time of rendering is recorded. Document history can be reviewed via the 'View File History' when viewing the report online. Prior to commencing any works or review of the report, the most current version should be obtained via the link to the NexGen web-portal; any local pdf copies should not be relied on as containing the most current information.

This report is presented in the Coop specified survey template to ensure uniformity across their estate. The standard Lucion Services Report format can be made available on request.

Section 3 - General Premises and Survey Information

Name and Address of Surveyed Premises	Jake Wilkinson Whalley Range, Manchester, Greater Manchester, M16 8EE
Surveying Organisation and Address	Lucion Services Ltd. 7 Halifax Court, Dunston, Gateshead, NE11 9JT
Co-op Contact	Gareth Bolton
Survey Type	Survey, Pre-refurbishment
Survey Date	Monday, 25th November, 2024, Wednesday, 4th December, 2024
Survey Reference	650107 - Targeted refurbishment survey prior to 2025 Refit
Brief Details of Areas Included (in Accordance with the Pre-survey Questionnaire)	Targeted refurbishment survey as per clients agreed scope of works
Brief Details of Areas Excluded (in Accordance with the Pre-survey Questionnaire)	All areas not included in the agreed scope are to be excluded from this report
Document Methodology Reference	
Surveyor(s)	Chris Kershaw
Surveyor signature(s)	
Approved signatory	Richard Marshall
Approved signature	
Approval date	Wednesday, 4th December, 2024
Report Rendered on	Wed 4 Dec 2024 @ 11:59:24

Section 4 - Survey Scope

The following areas were included in the survey scope (in accordance with the Pre-Survey Questionnaire) and have been accessed and assessed as part of the Refurbishment Survey inspections, if deemed necessary by the Co-op and Lucion Services Ltd, with consideration to any maintenance activity or proposed works.

Targeted refurbishment survey as per clients agreed scope of works

Element	Inspection Method	Excluded (Y/N)	Comments
Solid wall cavities	Removal of vent covers or window sills	No	
Partition wall cavities	Inspection hole created with appropriate tools	No	
Behind beam or column claddings	Inspection hole created with appropriate tools	No	
Above solid ceilings and fixed type suspended ceilings	Inspection hole created with appropriate tools or access through flooring above	Yes	
Floor voids	Removal of flooring or use of existing access points	Yes	
Beneath window sills	Removal of window sills or inspection hole created with appropriate tools	Yes	
Within fire doors	Removal of door furniture or inspection hole created with appropriate tools	Yes	
Beneath fixed flooring materials	Removal of flooring	Yes	
Beneath carpet or non-fixed flooring	Removal of flooring	No	
Beneath fixed wall claddings/coverings/tiles	Removal of claddings/coverings/tiles	No	
Behind skirtings or door frames	Removal of skirtings or door frames	No	
Beneath or behind furniture	Removal of panels or furniture and inspections holes created with appropriate tools	Yes	
Beneath non-asbestos insulation to pipework or calorifiers	Removal of insulation materials	No	
Beneath non-asbestos external fascias and soffits	Removal of fascias or soffits and inspections holes created with appropriate tools	Yes	
Roof voids	Inspection from the access hatch if no safe access available i.e. flooring boards	Yes	
Inaccessible or locked rooms to which there are no keys available	Intrusive access techniques in liaison with the Person in Control	No	
Work at height where specialist access equipment would be required	Inspection via MEWP or scaffold as appropriate	No	
All areas found within the site boundaries	Inspection of all areas within the site boundaries – except if agreed otherwise with the Co-op i.e. project areas only. See Section 2 – (Introduction) for scope of the survey.	No	

Section 5 - Agreed Survey Exclusions and Caveats

The HSG264 Refurbishment Survey conducted will have accessed and inspected all areas as defined in the scope of the survey, and the Pre-Survey Questionnaire (refer to Appendix C), as far as is reasonably practicable, except where specifically excluded in Section 4 (Survey Scope), referenced as excluded below, and/or detailed in the non-accessed areas section in Executive Summary.

4.2 The following areas, elements and items were excluded from the survey inspections as standard. These exclusions were discussed and agreed with the Co-op prior to commencement of the survey and are classified as specific caveats within this survey report.

4.3 All excluded areas, elements and items must be presumed to contain asbestos.

Any other exclusions that became apparent during the course of the survey have been communicated directly to the Co-op and are detailed in the 'Site Specific Exclusions' section below.

Standard Exclusions:

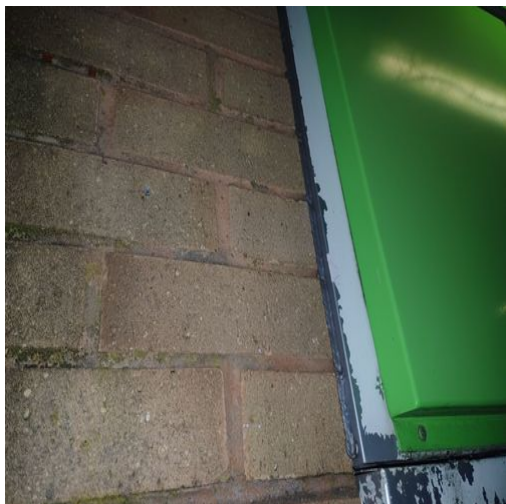
Element	Excluded (Y/N)	Comments
High level areas where specialist access equipment (MEWP, scaffolding) or ceiling fixers would be required.	No	Access to be arranged at a later date at the Co-op's discretion and instruction
ATM	Yes	Specialist ATM key provider required.
Within operational plant and machinery which aren't isolated (with a current isolation certificate available)	Yes	Boilers, calorifiers, and ovens.
Any areas that are not owned or managed by the Co-op	Yes	Electrical substations owned by the DNO.
Any areas that are unsafe to access or have current access restrictions in place	Yes	Confined spaces or areas with structural issues
Below external ground surface	Yes	

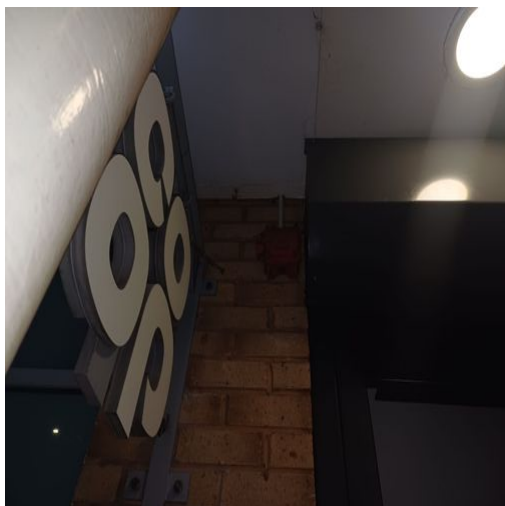
Unless clearly detailed within the report, during this survey there was no access to the internals of live electrical items and limited access below and behind chillers, refrigeration units, display units and fixed furniture. If planned works require access to these locations, an additional targeted R&D survey or watching brief will be required at the point of vacant possession/commencement of works.

Site Specific Exclusions:

All areas not included in the agreed scope are to be excluded from this report

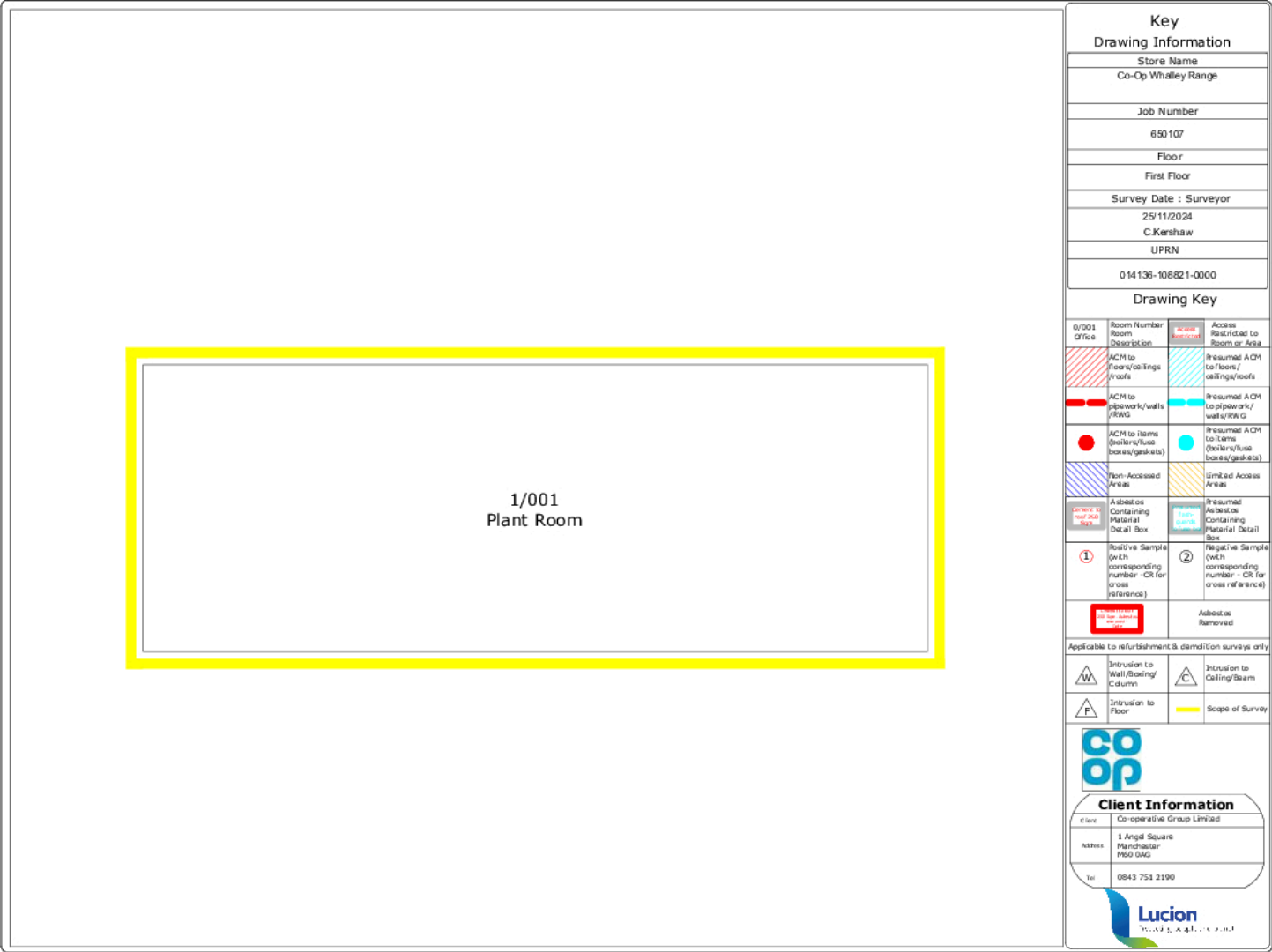
Section 6 - Survey Results

Location	CoOp Whalley Range 999/externals			Floor	External
	Sample Number	650107-1 - Sample			
	Item Description	Mastic seal to coop signage and metal roller shutter boxings			
	Material Description	Mastic			
	Amount/Extent				
	Accessibility	-			
	Condition				
	Analysis				
Asbestos or Non-Asbestos	Non-Asbestos				
Material Assessment Score					
Product Type	Condition	Surface Treatment	Asbestos Type		
Total Assessment Score					
Material Score	Priority Score	-	Total Risk Score	-	Risk Category
Recommended Action					
Surveyor Comments					

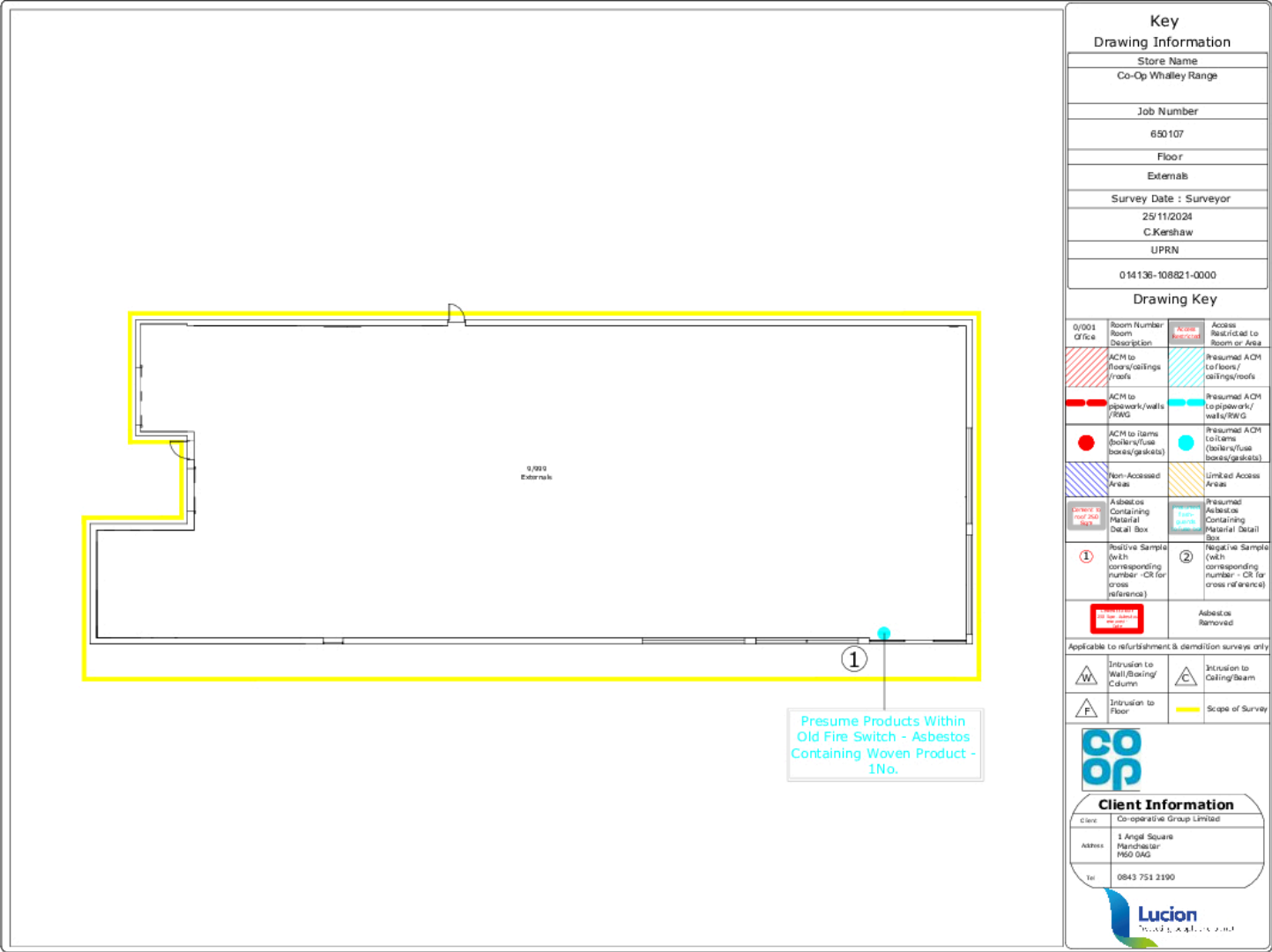
Location	CoOp Whalley Range 999/externals			Floor	External		
	Sample Number						
	Item Description	Products within old fire switch					
	Material Description	Asbestos-containing woven product					
	Amount/Extent	1 No					
	Accessibility	Difficult					
	Condition	Minor Damage					
	Analysis	Presume Chrysotile					
Asbestos or Non-Asbestos	Asbestos						
Material Assessment Score							
Product Type	2	Condition	1	Surface Treatment	0	Asbestos Type	1
Total Assessment Score							
Material Score	4	Priority Score	2	Total Risk Score	6	Risk Category	Very Low Risk
Recommended Action	Plan and implement removal						
Surveyor Comments							

Key Drawing Information			
Store Name			
Co-Op Whalley Range			
Job Number			
650 107			
Floor			
Ground Floor			
Survey Date : Surveyor			
25/11/2024 C.Kershaw			
UPRN			
014136-108621-0000			
Drawing Key			
0/001 Office	Room Number Room Designation	Access Restricted	Access Restricted to Room or Area
	ACM to floor/ceilings/ roofs		Presumed ACM to floors/ ceilings/roofs
	ACM to pipe/work/walls/ FRGG		Presumed ACM to pipe/work/ walls/FRGG
	ACM to items boilers/fuse boards/gaskets		Presumed ACM to items boilers/fuse boards/gaskets
	Non-Accessed Areas		Limited Access Areas
	Asbestos Containing Material Detail Box		Presumed ACM to items boilers/fuse boards/gaskets
	Positive Sample (with corresponding number - OR for cross reference)		Negative Sample (with corresponding number - OR for cross reference)
	Asbestos Removed		
Applicable to refurbishment & demolition surveys			
	Intrusion to Wall/Boxing/ Culm		Intrusion to Ceiling/Beam
	Intrusion to Floor		Scope of Survey
Client Information			
Client	Co-operative Group Limited		
Address	1 Angel Square Manchester M60 0AG		
Tel	0843 751 2190		

A4-Plan_650107_Co-op-Whalley-Range-1.jpg



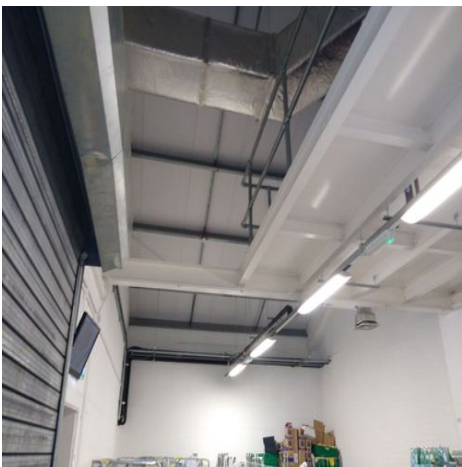
A4-Plan_650107_Co-op-Whalley-Range-2.jpg

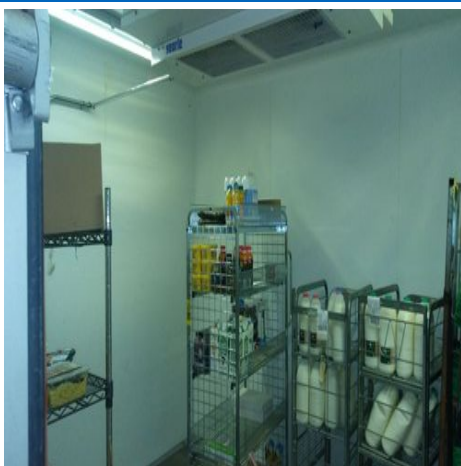


Section 8 - Room/Area Information

This section contains comprehensive survey information for all the rooms and areas accessed during the survey inspections – including construction materials. Rooms and areas not accessed during the survey are detailed in the

Executive Summary.

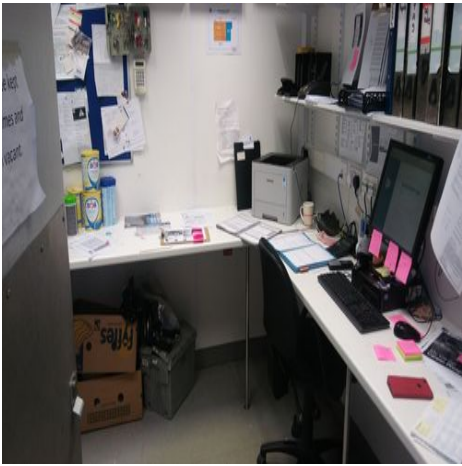
Location	CoOp Whalley Range 001/ Loading Bay	Floor	0
Room Information			
		General Comments	
		General observations-Ceiling metal, duct insulation mmmf, walls brick/breeze block/timber, pipe insulation foam, wall panels timber, ceramic floor tiles to concrete floor beneath modern sheet vinyl, ductwork metal, cable trays metal, roller shutter metal., General observations-Previously NAD sampled panels above breeze block wall and to apex of ceiling	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

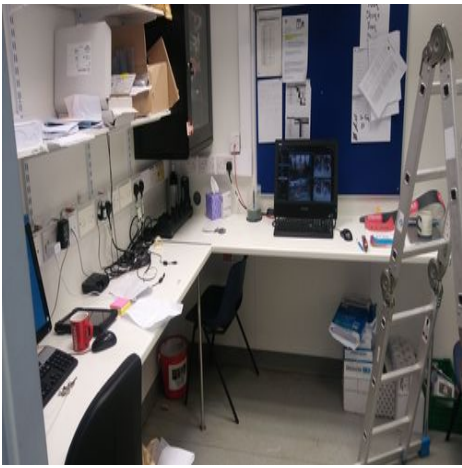
Location	CoOp Whalley Range 002/Chiller	Floor	0
Room Information			
		General Comments	
		General observations-Ceiling metal, walls metal, floor stone tiles to concrete floor.	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 003/ Staff Room	Floor	0
Room Information			
		General Comments General observations-Ceiling plasterboard, walls timber, ceramic floor tiles to concrete floor beneath modern sheet vinyl, door and frame wood, breeze block wall,, Sink pad-Previously sampled NAD bituminous product	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 004/ Female Colleague WC	Floor	0
Room Information			
		General Comments General observations-Ceiling plasterboard, walls ceramic tiles, floor modern sheet vinyl, wall panels timber, toilet cistern plastic, pipework insulation foam, plasterboard and breeze block walls, ceramic tiles to concrete floor beneath modern vinyl, door and frame wood.	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

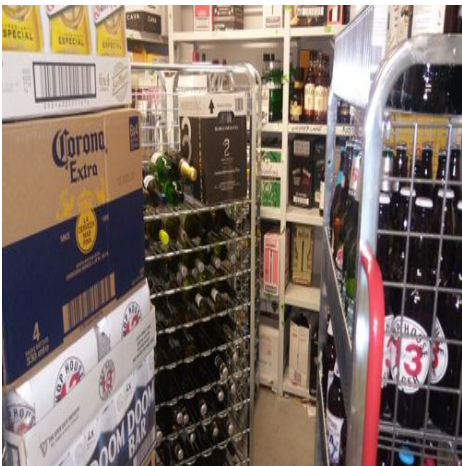
Location	CoOp Whalley Range 005/ Male Colleague WC	Floor	0
Room Information			
		General Comments General observations-Ceiling plasterboard, walls ceramic tiles, floor modern sheet vinyl, wall panels timber, toilet cistern plastic, pipework insulation foam, walls plasterboard, ceramic floor tiles to concrete floor beneath modern vinyl, door and frame wood.	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 006/ Management Office	Floor	0
Room Information			
		General Comments General observations-Ceiling timber/plasterboard, suspended ceiling tiles plasterboard, walls timber, safe modern, ceramic floor tiles to concrete floor beneath modern sheet vinyl, door and frame wood.	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 007/ Office – General	Floor	0
Room Information			
		General Comments General observations-Ceiling timber/plasterboard, suspended ceiling tiles plasterboard, walls timber, safe modern, ceramic floor tiles to concrete floor beneath modern sheet vinyl, modern silicone residues to breeze block wall, ceramic wall tiles to breeze block wall, door a	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 008/ Store Room	Floor	0
Room Information			
		General Comments General observations-Ceiling metal, duct insulation mmmf, walls timber, suspended ceiling tiles plasterboard, ceramic floor tiles to concrete floor beneath modern sheet vinyl, columns and beams metal, framework wood, fire blanket modern, pipework metal and plastic, General observations-Pipe lagging foam, cable trays metal, vermiculite panels above breeze block wall	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 009/ Cleaner's Area	Floor	0
Room Information			
		General Comments General observations-Ceiling metal, walls timber, suspended ceiling tiles plasterboard, ceramic floor tiles to concrete floor beneath modern sheet vinyl, water heater modern, modern insulating wall panel to breeze block walls	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

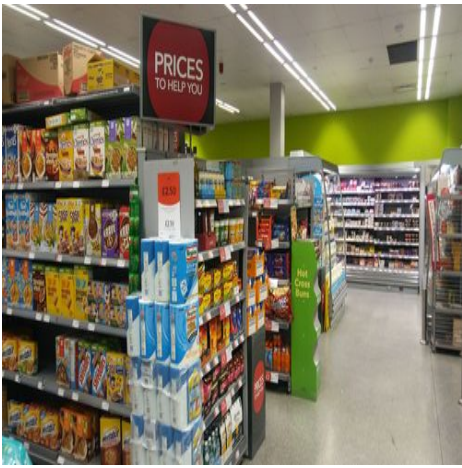
Location	CoOp Whalley Range 010/ Secure Stock Room	Floor	0
Room Information			
		General Comments General observations-Ceiling metal/timber, walls timber, suspended ceiling tiles plasterboard, floor modern sheet vinyl, modern insulated wall panelling	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 011/ Bakery	Floor	0
Room Information			
		General Comments General observations-Ceiling metal, suspended ceiling plasterboard, walls timber and plasterboard, suspended ceiling tiles plasterboard, ceramic floor tiles to concrete floor beneath modern sheet vinyl, columns and beams metal, framework wood, fire blanket modern, pipework me, Sink pad-Bituminous product, General observations-Pipework metal, modern sink pad	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 012/Freezer	Floor	0
Room Information			
		General Comments General observations-Ceiling metal, walls metal, floor metal	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 013/ Plant Room	Floor	0
Room Information			
		General Comments General observations-Ceiling metal, walls breeze block/brick, floor concrete, electrics modern, pipe insulation foam, Packing to expansion joints-Insulating board	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 014/ Electric Cupboard	Floor	0
Room Information			
		General Comments General observations-Walls brick/plasterboard, floor stone tiles, electrics modern, plasterboard ceiling, wall expansion joint non suspect fibreboard	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 015/ Sales Floor	Floor	0
Room Information			
		General Comments General observations-Ceiling metal, duct insulation mmmf, walls breeze block and plasterboard, suspended ceiling tiles plasterboard, columns and beams metal, fire blanket modern, pipework metal and plastic, pipe lagging foam, cable trays metal, General observations-Ducting metal, air conditioning units modern, roller shutters metal, walls timber, Floor below chiller cabinets and shelving-No access, General observations-Floor poured resin, and ceramic floor tiles to subfloor concrete	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	Floor below chiller cabinets and shelving-No access - Physically restricted space		

Location	CoOp Whalley Range Plant Room	Floor	1
Room Information			
		General Comments General observations-Ceiling metal, walls brick, floor metal, ducting metal, pipe insulation foam, flue metal, modern mastic to ducting joints, plasterboard boxing with no suspect materials observed.	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 999/externals	Floor	External
Room Information			
		General Comments	
Asbestos Presumed		Products within old fire switch-Asbestos-containing woven product - Presume Chrysotile	
Asbestos Identified		-	
Access Limitations		Products within old fire switch-Asbestos-containing woven product - Live service supply	

Appendix A - Bulk Sample Certification Material Test Certificate

This certificate is for the attention of	Gareth Bolton Co-operative Group Limited 1 Angel Square Manchester M60 0AG
Site Address	Whalley Range, Manchester, Greater Manchester, M16 8EE
Sampled Buildings	CoOp Whalley Range
Analyst(s)	Graham Woodward
Analyst signature(s)	<i>G. Udd</i>
Analysis date	Saturday, 30th November, 2024
Approved signatory	Richard Marshall
Approved signature	<i>Richard Marshall</i>
Approval date	Wednesday, 4th December, 2024
Report Rendered on	Wed 4 Dec 2024 @ 11:59:24

Analysis method - In-house method TOP01.02.03 in accordance with HSG 248 - Asbestos: The Analysts' Guide For Sampling, Analysis and Clearance Procedures H.S.E. 2005.

Lucion bear no responsibility for sample collection or sample description related information provided by the client.

Where Lucion Services Ltd has not undertaken sampling; any prior sampling activity is beyond the company's responsibility. Where Lucion Services Ltd has sampled the test material, this has been done in accordance with in-house method TOP01.02.02. Any opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

The results quoted in this report relate to:

1. Samples analysed in accordance with methods described above
2. Samples analysed and not necessarily to the material from which the samples were taken
3. The time during which sampling took place and to the conditions prevailing during that time

The samples referred to in this report will be retained for 6 months unless requested otherwise.

Total Samples	No Asbestos Detected	Asbestos-Containing Samples	Presumed Asbestos Items
1	1	0	1

Fibre Identification Analysis Results

Sample No.	Analysis Date	Building	Level	Location	Item / Product Examined	Material Description	Analyst Comments	Fibre Identification
650107-1 - Sample	2024-11-30	CoOp Whalley Range	External	999/ externals	Mastic seal to coop signage and metal roller shutter boxings	Mastic		NAD

Appendix B - Survey Methodology and Algorithm

Survey Methodology:

There are three types of survey defined within HSG264 as detailed below:

Management Survey	A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials in the site which may be damaged or disturbed during normal occupation of routine maintenance activities.
Refurbishment Survey	A refurbishment survey is required prior to refurbishment works being undertaken. This type of survey is used to locate and describe, as far as reasonably practicable, all asbestos containing materials in the area(s) where the refurbishment work will take place.
Demolition Survey	A demolition survey is required prior to demolition works being undertaken. This type of survey is used to locate and describe, as far as reasonably practicable, all asbestos containing materials in the building, or parts of the building, to be demolished. The survey focuses on the structural components of the building.

The survey was undertaken in accordance with the requirements of HSG264 Asbestos: The Survey Guide, HSG248 Asbestos: The Analysts' Guide and Lucion Environment Ltd.'s documented methods.

- TOP01.01 - Asbestos Surveying
- TOP01.02.02 - Asbestos Bulk Sampling
- TOP01.02.03 - Bulk Fibre Identification

Reasonable Skill and Care

Although all survey areas that have been examined are reported in accordance with HSG 264 and documented in house procedures (for the specified survey type) and all reasonable skill and care has been exercised by the surveyor in doing so, it must be realised that no survey can reasonably guarantee beyond doubt that all asbestos containing materials have been located. Reasons for this limitation may include health and safety issues, reasons of practicality, non-access to live equipment and dangerous or contaminated environments or risk of unsafe levels of damage being inflicted on the survey area amongst others, or the location of the material being outside the investigative scope of the survey type undertaken.

Non-asbestos Materials - A Reasoned Argument

All items examined by the surveyor at the time of the survey are listed in the inspection detail of this report. This detail includes those items believed by the surveyor not to contain asbestos and an appropriate categorisation of their material composition is given. Employing this rationale the surveyor can use experience and judgement to form a reasoned argument that there is evidence to suggest that the material may not contain asbestos. Periodically "non-asbestos" building materials may be sampled by way of a method control to further support the surveyor's argument. These materials do not bear any risk assessment detail.

Materials Presumed to Contain Asbestos

If the surveyor feels that a reasoned argument against a material containing asbestos cannot be formed, the item in question may be presumed to contain asbestos. This may include, but is not restricted to, areas where access cannot be gained. This scenario attracts the designation "P" in the sampling strategy column of the "Survey Inspection Detail, Sample Test Report and Risk Level Assessment Report" table within this report.

Materials Strongly Presumed to Contain Asbestos

In the case of a material or materials being encountered that the surveyor suspects, following visual assessment, as containing asbestos but cannot be sampled for reasons of practicality, that material is strongly presumed to contain asbestos. An assessment (where possible) of the material's extent and condition is made. Nota bene: as no definitive assessment of asbestos fibre type contained in the material may be made, this portion of the priority score is based on a strongly presumed worst-case scenario of fibre type commonly contained in the material concerned. This scenario attracts the designation "SP" in the sampling strategy column of the "Survey Inspection Detail, Sample Test Report and Risk Level Assessment Report" table within this report.

Sampling of Materials

If access to the material permits, a representative sample of the material is taken according to the "sampling strategy". An assessment (where necessary or possible) of the material's extent and condition is made. As no practical sampling strategy can be assured as being entirely representative of the circumstances encountered during surveying, care should be exercised when interpreting results. That is to say that if works are planned that may cause disturbance or require the removal of asbestos containing materials, implementation of a more intense sampling regime may be desirable.

Floor slab - The term "floor slab" can constitute a floor to any level and is not just limited to the ground floor. These areas have not been intrusively inspected to any particular depth. An inspection has been carried out as far as practicable which may have involved the scraping of any superficial top layer but this does not constitute as a full depth intrusive inspection of the slab. Should this level of inspection be required for future works then specialist heavy engineering drilling tools will be required to be used followed by a further specific survey to this area on completion.

Material Cross Referencing

In the event of a suspect material being encountered with a frequency that does not permit repeated re-sampling on the grounds of practicality, the surveyor may cross reference this item with one that has already been sampled. To do this the surveyor will ensure that the material is identical in nature (through examining visual appearance e.g. colour) to that of the material to which it is referenced. Nota bene: as no definitive assessment of asbestos fibre type contained in the material may be made, this portion of the priority score is strongly presumed as being the same as that of the material from which it is cross referenced.

Asbestos Removal

It should be noted that this report is not intended to be used as a bill of quantities for the removal of asbestos containing materials; it purely provides support. Extents and quantities recorded during the survey have been estimated to the best of the surveyor's ability, however, these shall require verification and accurate measurement prior to removal of the asbestos containing materials through production of an appropriate Technical Specification and Scope of Works. These documents can be prepared by Lucion upon request.

Operational Buildings

The inspection and testing will be conducted to minimise any disruption to the occupiers as far as practical. To this end, the building or area undergoing survey should be unoccupied in order to minimise risk to employees or members of the public on the premises. Ideally, the building or area will not be in use and all furnishings will have been removed. It should be noted that occupied or operational buildings may place certain restrictions on the scope of the survey in respect of intrusive access and sampling strategy, for example it will not be possible to inspect behind a ceiling which is a known or suspected ACM, and that it may prove impossible to adequately investigate all areas of the property at the time of the initial survey. Where this is the case it may be required to undertake additional surveys or inspections immediately prior to the proposed refurbishment or demolition works at a time and cost agreed with the client. Aspects of these additional inspections, e.g. penetration of known ACMs, may also require the services of a Licensed Asbestos Removal Contractor and notification of the work to the Enforcing Authority. It is the client's responsibility to ensure that the information provided in the survey is adequate and relates to their requirements.

Dust Sampling

The survey may include taking dust samples from areas where contamination is suspected to be present due to visible signs of damage to asbestos containing materials or signs of previous unsatisfactory asbestos removal works but does not include random dust sampling where there is no apparent source of asbestos.

Stored, portable and random use

Unless specifically identified within the report, no responsibility can be accepted by Lucion for non-systematic or random use of asbestos within the property or in contrast to the products and uses as detailed in HSG264 Appendix 2, for example adhoc use of packers in cavities (wall, floor, ceiling). Not only are these items small, but their occurrence is sporadic and they may only become visible once complete sections of wall, floor or ceiling are removed during demolition or refurbishment. In addition, unless specifically identified within the report, no responsibility can be accepted by Lucion, for stored or portable items of asbestos.

During the course of the survey inspections, Lucion Services Ltd. have assessed the risk posed by each asbestos

containing material and presumed asbestos containing material identified and assigned risk scores associated with the material's ability to release fibres if disturbed (Material Risk Score as per HSG264) and the likelihood of the material being disturbed based on its position and location (Priority Risk Score as per HSG227 A Comprehensive Guide to Managing Asbestos in Premises).

Material Risk Assessment:

In the material assessment process, the main factors influencing fibre release are given a score which can then be added together to obtain a material assessment rating. The four main parameters which determine the amount of fibre released from an ACM when subject to disturbance are:

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

See Tables 1 and 2 in this section for the Material Risk Assessment and Accessibility Criteria.

Each parameter is scored between 1 and 3. A score of 1 is equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed asbestos containing materials are scored as crocidolite (i.e. score = 3) unless there is strong evidence to suggest otherwise.

Materials with assessment scores of 10 or more are rated as having a high potential to release fibres, if disturbed. Score of between 7 and 9 are regarded as having medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres. Non asbestos materials are not scored.

All asbestos containing materials identified within this report contain a material risk assessment score.

Priority Risk Assessment:

The material risk assessment identifies the high risk asbestos containing 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 Priority Risk Assessment.

The Priority Risk Assessment process is detailed in HSG227: A Comprehensive Guide to Managing Asbestos in Premises. It is the responsibility of the 'duty-holder' and/or Person in Control of the site to compile the Priority Risk Assessment Score as the person(s) with a detailed knowledge of the use of the site and the maintenance activities conducted within. The Co-op have a defined priority risk assessment matrix for specific rooms and areas in its Food Retail Estate. Asbestos surveying organisations are requested to utilise this matrix unless there is a reason to update the risk assessment score to be more reflective in certain circumstances.

The priority risk assessment algorithm takes account of the following factors:

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

See Table 3 in this section for the Priority Risk Assessment Score and Algorithm.

Total Risk Scores*:

**The interpretation of PRA scores in to a level of risk is not described in HSG227 and is therefore outwith our scope UKAS of accreditation.*

The scores from the Material Risk Assessment (i.e. the fibre release ability of the asbestos containing material or presumed asbestos containing material) are added to the scores of the Priority Risk Assessment (i.e. the likelihood of disturbance) to give the overall risk assessment - the Total Risk Score. The Total Risk Score should be used to establish the priority for those asbestos containing materials needing remedial action and the type of action that will be taken. There are numerous remedial actions available as detailed in the 'Recommendations' section below.

The total risk score can be assigned to a risk category as detailed:

- **High Risk** - Total Risk Score of 19-24
- **Medium Risk** - Total Risk Score of 13-18
- **Low Risk** - Total Risk Score of 9-12
- **Very Low Risk** - Total Risk Score of 8 or less

Recommendations:

Lucion Services Ltd. survey team have provided a management recommendation for each asbestos containing material and presumed asbestos containing material identified and this is based upon the total risk score, the condition of the material and its location. Recommendations are subjective and are made at a specific point in time. Please be aware that there may have been further changes in either site use or the nature and condition of the asbestos containing materials since the assessment and these could invalidate the original recommendations.

Recommendation can range as follows:

- Manage in situ and re-inspect regularly
- Plan and implement encapsulation
- Plan and implement enclosure/encasement
- Plan and implement repair
- Plan and implement removal
- Restrict access immediately and plan abatement works

Please note that for Refurbishment or Demolition Surveys, the recommendation will default to 'remove' as there is the assumption made that any asbestos containing material or presumed asbestos containing material in the 'project areas' will be disturbed during the works. A secondary management recommendation will be provided to allow the material to be appropriately managed in the intervening period between identification and project work taking place, or in the event that the material is to be retained in situ.

The Co-op have indicative time-scales set for the completion of remedial actions dependent on the risk associated with the asbestos containing materials. Where it is not possible to complete actions within these time-scales then alternative means of managing the risk will be put into effect. The indicative action time-scales are detailed as follows:

Total Risk Score	Risk Category	Action Time-scales
19-24	High Risk	Within 3 months
13-18	Medium Risk	Within 6 months
9-12	Low Risk	Within 9 months
8 and less	Very Low Risk	Within 9 months

Premises Asbestos Management Plan:

The Co-op will utilise the information contained within this survey report to develop or update the Asbestos Management Plan for the site. The Asbestos Management Plan is essentially the blueprint for how asbestos containing materials and presumed asbestos containing materials are managed within the site in order to keep occupants and visitors safe from asbestos risks. The Plan contains the latest asbestos register and action plan and details the roles and responsibilities of site management and other key parties for the safe management of asbestos containing materials. Asbestos emergency arrangements are also detailed within the Plan.

The primary purpose of the Asbestos Management Plan is to prevent, or reduce, the risk of exposure and the consequential potential ill health. If exposure is under control, then the Plan will be doing its intended job.

Bulk Sample Analysis:

The analysis of any bulk samples taken by Lucion Services Ltd. during the course of the asbestos survey process have been analysed in a UKAS accredited laboratory (ISO/IEC 17025 General requirements for the competence of testing and calibration laboratories). The analysis of the samples collected, and the subsequent reporting, has been carried out in accordance with HSG248 Asbestos: The Analysts' Guide for Sampling, Analysis, and Clearance Procedures and Lucion Services Ltd's in house documented methods. If applicable, the bulk sample certification is included in Appendix A.

References to 'No Asbestos Detected' in the certification means that the analysis of the relevant sample has identified

organic fibres, man-made mineral fibres (MMMF), or that no fibres were found in the sample mass.

Table 1 - Material Risk Assessment (HSG264 Appendix 4):

Sample Variable	Score	Example of Scores
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).
	2	AIB, mill-boards, 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 board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, 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	Amphibole asbestos excluding crocidolite
	3	Crocidolite

Table 2 - Accessibility Classifications*:

**The Accessibility Classifications detailed in Table 2 and used within this report, are not described in HSG264 or HSG227 and therefore any reference is outwith our scope UKAS of accreditation and on a subjective basis.*

Rating	Definition
Easy	ACM is not obscured and can be easily reached/accessed without the need for access equipment.
Medium	ACM is obscured by building materials that are easy to remove for access (ceiling tiles or riser access panels) or can only be accessed from standard step ladders.
Difficult	ACM is obscured by fixed building materials that are difficult to remove for access or can only be accessed by specialist access equipment.

Table 3 - Priority Risk Assessment (HSG227 Appendix 3):

Assessment Factor	Score	Example of Score Variables
Normal occupant activity	0	Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity) High levels of disturbance (e.g. fire)
	1	
	2	
	3	
Likelihood of disturbance	0	Outdoors
	1	Large rooms or well ventilated area

Assessment Factor		Score	Example of Score Variables
		2	Rooms up to 100m ²
		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 or gaskets)
		1	≤10m ² or ≤10m pipe run
		2	<10m ² to ≤50m ² or <10m to ≤50m pipe run
		3	<50m ² or <50m
Human exposure potential	Number of occupants	0	None
		1	1 - 3
		2	4 - 10
		3	<10
	Frequency of use of area	0	Infrequently
		1	Monthly
		2	Weekly
		3	Daily
	Average time area is in use	0	<1 hour
		1	<1 hour to <3 hours
		2	<3 hours 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 disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
	Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
		1	≤ 1 per year
		2	<1 per year
		3	<1 per month

Appendix C - Pre-Survey Questionnaire

The Pre-survey questionnaire can be downloaded by clicking the following link:

- PSQ Document [https://file.lucion.co.uk/5067535/Co-op-Whalley-Range-PSQ.pdf?Expires=34239705962&Signature=MLPgo4qXIX7hfwTiU~SeuMHWv50zSe06vOgFeaX-XDPSyMmo98T3z5ycVQrqSREclZXXIzWqRzvVBmYMeSh~rkssbUlet~R7jXqt4t~KZUdWri9fjBLNw-lpvKr6XxUTzJFqLVwmlumn5HTQQ8E6frzhYYfKRLg6Vr1w76woqgez3L3WDg4g1wSdx7hmTNPIXly1lco3LCDbX7eN0IU-GHA1UDTdZmfU74-Jv8KNAGQkMskrnAVXeYKpwaiH-bX6zkhPTmfsUh-Ui8r8PH1lulX4q9DZJyBiAh1X-7HvsBAMP7agJ4QA__&Key-Pair-Id=KX5MDEF07FGM0] .

Alternatively, the embedded version can be viewed below.



Please complete all sections of this questionnaire to the best of your knowledge and sign the declaration before submitting the details back to the asbestos consultants via email.

1. Site Details – Please complete all details requested below

Site Details	Site Name: Whalley Range Site UPRN: 014136-108821-0000	Address: Whalley Range, Manchester, Greater Manchester, M16 8EE
Site Contact Details	Name: Scott (Store Manager)	Tel: 0161 342 0949 E-mail: tbc
Building Details	Large single storey store. High ceiling void. Only one presumed ACM. Store is relatively modern construction.	

New Build – Whole property, including all surrounding grounds, buildings and structures? If not all areas are to be surveyed please indicate this as a ‘Partial Survey’ and detail specific requirements in the space provided.	Y / N
Refit - Whole property, including all surrounding grounds, buildings and structures ? Where the site or premises is operational or to remain operational after the survey access should be gained as far as reasonably practicable without causing damage to the shop floor that would impact trading.	Y / N
Pioneer – External of the property to include all signage, doorways, windows, canopies ,soffits, fascia’s, DPC, Roofline	Y / N
Communal areas – limited survey of property to include only public access/service areas within the building (does not include privately occupied offices/shops/flats etc)	Y / N
Partial Survey – Defined by Co-op Project / Construction Manager or Managing Agent – If ‘Yes’ please detail below or attach relevant documents detailing the scope of the works	Y / N
Detailed Scope of Survey The store is due to be downsized with a new entrance being formed to the left-hand side of the current entrance. A dividing wall is to be installed and the RHS portion of the store to be stripped out ahead of sub let. Externals: - Removal of co-op branding from area of sublet - Door shutters to be retained but window shutters to be replaced - Gutters to be cleaned and painted - Paving repairs - New entrance door to be installed on front elevation to LHS of existing - New external ATM to be installed - Side doors to be blocked up and new soham door installed - Fence and ladder to be removed from plant area - External metal cladding to be checked behind – damage is permitted. - Downpipe boxing to be checked	

- Landscaping and minor repairs to rear carpark

Shop floor:

- Ceilings to be replaced
- Dividing wall to be installed
- Checking flooring down to slab in discreet locations
- Internal decs

All ground floor back of house areas:

- Full refurbishment survey to be undertaken to all rooms as room layout maybe subject to remodelling
- New cold rooms to be installed
- Floor coverings to be checked down to slab
- New plant to be installed on mezzanine area
- Bakery to be moved into rear office area
- Toilets to be decorated
- Existing bakery to be removed

Additional:

- Tower scaffold required for high level access – access required upto approx. 5m
- BOH areas to be surveyed whilst store is trading and sales floor to be completed after 10pm

-

2. Scope of survey required - Please indicate the extent of the survey(s) required within the defined properties



Site Revisit Required to Complete Survey at Vacant Possession – Defined by Co-op Project / Construction Manager or Managing Agent – If 'Yes' please detail below or attach relevant documents detailing the reasons for further site attendance to facilitate survey update.	Y / N
--	--------------

3. Extent of damage – Please determine the level of access that is acceptable during the refurbishment survey and indicate if you require the asbestos consultant to make good damaged areas (making safe will cover areas of damage but will not be returning the area of damage to its previous state). . **If you are prepared to accept the level of damage associated with a suitable and sufficient assessment please tick all three boxes.** Please remember that refurbishment surveys are highly invasive and destructive.

Access Required	Description of expected damage	Access Acceptable	Making Safe Required
Full Intrusions – Large holes in false walls ceilings etc	Will involve Intrusions that if repairs are required may need re-installation of new plaster boarding. Required to ensure that all voids spaces within the property are fully inspected. Full Intrusions must be undertaken where properties are to be demolished. Only advised for refurbishment where building elements are going to be removed or replaced. Please confirm that you are happy that this level of intrusions may be incurred during the survey and whether making safe is required (making safe will cover areas of intrusions but will not be returning the area of intrusions to its previous state).	Y / N	Y / N
Medium Intrusions – small holes in false walls ceilings and intrusions/access below flooring etc	Will involve breaking through small areas within walls/ceilings and intrusions/access below flooring etc which will generally be repairable without the need for full replacement. Ideal for most refurbishment surveys where areas are not to be re-occupied during or immediately following the completion of the survey. An external plasterer will be required to fix intrusions created during the survey. This level of access may result in limitations to how well the asbestos consultant can view the internal areas Please confirm that you are happy that this level of intrusions may be incurred during the survey and whether making safe is required (making safe will cover areas of intrusions but will not be returning the area of intrusions to its previous state).	Y / N	Y / N
Low Intrusions – small drilled intrusion points	Will involve careful drilling of intrusion holes to allow insertion of boroscope piping to visually inspect closed voids. This is suitable where re-occupation is required directly following the completion of the survey. The Asbestos Consultant will make good areas of intrusions using tape/filler only. This level of access may result in limitations to how well the Asbestos Consultant can view the internal areas and may also result in increased surveying time being required. Please confirm that you are happy that this level of intrusions is acceptable and whether making safe is required (making safe will cover areas of intrusions but will not be returning the area of intrusions to its previous state).	Y / N	Y / N

4. Additional Information Required – Please confirm the following and as required indicate where the necessary information is being made available to the Asbestos Consultant:-

Existing Building Plans available– If possible these should be provided in CAD	Y / N
Information regarding any previous building refurbishments/extension and demolition works on site.	Y / N
Are there any special arrangements to access areas required as part of the survey(s) to be undertaken? E.g. secure rooms, morgues, etc... Where Yes please detail and provide reference to those who should be contacted to arrange additional access if required.	Y / N
Project scope including cabling/ ductwork/ M&E details available and being provided?	Y / N
Previous survey information?	Y / N
Proposed Building Plans and Architectural information provided?	Y / N
Verbal instructions to be provided on site by client representative and site sign in procedures,	Y / N
Hazard Information and PPE Requirements provided?	

5. Access – Please consider the following questions and then confirm the following access arrangements for the requested surveys.

Please feel free to contact the Asbestos Consultant to discuss any of the issues detailed below in more detail prior to completing this section.

Potential Access Limitations	Considerations	New Build	Refit	Pioneer	Communal	Partial
A Access above 3m?	Where access above 3m is required to facilitate ongoing works please provide confirmation of this to ensure that the asbestos consultant attends with the correct access provisions in place. Please also confirm whether access is to be provided by the Asbestos Consultant or will be made available on site by the Co-op or Main Contractor. Please consider external high level access and whether this will have an impact on the roads around the property	☐	☐	☐	☐	☐
Where high level access is required please give details of the maximum height to which the Asbestos Consultant will require to access based on known canopy or ceiling heights:		Max heights (m): 5m				

B	Electrical Installations	Electrical Installations include switchgear and meters. These will required to be isolated during any inspections	☐	☐	☐	☐	☐
C	Plant / Machinery	Electrical isolations to access behind or within items such as Fridges, Kitchen Equipment, Air Conditioning Units, Plant, chillers etc ...	☐	☐	☐	☐	☐
D	ATM's	This will require specialist access to the ATM are and installation	☐	☐	☐	☐	☐
E	Gas Installations	Gas Installations include meters, boilers, etc..... These will required to be isolated during any inspections	☐	☐	☐	☐	☐
F	Lift Shafts/Lift Motoring	Isolation of Lift Shafts and Safe Access will need to be established	☐	☐	☐	☐	☐
G	Confined Spaces	In order to guarantee access within confined spaces, the Asbestos Consultant will need specialist access equipment available and trained personnel on site to ensure access can be made safely. Please confirm if you wish the Asbestos Consultant to access these areas. Please only tick these boxes where you know that confined spaces exist within a property and require to be accessed.	☐	☐	☐	☐	☐
H	Under Carpets / Fitted Flooring	Where carpets and fitted flooring is accessed beneath it may not be possible to return to its original state.	☐	☐	☐	☐	☐
I	Above Suspended Ceilings	Where access is required to suspended ceilings this will involve either removing ceiling tiles or cutting into plasterboard ceilings. These areas may not be returned to their previous condition	☐	☐	☐	☐	☐
J	Behind External Signage	Where external signage is present this should be investigated fully also considering any areas that may be	☐	☐	☐	☐	☐

		required as fixing points or areas that would be disturbed as part of replacing signage such as overhanging canopies, etc...					
K	Roof Voids	Where roof voids are required to be accessed crawl boards may be required to gain sufficient access	☐	☐	☐	☐	☐
L	Partition Walls / Voids	Where access is required to partition walls and voids this will involve cutting into plasterboard walls and voids. These areas may not be returned to their previous condition	☐	☐	☐	☐	☐
M	Floor Voids	Access to floor voids may require cutting into the floor void to provide access and the area may not be able to be returned to a useable state without re-instatement	☐	☐	☐	☐	☐
N	Other Concessions on site	Where other concessions on site are required to be accessed such as Greggs, Costa Coffee, Post Offices, etc... these will require additional planning to ensure access is available	☐	☐	☐	☐	☐
O	All areas should be unoccupied at the time of the survey. Do you confirm that this is acceptable and will be facilitated?	Y / N	If Yes this may involve making specific arrangements to access the property to conduct the survey out of hours or for parts of the premises to be vacated during the survey for H&S purposes. Co-op do not permit intrusive surveys being conducted in occupied premises				

Please detail in this box any additional access and contact requirements required such as guarded access, out of hours contacts etc....:

Accepted Limitations to the Scope of the Survey – which should lead to a survey revisit to complete the survey prior to works - or watching brief when works commence in areas that couldn't be fully and thoroughly surveyed prior to works commencing i.e. below and behind refrigeration equipment. All parties must agree and sign up to these survey limitations as part of the survey scope and agree a process to effectively close out residual risks before works commence.

6. Declaration – Please sign to confirm the above information to be true

Please detail any further information to facilitate the required survey and outcomes:



The information for the requested survey work submitted above is accurate to the best of my knowledge and I accept that any limitations not detailed above encountered on site may result in the survey not meeting the requirements of the ongoing works leading to programme delays and additional costs

Print:	Rachel Thornton	Sign:	Rachel Thornton
Position/Role:	Construction Manager	Date:	19/11/2025

Coop Food Refit Whalley Range



Client: The Cooperative Group

Principal Contractor: Mahoneys

Principal Designer: Bowman Riley

Project Manager: Rachel Thornton

Project Title: Coop Food Refit Whalley Range

Site Address: 135-141 Withington Road, Whalley Range, Manchester, M16 8EE

Project No (if applicable): 8816.55

Date: 05/06/2025

Revision: P0

Revisions Log

Revision	Practice Name	Originator	Approver
01	Bowman Riley	Emily King	Simon Rolley

TABLE OF CONTENTS

1.	Introduction	3
1.1	Client's Aspirations for Health & Safety	3
1.1.1	The Principal Contractor must;	3
1.2	Purpose of this Document	3
2.	Description of Project.....	5
2.2	Site Address	5
2.3	Programme Details.....	5
2.4	Current / Intended Use	5
2.5	Details of Client, Designers, Principal Designer, Principal Contractor and Other Consultants;	5
2.7	Extent and Location of Existing Records and Plans	6
2.8	Outstanding information	6
2.9	Covid 19	6
3.	CLIENTS CONSIDERATIONS AND MANAGEMENT REQUIREMENTS.....	8
3.1	Planning for and Managing the Construction Work	8
3.2	Communication and Liaison between Client and Others.....	8
3.3	Arrangements for co-ordination of ongoing design work and handling design changes	8
3.4	Client Site Rules.....	8
3.5.	Requirements relating to the Health and Safety of the Client's Employees or Customers or those involved in the Project	9
3.6.	Contractor's Site Plan.....	9
3.7	Welfare Provision	9
3.8.	Security of the Site	10
3.9.	Contractor's Hoarding	10
3.10	Site Transport Arrangements or Vehicle Movement Restrictions	10
3.11	Parking Arrangements and Restrictions.....	11
3.12	Permit-to-Work Systems	11
3.13	Fire Precautions and Means of Escape	11
3.14	Emergency Procedures and Means of Escape.....	12
3.15.	Client Designated Confined Spaces	12
4.	ENVIRONMENTAL RESTRICTIONS AND EXISTING ON SITE RISKS.....	13
4.1	Boundaries and Access, including Temporary Access	13
4.2	Adjacent Land Uses	13
4.3	Existing Storage of Hazardous Materials	14
4.4	Location of Existing Services	14
4.5.	Ground Conditions, Underground Structures and Watercourses etc.	14
4.6	Information about Existing Structures	14
4.7	Fire Damage, Ground Shrinkage, Movement or Poor Maintenance which may have Adversely Affected the Structure.....	15
4.8	Any Difficulties Relating to Plant and Equipment in the Premises such as Overhead Gantries whose Height Restricts Access	15

4.9	Health and Safety Information Contained in Earlier Design, Construction or 'As Built' Drawings, Such as Details of Pre-Stressed or Post-Tensioned Structures	15
5.	HEALTH HAZARDS.....	16
5.1	Asbestos, including Results of Surveys	16
5.2	Existing Storage of Hazardous Materials	16
5.3	Contaminated Land, including Results of Surveys	16
5.4	Existing Structures Containing Hazardous Materials	16
5.5	Health Risks Arising from Client's Activities	16
6.	SIGNIFICANT DESIGN AND CONSTRUCTION HAZARDS	17
6.1	Significant Design Assumptions and Suggested Work Methods, Sequences or Other Control Measures.....	17
6.2	Complexity of Works	17
6.4	Method Statements	18
7.	HE HEALTH AND SAFETY FILE	19
7.1	Description of Requirements and Format	19
8.	Site Monitoring Arrangements	20
8.0	SITE MONITORING ARRANGEMENTS.....	Error! Bookmark not defined.

Appendix A – Schedule 2 of the Construction Design and Management) Regulations 2015

Appendix B – Site Location/Compound Plan

Appendix C – Designers Hazard Identification / Risk Assessments etc.

Appendix D – Existing information from Client

Appendix E – Format & content of as-built information

Appendix F – F10 – if applicable

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1. Introduction

1.1 Client's Aspirations for Health & Safety

The Co-op is committed to health and safety and believes the Principal Contractor and Principal Designer in collaboration with the rest of the project team is key to achieving safety through design and safe systems of work to prevent ill health or injury during the construction phase and future use and maintenance of the building.

Exemplary Health and Safety Management is critical to the success of the Co-op Construction Programme and we will commit to delivering construction activity in a way that is safe, healthy and sustainable.

The construction works must not put any person at risk of injury or ill health. This includes members of the public, colleagues, and operatives on site, neighbours, customers, visitors and other persons affected by the undertakings.

Sufficient management arrangements must be in place to safeguard these individuals and a procedure for on-going assessment, review and subsequent updating of these arrangements is essential as the works progress on site. An on-going assessment of the risks identified should also be undertaken as the project develops.

1.1.1 The Principal Contractor must;

- Comply with the Co-op Supplier Codes of Conduct, [latest version No. 3.0](#).
- Implements controls and systems to safeguard the surrounding environment from noise, disruption and dust.
- Ensure that all operatives work safely throughout the project and take appropriate action when unsafe behaviour is observed.
- Report all health and safety incidents or near misses throughout the project.
- Not commence works which cannot be completed in such a way as to be left safe and secure at the end of each working day.
- Maintain close liaison with the Principal Designer, Client and other Client's representatives.
- Inform the Principal Designer, of all changes in design which may have an impact on health or safety.
- Ensure the Construction Phase Plan is updated and maintained throughout the project.
- Develop the Project Handover document throughout the Construction Phase and upload to Portal within 10 days of Practical Completion
- Arrange for site inspections by competent persons for the work in progress throughout the duration of the project to ensure that safety policies and procedures are being adhered to.

1.2 Purpose of this Document

- 1.2.1. This document contains the pre-construction information required under regulation 4 of the Construction (Design and Management) Regulations 2015.
- 1.2.2. This information is for planning the work, and for the development of the construction phase plan.

- 1.2.3 As 'Client' under the Construction (Design and Management) Regulations 2015 has appointed Bowman Riley to act as the Principal Designer for this project.
- 1.2.4 This Pre-Construction Information provides details on the significant, site-specific issues that the Principal Contractor will have to manage during the construction phase. It will be added to and revised as appropriate as the project proceeds.
- 1.2.5 The Client expects the Principal Contractor will comply with the requirements of Regulation 13 of the Construction (Design and Management) and regulations 9 when undertaking design work.
- 1.2.6 The Client expects the Principal Designer will comply with the requirements of Regulation 11 of the Construction (Design and Management) and regulations 9 when undertaking design work.
- 1.2.7 The Construction (Design and Management) Regulations 2015 require the Principal Contractor to develop a Construction Phase Plan, outlining how the site is to be managed with regard to health and safety, before work starts on site.
- 1.2.8 When developing the Construction Phase Plan, the Principal Contractor must identify the hazards and assess the risk for each of the main construction activities.
- 1.2.9 This plan is to be read in conjunction with all documents and drawings issued. Due to the constantly changing information made available with regard to this project, the Principal Contractor is to ensure that he is in possession of the most current drawings and calculations from the design team prior to commencing specific works.
- 1.2.10 Where the Principal Contractor or his sub-contractors / Engineers, undertake design work, the Principal Contractor is to ensure all appropriate members of the design and construction team are in possession of current drawings and calculations that he, or his sub-contractors / Engineers may develop.

2. Description of Project

2.1 Proposed Scope of Works

- 2.1.1 The existing buildings on the site comprise several small businesses and food places at ground level
- 2.1.2 The site is situated in Whalley Bridge, an area of residential spaces and retail properties.

2.2 Site Address

- 2.2.1 135-141 Withington Road, Whalley Range, Manchester, M16 8EE

2.3 Programme Details

- 2.3.1 Pre-Start Meeting: 08/10/2024
- 2.3.2 Commencement date anticipated as: TBC
- 2.3.3 Project duration: TBC
- 2.3.4 Opening Hours: 7am-10pm every day

2.4 Current / Intended Use

- 2.4.1 *Currently the site is a Co-op food store.*

2.5 Details of Client, Designers, Principal Designer, Principal Contractor and Other Consultants;

- 2.5.1 **Client:** Project Manager
Contact: Rachel Thornton Tel: 07887657613
Email Address: rachel.thornton@coop.co.uk

- 2.5.2 **Architect:**
Wellington House,
Otley St,
Skipton
BD23 1EL
Contact: Chris Snowden Tel: 01756 795611
Email: chris.snowden@bowmanriley.com

- 2.5.4 **M & E Consultants**
Contact: WSP Group (Peter Martin) Tel: TBC
Email Address: TBC

- 2.5.5 **Principal Designer:**
Wellington House,
Otley St,
Skipton
BD23 1EL
Contact: Chris Snowden Tel: 01756 795611
Email: chris.snowden@bowmanriley.com

2.5.6 **Principal Contractor:**

Mahoneys
11 Broughton Way,
Whitehills Bus Park
Blackpool,
Lancashire
FY4 5QN
United Kingdom
Contact: Christianne Mahoney
Email Address: Chrissy.Mahoney@smahoney.co.uk

Tel: 01253313828

2.6 **Nature of the Work**

2.6.1 The work to be carried out comprises the refit of a local retail food store including internal alterations, mechanical & electrical works, and external signage.

2.6.2 The works include the following:

Site Specific Information

Full Store refit. Sales floor to be brought up to model with new floor, decoration and refrigeration, new LED lighting throughout, fire separation works and redecoration.

2.7 **Extent and Location of Existing Records and Plans**

2.7.1 Existing information is available for this project on Lucernex.

2.7.2 The contractor is to undertake all site surveys and to visit site to establish the existing condition and nature of the site, and adjacent properties, land uses and services, utilities, drainage, ground conditions and isolation points.

2.8 **Outstanding information**

2.8.1 The following information is considered outstanding for the project;

Description of Reports and Investigation	Action by;	Date required by;

2.9 **Covid 19**

The Coronavirus pandemic continues to cause large scale disruption to the construction industry. The government imposed social distancing restrictions is currently preventing (and may continue to prevent) some construction sites operating safely. Whilst a wholesale ban on construction sites opening has not been enforced, the government, in a letter from the Secretary of State for Business, Energy & Industrial Strategy dated 31st March 2020 has worked with the Construction Leadership Council to provide Site Operating Procedures (SOP), which have been aligned to advice from Public

Health England. The government confirmed that the SOP will continue to be updated to reflect any changes to advice from Public Health England.

The Principal Contractor should ensure, whilst the restrictions are still being implemented, that the most current version of the Site Operating Procedures are being followed at all times. The Principal Contractor should undertake a site-specific assessment to understand if any of the procedures are not enforceable or not in any way practical during the tendering process. The Principal Contractor should allow for the necessary additional control measures, whether this be additional facilities and equipment or altered working practices in order to comply with the Site Operating Procedures.

The most up to date SOP can be found; <https://www.constructionleadershipcouncil.co.uk/news/>

3. CLIENTS CONSIDERATIONS AND MANAGEMENT REQUIREMENTS

3.1 Planning for and Managing the Construction Work

- 3.1.2 The Principal Contractor shall submit his construction phase health and safety plan for the project developed in accordance with the information contained in the HSE Guidance L153: Managing Health and Safety in Construction”.
- 3.1.3 The Principal Contractor shall also prepare written hazard and risk assessments for the work activities. The Principal Contractor at the start of the project shall implement the construction phase health and safety plan and develop it as necessary throughout the project.
- 3.1.4 In carrying out the above, close liaison with the Principal Designer is essential. Until the client has satisfied themselves as to the suitability of the above, the client cannot confirm to the Principal Contractor that work can commence, the Principal Designer will support the client by reviewing the CPP on their behalf.

3.2 Communication and Liaison between Client and Others.

- 3.2.1 The main contact with the client should be through the *Project Manager*. At the pre-start meeting and during the project’s construction phase the contractor must keep the PM informed of works that the affect the site.
- 3.2.2 Communication will be via progress meetings. These will be organised, chaired and minutes recorded by the Project Managers or other members of the project team.
- 3.2.3 The Principal Contractor shall liaise with the Principal Designer throughout the design process. The Principal Contractor will be required to inform the Principal Designer of all design changes and notify them of any health and safety issues throughout the construction period.
- 3.2.4 The Principal Contractor must detail within their Construction Phase Plan details of how effective exchange of health and safety information and consultation with the workforce and the exchange of design information between the designers, client, principal designer and contractors on site.

3.3 Arrangements for co-ordination of ongoing design work and handling design changes

- 3.3.1 Regular design meetings are to be held with designers, principal contractor, principal designer, and the client representative to ensure that any changes are managed and programmed into the works. Any design changes duly considered shall be recorded by the Principal Designer.

3.4 Client Site Rules

- 3.4.1 The Co-op Supplier Code of Conduct defines the client Site Rules.

3.5. Requirements relating to the Health and Safety of the Client's Employees or Customers or those involved in the Project

3.5.1. The premises will continue to trade throughout/for some duration of the project

Site Specific Information

The store is located within an urban residential area with schools, a park and Hindu Temple close by. There is a car park at the back of the store.

3.6. Contractor's Site Plan

3.6.1 The Principal Contractor is to prepare a plan detailing the proposed locations of the following items, which will be submitted to the Client for approval prior to commencement of works on site:

- (a) Site access and egress points (indicate if different for deliveries and emergencies)
- (b) Site welfare facilities
- (c) The location and type of temporary site accommodation/site office (include fire points alarms, assembly areas and precautions as necessary);
- (d) Parking locations / delivery locations
- (e) Skip locations
- (f) Storage locations

3.6.2 The above information is to be submitted with the construction phase health and safety plan a minimum of four weeks prior to works commencing on site. Sufficient time should be allowed for review and adaptations of the above proposals following consultation with the Client and Principal Designer.

3.6.3 The contractor is to restrict their operations to within the boundary of the site. Access to carry out works outside the boundary of the site, i.e. the access road, adjacent site areas or the highway, shall be by prior arrangement with the owners.

3.6.4 The Principal Contractor shall liaise with the necessary Utilities Departments prior to switching off or cutting any services that will have an impact on the running of the store building or surrounding properties.

3.7 Welfare Provision

3.7.1 The Principal Contractor shall provide their own welfare facilities in accordance with Schedule 2 of the Construction (Design and Management) Regulations 2015; these shall be commensurate with the total workers engaged on the project. These facilities are to be maintained in a safe and clean condition throughout the duration of the project & are to meet the standard set out in schedule 2 of The Construction (Design and Management) Regulations 2015 (see appendix A). These facilities are to be located within the designated site compound area as determined by the Principal Contractor.

- 3.7.2. Smoking will be permitted on site only in a designated area [within the site compound](#). Smoking materials should be discarded in an appropriate manner and suitable receptacles for this purpose be provided.

Site Specific Information

The following welfare facilities are currently available on site. Use of these must be agreed with the Person in Control of the Premises.

1No. WC on the ground floor.

3.8. Security of the Site

- 3.8.1 Security of the construction site and the existing building will be the responsibility of the Principal Contractor. The security arrangements implemented are to take into consideration the site location and the proximity of other adjacent sites and public users.
- 3.8.2. The contractor is responsible for ensuring all sub-contractors employed on the works must comply with the security procedures. It is recommended that the full names of all contractor and sub-contractor tradesmen engaged on the works are to be submitted to the Principal Contractors' site office in advance of their arrival.
- 3.8.3. Access to and from the area of works from the Contractors site office will be directly controlled by the Principal Contractor. The Principal Contractor will ensure that only authorised persons are permitted within the site area and will implement a proper authorisation procedure and controls.
- 3.8.4. Contractors must be properly dressed in suitable attire at all times and comply with the personal protective equipment stipulated at all times. All personnel should be in clean overalls or work wear. Contractors will not be allowed on site wearing shorts, vests or any items bearing logos likely to cause offence. The Co-op operates a 5 point PPE system.

3.9. Contractor's Hoarding

- 3.9.1 The Principal Contractor is to determine their own site hoarding requirements which are to take due regard of the site location and use and location of surrounding properties, existing highway, car park and access roads. The hoardings must be of a finish appropriate to the environment and should be of robust construction to ensure the security of the site.
- 3.9.2 The site area and compound should be securely hoarded to prevent trespass / theft, particularly due to its proximity to the public. Early consideration should also be given to the position of hoarding lines. It is a client requirement that a physical barrier must prevent anyone from entering the construction working area, tape and cones are not to be used. All excavations should be securely segregated so to minimise unauthorised access and securely protected when left unattended.

3.10 Site Transport Arrangements or Vehicle Movement Restrictions

- 3.10.1. The Principal Contractor is to develop their own transport plan and strategy which shall take into account the proximity of neighbouring properties and retail premises and within the site as a whole. The refit project being part of the overall site. Types of vehicle and movements should be carefully considered appropriate to the site requirements, constraints and conditions.
- 3.10.2. Vehicles containing deliveries must report to the site manager prior to entering the site and manoeuvring to decant deliveries. The Principal Contractor must have a management strategy in place to ensure all vehicles moving around site is done so with an appropriate banksman to safeguard the site, operatives and the public.

- 3.10.3 The contractor is to take due account of the size of vehicles which can safely access and manoeuvre around the site especially in relation to maintaining access for car park users at all times, and large deliveries and any restrictions on deliveries or waste collection or storage.

3.11 Parking Arrangements and Restrictions

- 3.11.1. The Principal Contractor will make their own parking arrangements. The contractor's operatives will not be permitted to park in the existing highway and must not obstruct the highway or footpaths. All traffic regulations on the adjacent public highways are to be observed.

3.12 Permit-to-Work Systems

- 3.12.1 The contractor will be required to operate their own permit to work with regard to hot works, work to live service installations and work in confined spaces. All permits to work must be submitted in accordance with the Principal Contractors procedure and contain appropriate risk assessments and method statements. The Principal Contractor is responsible for reviewing and checking the risk assessments and method statements to ensure they are suitably developed prior to confirming the works can proceed.
- 3.12.2 The client requires the Principal Contractor to implement the minimum requirements of the Co-op Supplier Code of Conduct in relation to Permit to work and will be expected to prepare and maintain their own site rules which are to be contained in the Construction Phase Plan

3.13 Fire Precautions and Means of Escape

- 3.13.1 The Principal Contractor is to develop their own fire plan and strategy in accordance with the joint code of practice on the protection from fire of construction sites and buildings undergoing renovation 'Fire Prevention on Construction Sites' (9th Edition), as published by Construction Industry Publications Ltd (CIP) and the Fire Protection Association (FPA).
- 3.13.2 The fire plan and strategy must take due regard of the work being carried out and presence and proximity of the adjacent properties and existing structures. The contractor will be required to provide suitable and sufficient fire extinguishers commensurate with the risk of fire associated with the work to be undertaken.
- 3.13.3 The Site Fire Safety Plan and Security Plan must be submitted with the Construction Phase Plan Prior to commencement on site. The Site Fire Safety Plan and Security Plan must be updated as the construction phase progresses to reflect any changes in conditions, management changes etc.
- 3.13.4 Should the existing escape routes be compromised as a result of undertaking these works, it is the responsibility of the Principal Contractor to ensure that the necessary fire risk assessments are undertaken to ensure that the existing fire routes are either maintained or managed or suitable alternatives provided.

Site Specific Information

Reference Clients Risk Assessment for Site and specific considerations.

Existing emergency procedures and means of escape.

3.14 Emergency Procedures and Means of Escape

- 3.14.1. The Principal Contractor shall develop their own emergency procedures and identify means of escape, security measures, collection areas and emergency procedures etc. for their site. These procedures should be submitted within the Construction Phase Plan and reviewed and updated throughout the project as required. The procedures must be submitted to the client for approval in advance of implementation.
- 3.14.2. The Principal Contractor must provide a comprehensive list of contact details for site agents and Contract Managers including the provision of a 24 hour contact number for use at any time and more specifically in the event of an emergency. Emergency incidents must be escalated to the Project manager as soon as reasonably practicable.
- 3.14.3. The PC must ensure there is a qualified first aider available on all site at all times, and that suitable first aider provisions are readily available.

3.15. Client Designated Confined Spaces

- 3.15.1 The client has not designated any areas as 'confined spaces' although the works may entail the contractor's operatives to access areas within the new or existing structures which the contractor may designate confined space under his own risk assessments. The contractor shall have in place emergency procedures for extracting operatives from confined spaces in the event of an emergency prior to work in such areas being undertaken.
- 3.15.2 Work in these areas must be properly assessed and control measures and rescue procedures implemented to minimise the risk to those working there.
- 3.15.3 These procedures are to be identified within the Construction Phase plan along with safe systems of entry, permits to access and safe rescue procedures.
- 3.15.4 Tank excavation (for removal and installation) is designated as a confined space due to the potential for fuel contamination / vapours in the excavation.

4. ENVIRONMENTAL RESTRICTIONS AND EXISTING ON SITE RISKS

4.1 Boundaries and Access, including Temporary Access

4.2 Adjacent Land Uses

4.2.1 Adjacent land use is currently retail and residential use.



- 4.2.2 The site has neighbouring residential and commercial properties which the contractor should apply due care and consideration to their property, services, shared access egress, etc.

4.3 Existing Storage of Hazardous Materials

- 4.3.1 No hazardous materials are known to be stored on the site.

4.4 Location of Existing Services

Site Specific Information

Location of existing information, known information, information required.
Contractor to determine location of existing services prior to commencement

- 4.4.1 No excavations are proposed, and no surveys have been carried out to locate existing underground services.
- 4.4.2 The Principal Contractor must identify all above ground and underground services before commencing works. All gas, electricity, water and drainage must be safely isolated and disconnected prior to commencing any works and reinstated on completion. The Principal Contractor is to identify precise locations of services and produce a drawing showing these locations prior to commencing any work which may affect them.
- 4.4.5 Additional services information and surveys are to be sought by the contractor and accompanied by site visits to confirm any services locations, isolation points etc.

4.5. Ground Conditions, Underground Structures and Watercourses etc.

- 4.5.1. The contractor is advised to undertake their own site investigations and surveys to determine Ground conditions, underground structures or water courses where this might affect the safe use of plant.

Site Specific Information

Not applicable.

4.6 Information about Existing Structures

- 4.6.1 The adjacent existing buildings appear to be in good condition, although no structural surveys have been carried out.
- 4.6.2 The building not had previous structural modifications.
- 4.6.2 The Principal Contractor is to consult with their own structural engineer if any doubt exists with regard to structural impact of the proposed works.

4.7 Fire Damage, Ground Shrinkage, Movement or Poor Maintenance which may have Adversely Affected the Structure

- 4.7.1 None known. The Principal Contractor is to consult the appointed Structural Engineer if any doubt with regard to structural issues.

4.8 Any Difficulties Relating to Plant and Equipment in the Premises such as Overhead Gantries whose Height Restricts Access

- 4.8.1 The contractor is to make their own assessment of the site and to familiarise themselves with the access restrictions, particularly related to site access and any traffic management which may be required prior to works commencing.

4.9 Health and Safety Information Contained in Earlier Design, Construction or 'As Built' Drawings, Such as Details of Pre-Stressed or Post-Tensioned Structures

- 4.9.1 There are no known hazards associated with the adjacent existing buildings. Existing record drawings are not available.

5. HEALTH HAZARDS

5.1 Asbestos, including Results of Surveys

- 5.1.1 It is understood the construction of the building is pre 2000. The results of the refurbishment and demolition survey are shown below and need to be managed accordingly.

Very Low Risk ACMs:

Location	Level	Item	Material	Extent
CoOp Whalley Range - 999/externals	0	Products within old fire switch	Asbestos-containing woven product	1No

- 5.1.2 All operatives and site management must have asbestos awareness training. The contractor shall have and maintain records of asbestos awareness training of his operatives and those of any contractor involved with this project to ensure a lack of knowledge and awareness does not lead to the inadvertent exposure to asbestos.

- 5.1.3 Any material identified as suspected of containing asbestos shall be reported to the client. Work in the vicinity must cease and the material shall be tested. Refer to the Co-op Property Asbestos Management Procedures (issued July 2018) for further information.

5.2 Existing Storage of Hazardous Materials

- 5.2.1 None known.

5.3 Contaminated Land, including Results of Surveys

- 5.3.1 No contamination was determined. The contractor is to undertake their own site investigations to establish conditions.

5.4 Existing Structures Containing Hazardous Materials

- 5.4.1 See item 5.1 for information relating to asbestos. The Principal Contractor is to ensure that the site is made clear of any hazardous materials prior to commencing works.

5.5 Health Risks Arising from Client's Activities

- 5.5.1 None. The adjacent properties and land users will, however, continue to operate throughout the work. The Principal Contractor is to plan their works to protect and maintain safe operations.

6. SIGNIFICANT DESIGN AND CONSTRUCTION HAZARDS

6.1 Significant Design Assumptions and Suggested Work Methods, Sequences or Other Control Measures.

- 6.1.1 The design team nor client have identified any restriction on the sequencing or methods of work with the exception of compliance with the requirements of Local Authority Highways Department – as defined through the Highways Act 1980 processes and requirements. Any such requirements must be complied with in full.
- 6.1.2 Refer to Appendix C – Designers Hazard Identification.

6.2 Complexity of Works

- 6.2.1 We consider the construction works involved are reasonably straight forward for a competent contractor who has undertaken similar works in the past.
- 6.2.2 The contractor is to detail how works are to safely proceed via a detailed programme with accompanying drawings.

6.3 Information on Significant Risks Identified During Design.

- 6.3.1 Designers' risk assessments are contained in Appendix 'C'. However, the most significant hazards are considered to be as follows:
- Asbestos containing materials
 - Security from trespassers onto the site and protection of the public
 - Site contaminants from old depot
 - Storage of inflammable / hazardous materials
 - Demolitions
 - Underground buried services
 - Delivery, offloading materials and craneage
 - Handling and lifting of major components
 - Overloading structure etc. with materials
 - Working at height
 - Falling objects
 - High level maintenance works.
- 6.3.2 These hazards are required to be managed by contractors such that any potential danger to the health and safety of all is eliminated.
- 6.3.3 The Principal Contractor is to note that the supplied risk assessments are indicative only and project specific risk assessments will have to be prepared by the sub-contractor during the design development stage when they are appointed.
- 6.3.4 The designers have identified the following as significant hazards during the pre-construction process (refer to designers Hazard identification and risk assessment sheets at Appendix C):
- (1) The Adjacent Highway – Space for the contractor's compound location is available on a car park to the back of store, subject to permit.

- (2) The Adjacent Site Areas

(3) Construction Operations

- Presence of asbestos containing materials – possible residual asbestos within the ground from historic uses
- Presence of live services
- Possible ground contamination
- Structural stability during works e.g. excavations
- Working adjacent to occupied site / premises
- Working adjacent to the highway
- Possible presence of unidentified underground services, structures and drainage
- Works outside the boundary of the site and within the public highway
- Interface with public/pedestrians/vehicles accessing car park/site/buildings immediately adjacent
- Movement of vehicles in to the construction site including plant and materials and segregation/interface with public.

(4) Operating and Maintenance Hazards – All as described above

(5) Future Alteration / Extension / Adaption or Demolition and Removal – All as described above.

6.4 Method Statements

6.4.1 It will be the responsibility of the Principal Contractor to detail their proposals for managing the identified hazards. Safety method statements dealing with the key tasks for the initial construction stages must be incorporated into the construction phase health and safety plan prior to the work commencing on site.

6.4.2 Specific activities requiring contractors to prepare detailed safety method statements for managing those aspects of the works to include:

- Handling & locating of heavy / cumbersome plant and equipment
- Any unavoidable internal hot work
- All works related to electrical supply & installation
- Connections to existing sub-surface services and systems
- Testing, flushing and chemical cleaning / treatment of services
- Commissioning of all affected building services and systems
- Enabling works
- Handling and locating of heavy / cumbersome materials
- Any confined spaces works
- Working at heights

7. THE HEALTH AND SAFETY FILE

7.1 Description of Requirements and Format

- 7.1.1 In accordance with CDM Regulations 2015 and The Building Manual (Incorporating the Health and Safety File Guidance) document The Health and Safety File should comply with the clients "Project Handover Requirements Document".
- 7.1.2 The specific content of the Health and Safety File will be agreed with the Principal Designer during the course of the works and the File will be made available for review and approval no later than 10 days of Practical Completion.
- 7.1.3 The issue of Practical Completion will be subject to the presentation of an adequate draft Health and Safety File and final As Built drawings (where appropriate).

8. Site Monitoring Arrangements

- 8.1.1 The construction phase of the project is managed entirely by the PC using their health, safety and environmental management system, whilst at the same time implementing requirements of Co-op Property's Supplier Code of Conduct.
- 8.1.2 During the construction phase, inspections at several levels are to be carried out, these include:
- Daily site inspections / checks by the PC Site Manager
 - HSE Audits / Inspections by the PC's health, safety & environment team
 - Co-op PM Construction Delivery Site Inspections
 - Co-op RHSE Team Inspections
 - PD Inspection (as required)
 - CDM-A inspections, on behalf of the client (as required).
- 8.1.3 Inspections will involve a site tour observing the works that are being undertaken and examining the conditions of the site, and an examination of the documents and records relevant to the works.
- 8.1.4 Current trends identified during recent site inspections are detailed below. Specific consideration should therefore be made to these areas when compiling the Construction Phase Plan and setting up site:

**Appendix A – Schedule 2 of the
Construction Design and Management) Regulations 2015**

The Construction Design & Management Regulations 2015

Schedule 2

Minimum welfare facilities required for construction sites

1. Sanitary conveniences

- (1) Suitable and sufficient sanitary conveniences must be provided or made available at readily access places.
- (2) So far as is reasonably practicable, rooms containing sanitary conveniences must be adequately ventilated and lit.
- (3) So far as is reasonably practicable, sanitary conveniences and the rooms containing them must be kept in a clean and orderly condition.
- (4) Separate rooms containing sanitary conveniences must be provided for men and women, except where and so far as each convenience are in a separate room, the door of which is capable of being secured from the inside.

2. Washing facilities

- (1) Suitable and sufficient washing facilities, including showers if required by the nature of the work or for health reasons, must, so far as reasonably practicable, be provided or make available at readily accessible places.
- (2) Washing facilities must be provided:
 - a. in the immediate vicinity of every sanitary convenience, whether or not also provided elsewhere: and
 - b. in the vicinity of any changing rooms required by paragraph 4, whether or not provided elsewhere
- (3) Washing facilities must include:
 - a. a supply of clean hot and cold, or warm, water (which must be running water so far as is reasonably practicable
 - b. soap or other suitable means of cleaning; and
 - c. towels or other suitable means of drying
- (4) Rooms containing washing facilities must be sufficiently ventilated and lit.
- (5) Washing facilities and the rooms containing them must be kept in a clean and orderly condition.
- (6) Subject to sub-paragraph (7), separate washing facilities must be provided for men and women, except where they are provided in a room the door of which is capable of being secured from inside and the facilities in each room are intended to be used by only one person at time.
- (7) Sub-paragraph (6) does not apply to facilities which are provided for washing hands, forearms, and the face only.

3. Drinking water

- (1) An adequate supply of wholesome drinking water must be provided or made available at readily accessible and suitable places.
- (2) Where necessary for reasons of health or safety, every supply of drinking water must be conspicuously marked by an appropriate sign.
- (3) Where a supply of drinking water is provided, a sufficient number of suitable cups or other drinking vessels must also be provided, unless the supply of drinking water is in a jet form which persons can drink easily.

4. Changing rooms and lockers

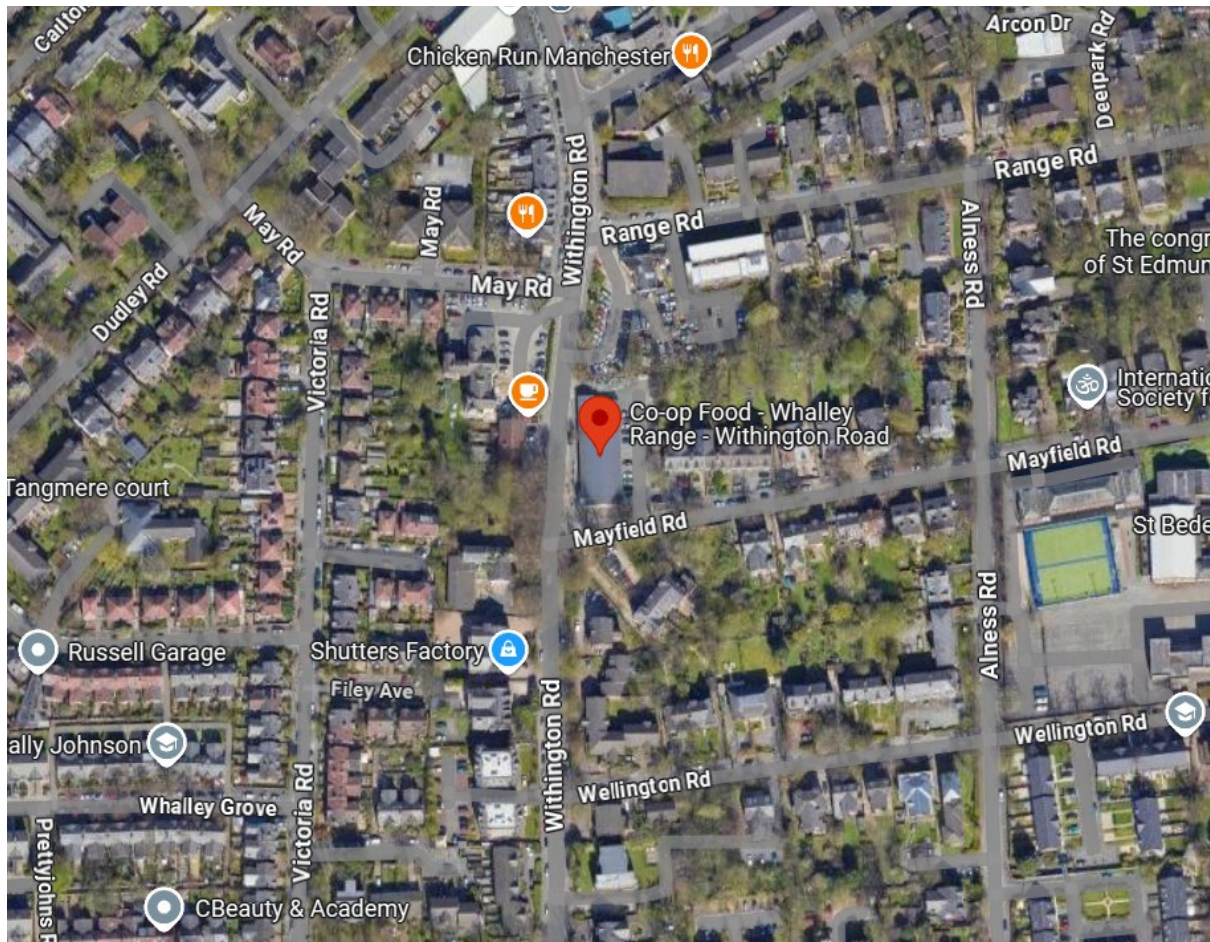
- (1) Suitable and sufficient changing rooms must be provided or made available at readily accessible places if a worker:
 - a. must wear special clothing for the purposes of construction work; and
 - b. cannot, for reasons of health or propriety, be expected to change elsewhere
- (2) Where necessary for reasons of propriety, there must be separate changing rooms for, or separate use of rooms by men and women
- (3) Changing rooms must:
 - a. be provided with seating; and
 - b. include, where necessary, facilities to enable a person to dry any special clothing and any personal clothing or effects
- (4) Suitable and sufficient facilities must, where necessary be provided or made available at readily accessible places to enable persons to lock away:
 - a. any special clothing which is not taken home
 - b. their own clothing which is not worn during working hours; and
 - c. their personal effects

5. Facilities for rest

- (1) Suitable and sufficient rest rooms or rest areas must be provided or made available at readily accessible places.
- (2) Rest rooms and rest areas must:
 - a. be equipped with an adequate number of tables and adequate seating with backs for the number of persons at work likely to use them at any one time
 - b. where necessary, include suitable facilities for any woman at work who is pregnant or who is nursing mother to rest lying down
 - c. include suitable arrangements to ensure that meals can be prepared and eaten
 - d. include the means for boiling water
 - e. be maintained at an appropriate temperature

Appendix B – Site Location/Compound Plan

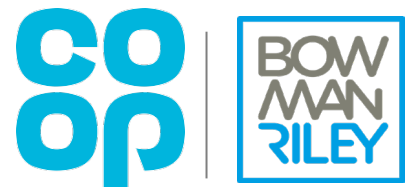
Appendix B – Site Location/Compound Plan



Appendix C – Designers Hazard Identification / Risk Assessments etc.

Pre- Construction Information

**Appendix D – Existing information from
Client**





Lucion
Services

We Deliver **Trusted** Risk Management.



Asbestos Refurbishment Survey Report (Targeted)



Site Details:

014136-108821-0000
Whalley Range, Manchester, Greater Manchester, M16 8EE

Date of Survey:

Monday, 25th November, 2024

Report Reference

650107

Registered Office

Unit 5 Abbots Park, Preston Brook,
Runcorn, Cheshire WA7 3GH
E: enquiries@lucionservices.com
T: 0345 5040 303



0263

Report Contents

Executive Summary	3
Introduction	5
General Premises and Survey Information	7
Survey Scope	8
Agreed Survey Exclusions and Caveats	9
Survey Results	10
Annotated Plans	11
Room/Area Information	14
Appendix A - Bulk Sample Certification	24
Appendix B - Survey Methodology and Algorithms	26
Appendix C - Pre-Survey Questionnaire	32

Section 1 - Executive Summary

Survey Objective:

The objective of this HSG264 Refurbishment Survey conducted by Lucion Services Ltd was to locate and assess, so far as is reasonably practicable, asbestos containing materials (ACMs) in the premises (or the relevant area(s) of the premises where the refurbishment work will take place) prior to planned refurbishment works taking place. The survey has been conducted in accordance with HSG264 Asbestos: The Survey Guide, and the Control of Asbestos Regulations 2012. The scope of the survey means that intrusive and destructive survey techniques were employed to penetrate into the building structure in order to identify materials suspected of containing asbestos fibres and to take samples of such materials for further analysis. Where samples could not be taken and there isn't strong evidence that the materials do not contain asbestos, then they have been presumed as asbestos.

Summary of Survey Results and Recommendations:

Asbestos containing materials and presumed asbestos containing materials identified during the survey are detailed below. In line with Regulation 7 of the Control of Asbestos Regulations 2012 and HSG264 Asbestos: The Survey Guide the recommended management action for these asbestos containing materials will default to 'remove'. Further details on management recommendations and any immediate actions required are detailed in Survey Results. Details on risk assessment scores and risk categories can be found in Appendix B.

High Risk ACMs:

Location	Level	Item	Material	Extent
Nothing to report.				

Medium Risk ACMs:

Location	Level	Item	Material	Extent
Nothing to report.				

Low Risk ACMs:

Location	Level	Item	Material	Extent
Nothing to report.				

Very Low Risk ACMs:

Location	Level	Item	Material	Extent
CoOp Whalley Range - 999/externals	External	Products within old fire switch	Asbestos-containing woven product	1 No

Non-Accessed Areas:

Location	Level	Item / Product Examined	Access Comments
CoOp Whalley Range 015/Sales Floor	0	Floor below chiller cabinets and shelving	Physically restricted space  No access possible beneath fixed chillers and shelving

Limited Accessed Areas:

Location	Level	Item / Product Examined	Access Comments
CoOp Whalley Range 999/externals	External	Products within old fire switch	Live service supply

Please pay specific attention to those areas/rooms detailed as no access or limited access during the survey. These

areas should be 'presumed' to contain asbestos, in accordance with HSG264, until such time as a full, detailed inspection can be conducted in these areas by a UKAS accredited asbestos consultant. Site occupants (contractors and colleagues) should take suitable precautions to prevent disturbance of any 'suspect' elements of the building fabric that could conceivably contain asbestos fibres. **Please note that building elements such as concrete, wood, plasterboard, glass and stone do not contain asbestos fibres.** If any suspect building fabric elements are found to be damaged, deteriorated and/or with associated debris to surfaces upon access, the room should be carefully vacated and the matter escalated for further review and action.

Please note that reference to non-accessed areas above only relates to rooms or areas that weren't accessible at the time of the survey. Elements or items within accessed rooms or areas (e.g. within timber beam cladding) that weren't accessible will be detailed in either Section 6 (Survey Results) or Section (Room/ Area Information).

Section 2 - Introduction

The Co-op commissioned Lucion Services Ltd. to conduct a HSG264 Refurbishment Survey for 014136-108821-0000, Whalley Range, Manchester, Greater Manchester, M16 8EE.

Construction type: Mixed Constructions. Age: Pre 2000. Property type/use: Retail. Number of levels: 2.

The survey was planned and conducted in accordance with the scope and extent details provided within the agreed Pre-survey Questionnaire (refer to Appendix C). The survey was commissioned to meet the requirements of 650107 - Targeted refurbishment survey prior to 2025 Refit:

The following inclusion(s) have been requested during job set up:

Targeted refurbishment survey as per clients agreed scope of works

The following exclusion(s) have been requested during job set up:

All areas not included in the agreed scope are to be excluded from this report

Job specific notes:

Scope of Works

Targeted refurbishment survey prior to 2025 Refit Works to include: The store is due to be downsized with a new entrance being formed to the left-hand side of the current entrance. A dividing wall is to be installed and the RHS portion of the store to be stripped out ahead of sub let.

Externals: - Removal of co-op branding from area of sublet - Door shutters to be retained but window shutters to be replaced - Gutters to be cleaned and painted - Paving repairs - New entrance door to be installed on front elevation to LHS of existing - New external ATM to be installed - Side doors to be blocked up and new soham door installed - Fence and ladder to be removed from plant area - External metal cladding to be checked behind – damage is permitted. - Downpipe boxing to be checked - Landscaping and minor repairs to rear carpark

Shop floor: - Ceilings to be replaced - Dividing wall to be installed - Checking flooring down to slab in discreet locations - Internal decs

All ground floor back of house areas: - Full refurbishment survey to be undertaken to all rooms as room layout maybe subject to remodelling - New cold rooms to be installed - Floor coverings to be checked down to slab - New plant to be installed on mezzanine area - Bakery to be moved into rear office area - Toilets to be decorated - Existing bakery to be removed

Additional:

- Tower scaffold required for high level access – access required upto approx. 5m
- BOH areas to be surveyed whilst store is trading and sales floor to be completed after 10pm

The results of the survey are detailed throughout the report, but specifically in Section 6 (Survey Results), Section 7 (Annotated Plans) and Section 8 (Room/Area Information).

The purpose of the survey was to locate and describe, so far as is reasonably practicable, all asbestos containing materials in the premises (or relevant parts) prior to commencement of planned refurbishment works. The survey has been fully intrusive and involved destructive inspection techniques, as necessary, to gain access to all areas, including those that may be difficult to reach. The survey report will allow those with responsibilities for the management of the premises during the refurbishment works to plan and facilitate the safe removal of the known and presumed asbestos containing materials identified to avoid inadvertent disturbance and exposure.

The Co-op understands the legal obligations bestowed upon it, as the duty holder, by Regulation 4 of the Control of Asbestos Regulations 2012 and, as the Client, under the Construction (Design and Management) Regulations 2015, and has the necessary policies and procedures in place to manage and achieve compliance.

The survey was undertaken in accordance with HSG264 Asbestos: The Survey Guide. Agreed survey exclusions and caveats are detailed in Agreed Survey Exclusions and Caveats.

Lucion Services Ltd cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. Lucion Services Ltd cannot be held responsible for any damage caused as part of this

survey carried out on your behalf.

A report is provided electronically via the NexGen web-portal. Rendering of the report will create a unique pdf version identified in the footer of the document where date and time of rendering is recorded. Document history can be reviewed via the 'View File History' when viewing the report online. Prior to commencing any works or review of the report, the most current version should be obtained via the link to the NexGen web-portal; any local pdf copies should not be relied on as containing the most current information.

This report is presented in the Coop specified survey template to ensure uniformity across their estate. The standard Lucion Services Report format can be made available on request.

Section 3 - General Premises and Survey Information

Name and Address of Surveyed Premises	Jake Wilkinson Whalley Range, Manchester, Greater Manchester, M16 8EE
Surveying Organisation and Address	Lucion Services Ltd. 7 Halifax Court, Dunston, Gateshead, NE11 9JT
Co-op Contact	Gareth Bolton
Survey Type	Survey, Pre-refurbishment
Survey Date	Monday, 25th November, 2024, Wednesday, 4th December, 2024
Survey Reference	650107 - Targeted refurbishment survey prior to 2025 Refit
Brief Details of Areas Included (in Accordance with the Pre-survey Questionnaire)	Targeted refurbishment survey as per clients agreed scope of works
Brief Details of Areas Excluded (in Accordance with the Pre-survey Questionnaire)	All areas not included in the agreed scope are to be excluded from this report
Document Methodology Reference	
Surveyor(s)	Chris Kershaw
Surveyor signature(s)	
Approved signatory	Richard Marshall
Approved signature	
Approval date	Wednesday, 4th December, 2024
Report Rendered on	Wed 4 Dec 2024 @ 11:21:00

Section 4 - Survey Scope

The following areas were included in the survey scope (in accordance with the Pre-Survey Questionnaire) and have been accessed and assessed as part of the Refurbishment Survey inspections, if deemed necessary by the Co-op and Lucion Services Ltd, with consideration to any maintenance activity or proposed works.

Targeted refurbishment survey as per clients agreed scope of works

Element	Inspection Method	Excluded (Y/N)	Comments
Solid wall cavities	Removal of vent covers or window sills	No	
Partition wall cavities	Inspection hole created with appropriate tools	No	
Behind beam or column claddings	Inspection hole created with appropriate tools	No	
Above solid ceilings and fixed type suspended ceilings	Inspection hole created with appropriate tools or access through flooring above	Yes	
Floor voids	Removal of flooring or use of existing access points	Yes	
Beneath window sills	Removal of window sills or inspection hole created with appropriate tools	Yes	
Within fire doors	Removal of door furniture or inspection hole created with appropriate tools	Yes	
Beneath fixed flooring materials	Removal of flooring	Yes	
Beneath carpet or non-fixed flooring	Removal of flooring	No	
Beneath fixed wall claddings/coverings/tiles	Removal of claddings/coverings/tiles	No	
Behind skirtings or door frames	Removal of skirtings or door frames	No	
Beneath or behind furniture	Removal of panels or furniture and inspections holes created with appropriate tools	Yes	
Beneath non-asbestos insulation to pipework or calorifiers	Removal of insulation materials	No	
Beneath non-asbestos external fascias and soffits	Removal of fascias or soffits and inspections holes created with appropriate tools	Yes	
Roof voids	Inspection from the access hatch if no safe access available i.e. flooring boards	Yes	
Inaccessible or locked rooms to which there are no keys available	Intrusive access techniques in liaison with the Person in Control	No	
Work at height where specialist access equipment would be required	Inspection via MEWP or scaffold as appropriate	No	
All areas found within the site boundaries	Inspection of all areas within the site boundaries – except if agreed otherwise with the Co-op i.e. project areas only. See Section 2 – (Introduction) for scope of the survey.	No	

Section 5 - Agreed Survey Exclusions and Caveats

The HSG264 Refurbishment Survey conducted will have accessed and inspected all areas as defined in the scope of the survey, and the Pre-Survey Questionnaire (refer to Appendix C), as far as is reasonably practicable, except where specifically excluded in Section 4 (Survey Scope), referenced as excluded below, and/or detailed in the non-accessed areas section in Executive Summary.

4.2 The following areas, elements and items were excluded from the survey inspections as standard. These exclusions were discussed and agreed with the Co-op prior to commencement of the survey and are classified as specific caveats within this survey report.

4.3 All excluded areas, elements and items must be presumed to contain asbestos.

Any other exclusions that became apparent during the course of the survey have been communicated directly to the Co-op and are detailed in the 'Site Specific Exclusions' section below.

Standard Exclusions:

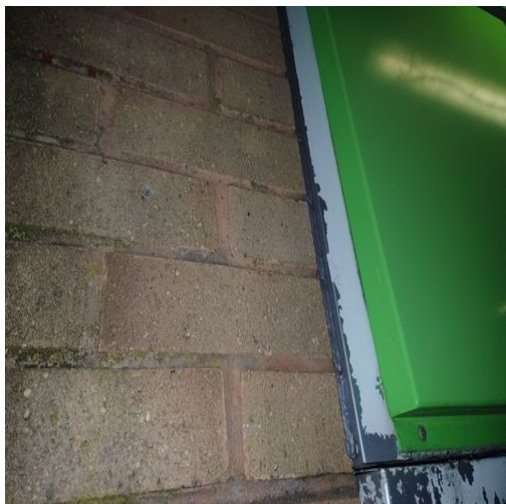
Element	Excluded (Y/N)	Comments
High level areas where specialist access equipment (MEWP, scaffolding) or ceiling fixers would be required.	No	Access to be arranged at a later date at the Co-op's discretion and instruction
ATM	Yes	Specialist ATM key provider required.
Within operational plant and machinery which aren't isolated (with a current isolation certificate available)	Yes	Boilers, calorifiers, and ovens.
Any areas that are not owned or managed by the Co-op	Yes	Electrical substations owned by the DNO.
Any areas that are unsafe to access or have current access restrictions in place	Yes	Confined spaces or areas with structural issues
Below external ground surface	Yes	

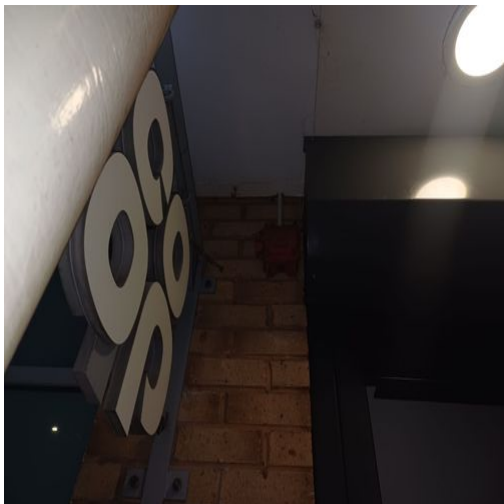
Unless clearly detailed within the report, during this survey there was no access to the internals of live electrical items and limited access below and behind chillers, refrigeration units, display units and fixed furniture. If planned works require access to these locations, an additional targeted R&D survey or watching brief will be required at the point of vacant possession/commencement of works.

Site Specific Exclusions:

All areas not included in the agreed scope are to be excluded from this report

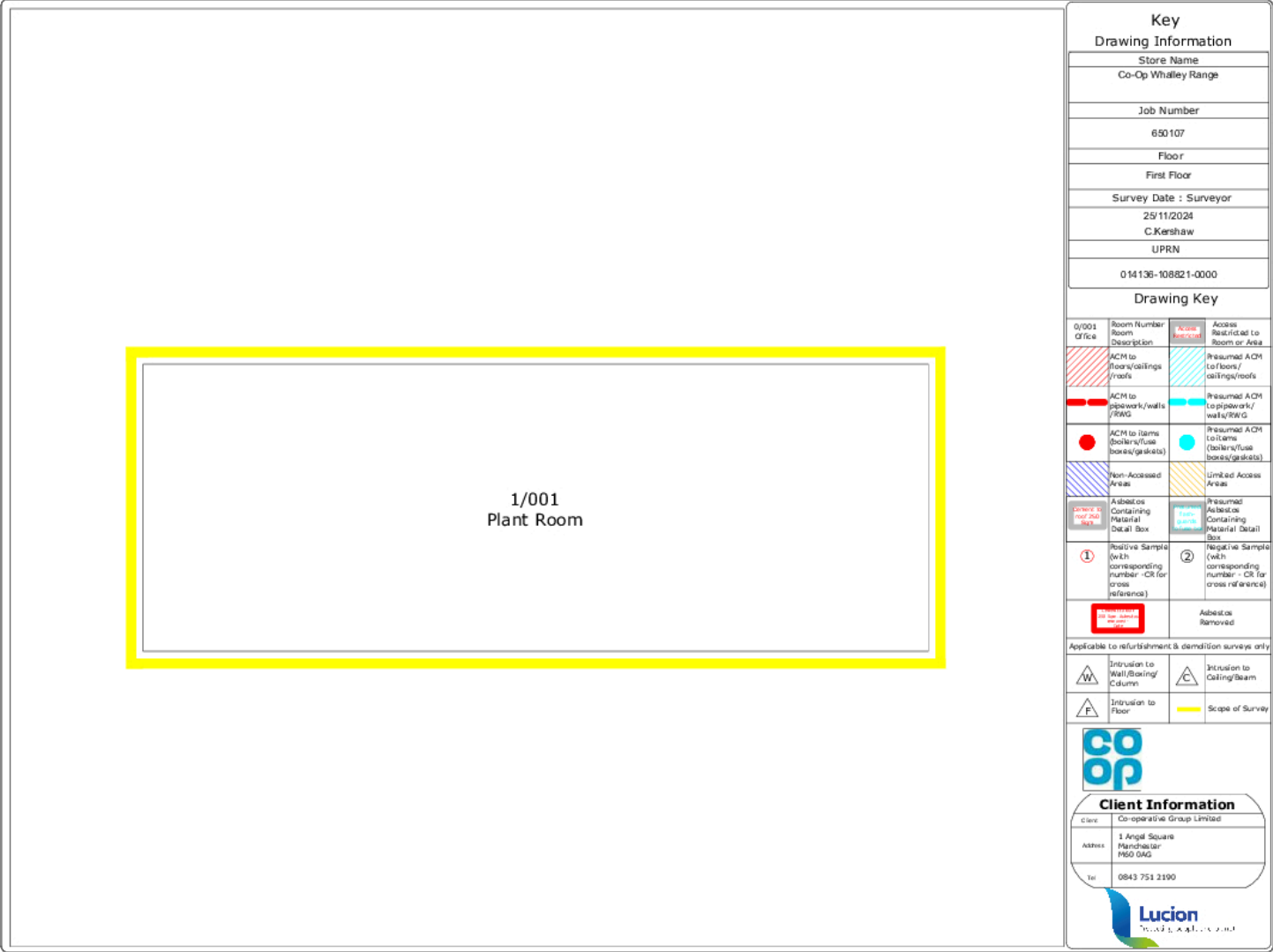
Section 6 - Survey Results

Location	CoOp Whalley Range 999/externals			Floor	External
	Sample Number	650107-1 - Sample			
	Item Description	Mastic seal to coop signage and metal roller shutter boxings			
	Material Description	Mastic			
	Amount/Extent				
	Accessibility	-			
	Condition				
	Analysis				
Asbestos or Non-Asbestos	Non-Asbestos				
Material Assessment Score					
Product Type	Condition	Surface Treatment	Asbestos Type		
Total Assessment Score					
Material Score	Priority Score	-	Total Risk Score	-	Risk Category
Recommended Action					
Surveyor Comments					

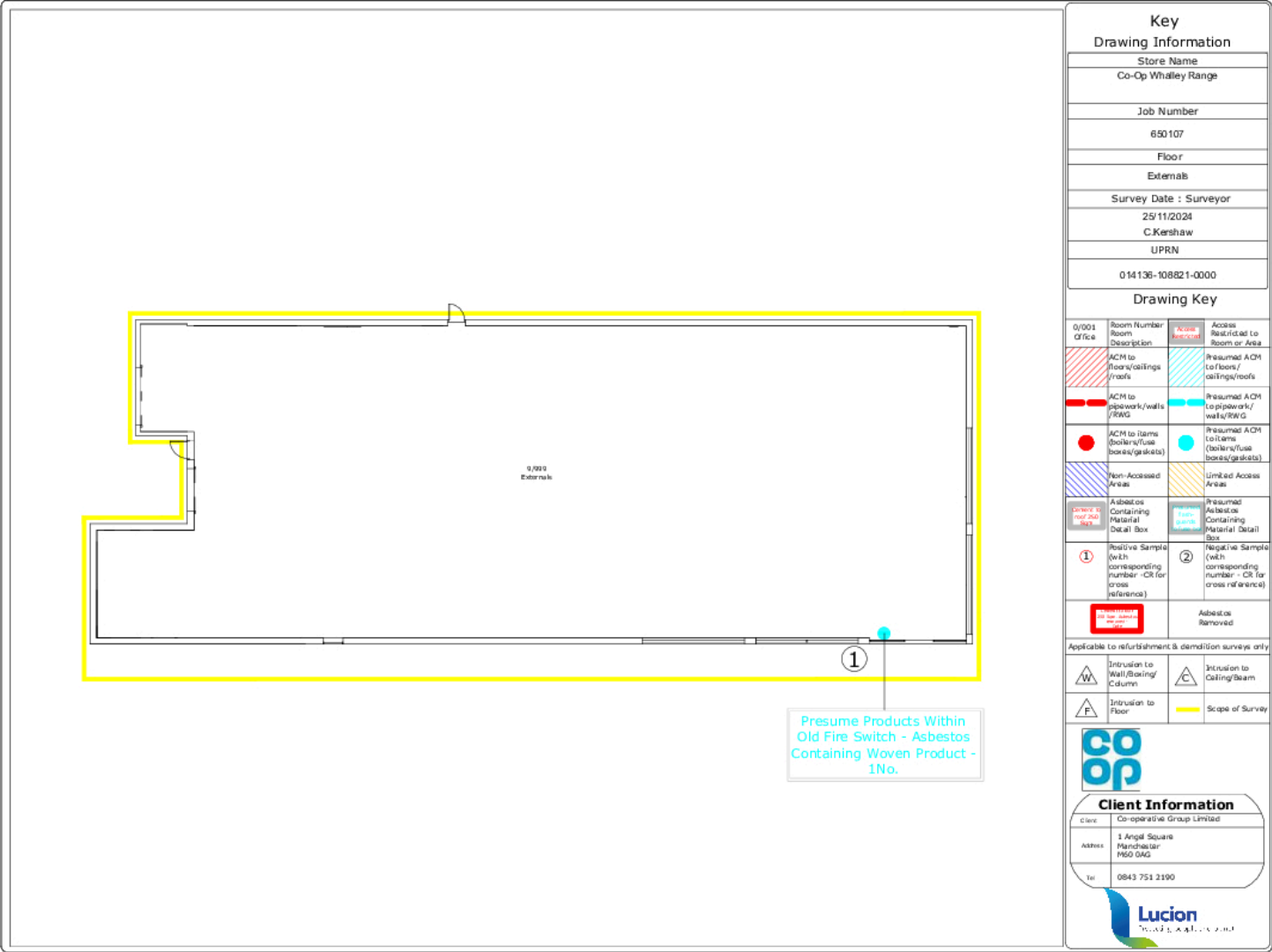
Location	CoOp Whalley Range 999/externals			Floor	External		
	Sample Number						
	Item Description	Products within old fire switch					
	Material Description	Asbestos-containing woven product					
	Amount/Extent	1 No					
	Accessibility	Difficult					
	Condition	Minor Damage					
	Analysis	Presume Chrysotile					
Asbestos or Non-Asbestos	Asbestos						
Material Assessment Score							
Product Type	2	Condition	1	Surface Treatment	0	Asbestos Type	1
Total Assessment Score							
Material Score	4	Priority Score	2	Total Risk Score	6	Risk Category	Very Low Risk
Recommended Action	Plan and implement removal						
Surveyor Comments							

Key Drawing Information			
Store Name			
Co-Op Whalley Range			
Job Number			
650 107			
Floor			
Ground Floor			
Survey Date : Surveyor			
25/11/2024 C.Kershaw			
UPRN			
014136-108621-0000			
Drawing Key			
0/001 Office	Room Number Room Designation	Access Restricted	Access Restricted to Room or Area
	ACM to floor/ceilings roofs		Presumed ACM to floors/ ceilings/roofs
	ACM to pipe/work/walls FRGG		Presumed ACM to floors/ walls/FRGG
	ACM to items boilers/fuse boards/gaskets		Presumed ACM to items boilers/fuse boards/gaskets
	Non-Accessed Areas		Limited Access Areas
	Asbestos Containing Material Detail Box		Presumed ACM to items Containing Material Detail Box
	Positive Sample (with corresponding number - OR for cross reference)		Negative Sample (with corresponding number - OR cross reference)
	Asbestos Containing Material Detail Box		Asbestos Removed
Applicable to refurbishment & demolition surveys			
	Intrusion to Wall/Boxing/ Culmination		Intrusion to Ceiling/Beam
	Intrusion to Floor		Scope of Survey
Client Information			
Client	Co-operative Group Limited		
Address	1 Angel Square Manchester M60 0AG		
Tel	0843 751 2190		

A4-Plan_650107_Co-op-Whalley-Range-1.jpg



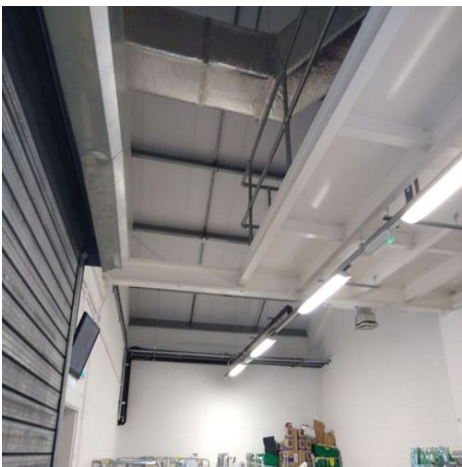
A4-Plan_650107_Co-op-Whalley-Range-2.jpg

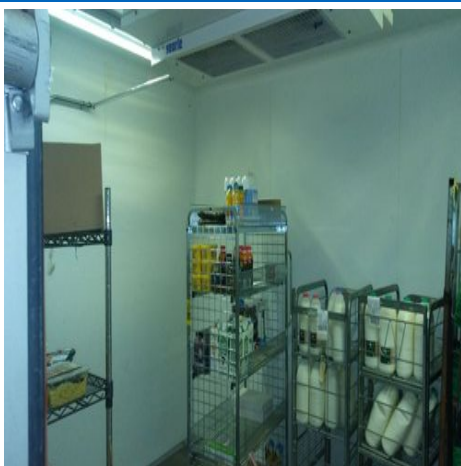


Section 8 - Room/Area Information

This section contains comprehensive survey information for all the rooms and areas accessed during the survey inspections – including construction materials. Rooms and areas not accessed during the survey are detailed in the

Executive Summary.

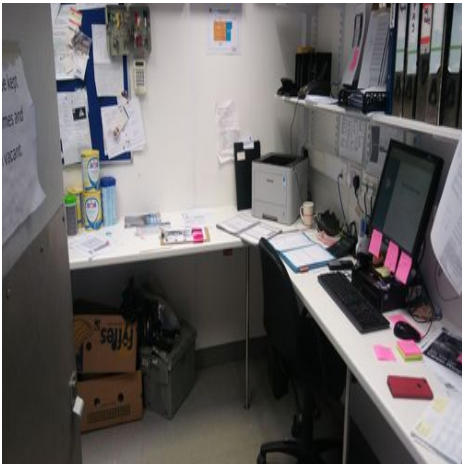
Location	CoOp Whalley Range 001/ Loading Bay	Floor	0
Room Information			
		General Comments	
		General observations-Ceiling metal, duct insulation mmmf, walls brick/breeze block/timber, pipe insulation foam, wall panels timber, ceramic floor tiles to concrete floor beneath modern sheet vinyl, ductwork metal, cable trays metal, roller shutter metal., General observations-Previously NAD sampled panels above breeze block wall and to apex of ceiling	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

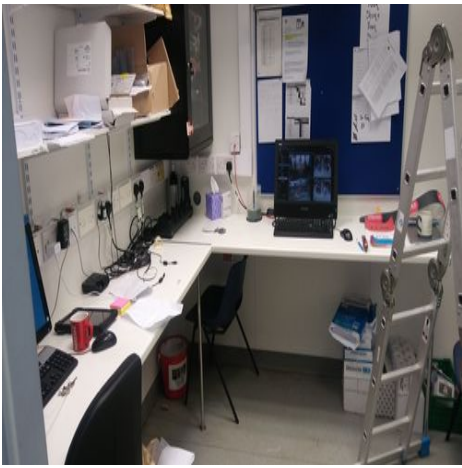
Location	CoOp Whalley Range 002/Chiller	Floor	0
Room Information			
		General Comments	
		General observations-Ceiling metal, walls metal, floor stone tiles to concrete floor.	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 003/ Staff Room	Floor	0
Room Information			
		General Comments General observations-Ceiling plasterboard, walls timber, ceramic floor tiles to concrete floor beneath modern sheet vinyl, door and frame wood, breeze block wall,, Sink pad-Previously sampled NAD bituminous product	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

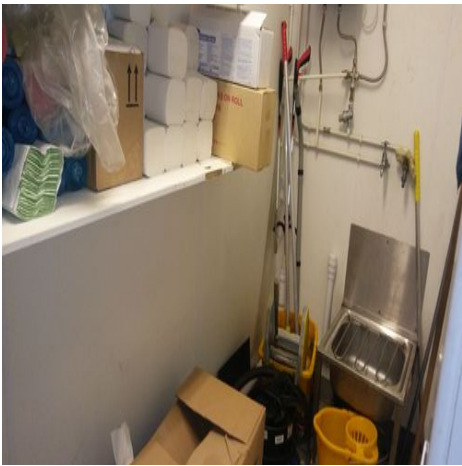
Location	CoOp Whalley Range 004/ Female Colleague WC	Floor	0
Room Information			
		General Comments General observations-Ceiling plasterboard, walls ceramic tiles, floor modern sheet vinyl, wall panels timber, toilet cistern plastic, pipework insulation foam, plasterboard and breeze block walls, ceramic tiles to concrete floor beneath modern vinyl, door and frame wood.	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

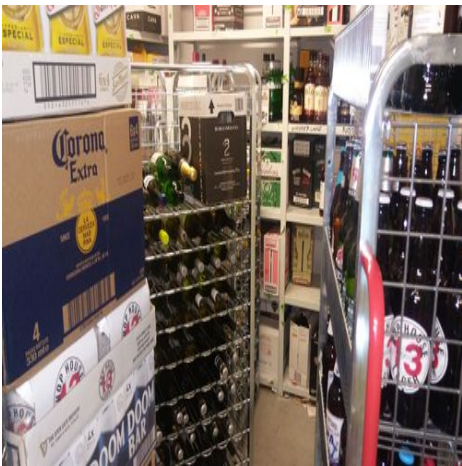
Location	CoOp Whalley Range 005/ Male Colleague WC	Floor	0
Room Information			
		General Comments General observations-Ceiling plasterboard, walls ceramic tiles, floor modern sheet vinyl, wall panels timber, toilet cistern plastic, pipework insulation foam, walls plasterboard, ceramic floor tiles to concrete floor beneath modern vinyl, door and frame wood.	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 006/ Management Office	Floor	0
Room Information			
		General Comments General observations-Ceiling timber/plasterboard, suspended ceiling tiles plasterboard, walls timber, safe modern, ceramic floor tiles to concrete floor beneath modern sheet vinyl, door and frame wood.	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 007/ Office – General	Floor	0
Room Information			
		General Comments General observations-Ceiling timber/plasterboard, suspended ceiling tiles plasterboard, walls timber, safe modern, ceramic floor tiles to concrete floor beneath modern sheet vinyl, modern silicone residues to breeze block wall, ceramic wall tiles to breeze block wall, door a	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 008/ Store Room	Floor	0
Room Information			
		General Comments General observations-Ceiling metal, duct insulation mmmf, walls timber, suspended ceiling tiles plasterboard, ceramic floor tiles to concrete floor beneath modern sheet vinyl, columns and beams metal, framework wood, fire blanket modern, pipework metal and plastic, General observations-Pipe lagging foam, cable trays metal, vermiculite panels above breeze block wall	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 009/ Cleaner's Area	Floor	0
Room Information			
		General Comments General observations-Ceiling metal, walls timber, suspended ceiling tiles plasterboard, ceramic floor tiles to concrete floor beneath modern sheet vinyl, water heater modern, modern insulating wall panel to breeze block walls	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

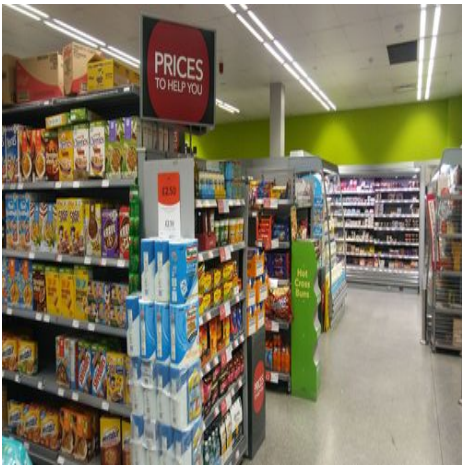
Location	CoOp Whalley Range 010/ Secure Stock Room	Floor	0
Room Information			
		General Comments General observations-Ceiling metal/timber, walls timber, suspended ceiling tiles plasterboard, floor modern sheet vinyl, modern insulated wall panelling	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 011/ Bakery	Floor	0
Room Information			
		General Comments General observations-Ceiling metal, suspended ceiling plasterboard, walls timber and plasterboard, suspended ceiling tiles plasterboard, ceramic floor tiles to concrete floor beneath modern sheet vinyl, columns and beams metal, framework wood, fire blanket modern, pipework me, Sink pad-Bituminous product, General observations-Pipework metal, modern sink pad	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 012/Freezer	Floor	0
Room Information			
		General Comments General observations-Ceiling metal, walls metal, floor metal	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 013/ Plant Room	Floor	0
Room Information			
		General Comments General observations-Ceiling metal, walls breeze block/brick, floor concrete, electrics modern, pipe insulation foam, Packing to expansion joints-Insulating board	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 014/ Electric Cupboard	Floor	0
Room Information			
		General Comments General observations-Walls brick/plasterboard, floor stone tiles, electrics modern, plasterboard ceiling, wall expansion joint non suspect fibreboard	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 015/ Sales Floor	Floor	0
Room Information			
		General Comments General observations-Ceiling metal, duct insulation mmmf, walls breeze block and plasterboard, suspended ceiling tiles plasterboard, columns and beams metal, fire blanket modern, pipework metal and plastic, pipe lagging foam, cable trays metal, General observations-Ducting metal, air conditioning units modern, roller shutters metal, walls timber, Floor below chiller cabinets and shelving-No access, General observations-Floor poured resin, and ceramic floor tiles to subfloor concrete	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	Floor below chiller cabinets and shelving-No access - Physically restricted space		

Location	CoOp Whalley Range Plant Room	Floor	1
Room Information			
		General Comments General observations-Ceiling metal, walls brick, floor metal, ducting metal, pipe insulation foam, flue metal, modern mastic to ducting joints, plasterboard boxing with no suspect materials observed.	
Asbestos Presumed	-		
Asbestos Identified	-		
Access Limitations	-		

Location	CoOp Whalley Range 999/externals	Floor	External
Room Information			
		General Comments	
		General observations-Walls brick, soffits metal, fascia metal, rainwater goods metal, damp proof course plastic, signage metal, canopy to entrance metal, panels to wall metal, air conditioning units modern,, pipework metal and plastic, pipe lagging, limited inspection within, Mastic to expansion joints-Mastic, Mastic seal to coop signage and metal roller shutter boxings-Mastic, Products within old fire switch-Asbestos-containing woven product, Roof tiles-Cement	
Asbestos Presumed	Products within old fire switch-Asbestos-containing woven product - Presume Chrysotile		
Asbestos Identified	-		
Access Limitations	Products within old fire switch-Asbestos-containing woven product - Live service supply		

Appendix A - Bulk Sample Certification Material Test Certificate

This certificate is for the attention of	Gareth Bolton Co-operative Group Limited 1 Angel Square Manchester M60 0AG
Site Address	Whalley Range, Manchester, Greater Manchester, M16 8EE
Sampled Buildings	CoOp Whalley Range
Analyst(s)	Graham Woodward
Analyst signature(s)	<i>G. Udd</i>
Analysis date	Saturday, 30th November, 2024
Approved signatory	Richard Marshall
Approved signature	<i>Richard Marshall</i>
Approval date	Wednesday, 4th December, 2024
Report Rendered on	Wed 4 Dec 2024 @ 11:21:00

Analysis method - In-house method TOP01.02.03 in accordance with HSG 248 - Asbestos: The Analysts' Guide For Sampling, Analysis and Clearance Procedures H.S.E. 2005.

Lucion bear no responsibility for sample collection or sample description related information provided by the client.

Where Lucion Services Ltd has not undertaken sampling; any prior sampling activity is beyond the company's responsibility. Where Lucion Services Ltd has sampled the test material, this has been done in accordance with in-house method TOP01.02.02. Any opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

The results quoted in this report relate to:

1. Samples analysed in accordance with methods described above
2. Samples analysed and not necessarily to the material from which the samples were taken
3. The time during which sampling took place and to the conditions prevailing during that time

The samples referred to in this report will be retained for 6 months unless requested otherwise.

Total Samples	No Asbestos Detected	Asbestos-Containing Samples	Presumed Asbestos Items
1	1	0	1

Fibre Identification Analysis Results

Sample No.	Analysis Date	Building	Level	Location	Item / Product Examined	Material Description	Analyst Comments	Fibre Identification
650107-1 - Sample	2024-11-30	CoOp Whalley Range	External	999/ externals	Mastic seal to coop signage and metal roller shutter boxings	Mastic		NAD

Appendix B - Survey Methodology and Algorithm

Survey Methodology:

There are three types of survey defined within HSG264 as detailed below:

Management Survey	A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials in the site which may be damaged or disturbed during normal occupation of routine maintenance activities.
Refurbishment Survey	A refurbishment survey is required prior to refurbishment works being undertaken. This type of survey is used to locate and describe, as far as reasonably practicable, all asbestos containing materials in the area(s) where the refurbishment work will take place.
Demolition Survey	A demolition survey is required prior to demolition works being undertaken. This type of survey is used to locate and describe, as far as reasonably practicable, all asbestos containing materials in the building, or parts of the building, to be demolished. The survey focuses on the structural components of the building.

The survey was undertaken in accordance with the requirements of HSG264 Asbestos: The Survey Guide, HSG248 Asbestos: The Analysts' Guide and Lucion Environment Ltd.'s documented methods.

- TOP01.01 - Asbestos Surveying
- TOP01.02.02 - Asbestos Bulk Sampling
- TOP01.02.03 - Bulk Fibre Identification

Reasonable Skill and Care

Although all survey areas that have been examined are reported in accordance with HSG 264 and documented in house procedures (for the specified survey type) and all reasonable skill and care has been exercised by the surveyor in doing so, it must be realised that no survey can reasonably guarantee beyond doubt that all asbestos containing materials have been located. Reasons for this limitation may include health and safety issues, reasons of practicality, non-access to live equipment and dangerous or contaminated environments or risk of unsafe levels of damage being inflicted on the survey area amongst others, or the location of the material being outside the investigative scope of the survey type undertaken.

Non-asbestos Materials - A Reasoned Argument

All items examined by the surveyor at the time of the survey are listed in the inspection detail of this report. This detail includes those items believed by the surveyor not to contain asbestos and an appropriate categorisation of their material composition is given. Employing this rationale the surveyor can use experience and judgement to form a reasoned argument that there is evidence to suggest that the material may not contain asbestos. Periodically "non-asbestos" building materials may be sampled by way of a method control to further support the surveyor's argument. These materials do not bear any risk assessment detail.

Materials Presumed to Contain Asbestos

If the surveyor feels that a reasoned argument against a material containing asbestos cannot be formed, the item in question may be presumed to contain asbestos. This may include, but is not restricted to, areas where access cannot be gained. This scenario attracts the designation "P" in the sampling strategy column of the "Survey Inspection Detail, Sample Test Report and Risk Level Assessment Report" table within this report.

Materials Strongly Presumed to Contain Asbestos

In the case of a material or materials being encountered that the surveyor suspects, following visual assessment, as containing asbestos but cannot be sampled for reasons of practicality, that material is strongly presumed to contain asbestos. An assessment (where possible) of the material's extent and condition is made. Nota bene: as no definitive assessment of asbestos fibre type contained in the material may be made, this portion of the priority score is based on a strongly presumed worst-case scenario of fibre type commonly contained in the material concerned. This scenario attracts the designation "SP" in the sampling strategy column of the "Survey Inspection Detail, Sample Test Report and Risk Level Assessment Report" table within this report.

Sampling of Materials

If access to the material permits, a representative sample of the material is taken according to the "sampling strategy". An assessment (where necessary or possible) of the material's extent and condition is made. As no practical sampling strategy can be assured as being entirely representative of the circumstances encountered during surveying, care should be exercised when interpreting results. That is to say that if works are planned that may cause disturbance or require the removal of asbestos containing materials, implementation of a more intense sampling regime may be desirable.

Floor slab - The term "floor slab" can constitute a floor to any level and is not just limited to the ground floor. These areas have not been intrusively inspected to any particular depth. An inspection has been carried out as far as practicable which may have involved the scraping of any superficial top layer but this does not constitute as a full depth intrusive inspection of the slab. Should this level of inspection be required for future works then specialist heavy engineering drilling tools will be required to be used followed by a further specific survey to this area on completion.

Material Cross Referencing

In the event of a suspect material being encountered with a frequency that does not permit repeated re-sampling on the grounds of practicality, the surveyor may cross reference this item with one that has already been sampled. To do this the surveyor will ensure that the material is identical in nature (through examining visual appearance e.g. colour) to that of the material to which it is referenced. Nota bene: as no definitive assessment of asbestos fibre type contained in the material may be made, this portion of the priority score is strongly presumed as being the same as that of the material from which it is cross referenced.

Asbestos Removal

It should be noted that this report is not intended to be used as a bill of quantities for the removal of asbestos containing materials; it purely provides support. Extents and quantities recorded during the survey have been estimated to the best of the surveyor's ability, however, these shall require verification and accurate measurement prior to removal of the asbestos containing materials through production of an appropriate Technical Specification and Scope of Works. These documents can be prepared by Lucion upon request.

Operational Buildings

The inspection and testing will be conducted to minimise any disruption to the occupiers as far as practical. To this end, the building or area undergoing survey should be unoccupied in order to minimise risk to employees or members of the public on the premises. Ideally, the building or area will not be in use and all furnishings will have been removed. It should be noted that occupied or operational buildings may place certain restrictions on the scope of the survey in respect of intrusive access and sampling strategy, for example it will not be possible to inspect behind a ceiling which is a known or suspected ACM, and that it may prove impossible to adequately investigate all areas of the property at the time of the initial survey. Where this is the case it may be required to undertake additional surveys or inspections immediately prior to the proposed refurbishment or demolition works at a time and cost agreed with the client. Aspects of these additional inspections, e.g. penetration of known ACMs, may also require the services of a Licensed Asbestos Removal Contractor and notification of the work to the Enforcing Authority. It is the client's responsibility to ensure that the information provided in the survey is adequate and relates to their requirements.

Dust Sampling

The survey may include taking dust samples from areas where contamination is suspected to be present due to visible signs of damage to asbestos containing materials or signs of previous unsatisfactory asbestos removal works but does not include random dust sampling where there is no apparent source of asbestos.

Stored, portable and random use

Unless specifically identified within the report, no responsibility can be accepted by Lucion for non-systematic or random use of asbestos within the property or in contrast to the products and uses as detailed in HSG264 Appendix 2, for example adhoc use of packers in cavities (wall, floor, ceiling). Not only are these items small, but their occurrence is sporadic and they may only become visible once complete sections of wall, floor or ceiling are removed during demolition or refurbishment. In addition, unless specifically identified within the report, no responsibility can be accepted by Lucion, for stored or portable items of asbestos.

During the course of the survey inspections, Lucion Services Ltd. have assessed the risk posed by each asbestos

containing material and presumed asbestos containing material identified and assigned risk scores associated with the material's ability to release fibres if disturbed (Material Risk Score as per HSG264) and the likelihood of the material being disturbed based on its position and location (Priority Risk Score as per HSG227 A Comprehensive Guide to Managing Asbestos in Premises).

Material Risk Assessment:

In the material assessment process, the main factors influencing fibre release are given a score which can then be added together to obtain a material assessment rating. The four main parameters which determine the amount of fibre released from an ACM when subject to disturbance are:

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

See Tables 1 and 2 in this section for the Material Risk Assessment and Accessibility Criteria.

Each parameter is scored between 1 and 3. A score of 1 is equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed asbestos containing materials are scored as crocidolite (i.e. score = 3) unless there is strong evidence to suggest otherwise.

Materials with assessment scores of 10 or more are rated as having a high potential to release fibres, if disturbed. Score of between 7 and 9 are regarded as having medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres. Non asbestos materials are not scored.

All asbestos containing materials identified within this report contain a material risk assessment score.

Priority Risk Assessment:

The material risk assessment identifies the high risk asbestos containing 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 Priority Risk Assessment.

The Priority Risk Assessment process is detailed in HSG227: A Comprehensive Guide to Managing Asbestos in Premises. It is the responsibility of the 'duty-holder' and/or Person in Control of the site to compile the Priority Risk Assessment Score as the person(s) with a detailed knowledge of the use of the site and the maintenance activities conducted within. The Co-op have a defined priority risk assessment matrix for specific rooms and areas in its Food Retail Estate. Asbestos surveying organisations are requested to utilise this matrix unless there is a reason to update the risk assessment score to be more reflective in certain circumstances.

The priority risk assessment algorithm takes account of the following factors:

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

See Table 3 in this section for the Priority Risk Assessment Score and Algorithm.

Total Risk Scores*:

**The interpretation of PRA scores in to a level of risk is not described in HSG227 and is therefore outwith our scope UKAS of accreditation.*

The scores from the Material Risk Assessment (i.e. the fibre release ability of the asbestos containing material or presumed asbestos containing material) are added to the scores of the Priority Risk Assessment (i.e. the likelihood of disturbance) to give the overall risk assessment - the Total Risk Score. The Total Risk Score should be used to establish the priority for those asbestos containing materials needing remedial action and the type of action that will be taken. There are numerous remedial actions available as detailed in the 'Recommendations' section below.

The total risk score can be assigned to a risk category as detailed:

- **High Risk** - Total Risk Score of 19-24
- **Medium Risk** - Total Risk Score of 13-18
- **Low Risk** - Total Risk Score of 9-12
- **Very Low Risk** - Total Risk Score of 8 or less

Recommendations:

Lucion Services Ltd. survey team have provided a management recommendation for each asbestos containing material and presumed asbestos containing material identified and this is based upon the total risk score, the condition of the material and its location. Recommendations are subjective and are made at a specific point in time. Please be aware that there may have been further changes in either site use or the nature and condition of the asbestos containing materials since the assessment and these could invalidate the original recommendations.

Recommendation can range as follows:

- Manage in situ and re-inspect regularly
- Plan and implement encapsulation
- Plan and implement enclosure/encasement
- Plan and implement repair
- Plan and implement removal
- Restrict access immediately and plan abatement works

Please note that for Refurbishment or Demolition Surveys, the recommendation will default to 'remove' as there is the assumption made that any asbestos containing material or presumed asbestos containing material in the 'project areas' will be disturbed during the works. A secondary management recommendation will be provided to allow the material to be appropriately managed in the intervening period between identification and project work taking place, or in the event that the material is to be retained in situ.

The Co-op have indicative time-scales set for the completion of remedial actions dependent on the risk associated with the asbestos containing materials. Where it is not possible to complete actions within these time-scales then alternative means of managing the risk will be put into effect. The indicative action time-scales are detailed as follows:

Total Risk Score	Risk Category	Action Time-scales
19-24	High Risk	Within 3 months
13-18	Medium Risk	Within 6 months
9-12	Low Risk	Within 9 months
8 and less	Very Low Risk	Within 9 months

Premises Asbestos Management Plan:

The Co-op will utilise the information contained within this survey report to develop or update the Asbestos Management Plan for the site. The Asbestos Management Plan is essentially the blueprint for how asbestos containing materials and presumed asbestos containing materials are managed within the site in order to keep occupants and visitors safe from asbestos risks. The Plan contains the latest asbestos register and action plan and details the roles and responsibilities of site management and other key parties for the safe management of asbestos containing materials. Asbestos emergency arrangements are also detailed within the Plan.

The primary purpose of the Asbestos Management Plan is to prevent, or reduce, the risk of exposure and the consequential potential ill health. If exposure is under control, then the Plan will be doing its intended job.

Bulk Sample Analysis:

The analysis of any bulk samples taken by Lucion Services Ltd. during the course of the asbestos survey process have been analysed in a UKAS accredited laboratory (ISO/IEC 17025 General requirements for the competence of testing and calibration laboratories). The analysis of the samples collected, and the subsequent reporting, has been carried out in accordance with HSG248 Asbestos: The Analysts' Guide for Sampling, Analysis, and Clearance Procedures and Lucion Services Ltd's in house documented methods. If applicable, the bulk sample certification is included in Appendix A.

References to 'No Asbestos Detected' in the certification means that the analysis of the relevant sample has identified

organic fibres, man-made mineral fibres (MMMF), or that no fibres were found in the sample mass.

Table 1 - Material Risk Assessment (HSG264 Appendix 4):

Sample Variable	Score	Example of Scores
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).
	2	AIB, mill-boards, 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 board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, 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	Amphibole asbestos excluding crocidolite
	3	Crocidolite

Table 2 - Accessibility Classifications*:

**The Accessibility Classifications detailed in Table 2 and used within this report, are not described in HSG264 or HSG227 and therefore any reference is outwith our scope UKAS of accreditation and on a subjective basis.*

Rating	Definition
Easy	ACM is not obscured and can be easily reached/accessed without the need for access equipment.
Medium	ACM is obscured by building materials that are easy to remove for access (ceiling tiles or riser access panels) or can only be accessed from standard step ladders.
Difficult	ACM is obscured by fixed building materials that are difficult to remove for access or can only be accessed by specialist access equipment.

Table 3 - Priority Risk Assessment (HSG227 Appendix 3):

Assessment Factor	Score	Example of Score Variables
Normal occupant activity	0	Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity) High levels of disturbance (e.g. fire)
	1	
	2	
	3	
Likelihood of disturbance	0	Outdoors
	1	Large rooms or well ventilated area

Assessment Factor		Score	Example of Score Variables
		2	Rooms up to 100m ²
		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 or gaskets)
		1	≤10m ² or ≤10m pipe run
		2	<10m ² to ≤50m ² or <10m to ≤50m pipe run
		3	<50m ² or <50m
Human exposure potential	Number of occupants	0	None
		1	1 - 3
		2	4 - 10
		3	<10
	Frequency of use of area	0	Infrequently
		1	Monthly
		2	Weekly
		3	Daily
	Average time area is in use	0	<1 hour
		1	<1 hour to <3 hours
		2	<3 hours 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 disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
	Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
		1	≤ 1 per year
		2	<1 per year
		3	<1 per month

Appendix C - Pre-Survey Questionnaire

The Pre-survey questionnaire can be downloaded by clicking the following link:

- PSQ Document [https://file.lucion.co.uk/5067535/Co-op-Whalley-Range-PSQ.pdf?Expires=34239705962&Signature=MLPgo4qXIX7hfwTiU~SeuMHWv50zSe06vOgFeaX-XDPSyMmo98T3z5ycVQrqSREclZXXIzWqRzvVBmYMeSh~rkssbUlet~R7jXqt4t~KZUdWri9fjBLNw-lpvKr6XxUTzJFqLVwmlumn5HTQQ8E6frzhYYfKRLg6Vr1w76woqgez3L3WDg4g1wSdx7hmTNPIXly1lco3LCDbX7eN0IU-GHA1UDTdZmfU74-Jv8KNAGQkMskrnAVXeYKpwaiH-bX6zkhPTmfsUh-Ui8r8PH1lulX4q9DZJyBiAh1X-7HvsBAMP7agJ4QA__&Key-Pair-Id=KX5MDEF07FGM0] .

Alternatively, the embedded version can be viewed below.



Please complete all sections of this questionnaire to the best of your knowledge and sign the declaration before submitting the details back to the asbestos consultants via email.

1. Site Details – Please complete all details requested below

Site Details	Site Name: Whalley Range Site UPRN: 014136-108821-0000	Address: Whalley Range, Manchester, Greater Manchester, M16 8EE
Site Contact Details	Name: Scott (Store Manager)	Tel: 0161 342 0949 E-mail: tbc
Building Details	Large single storey store. High ceiling void. Only one presumed ACM. Store is relatively modern construction.	

New Build – Whole property, including all surrounding grounds, buildings and structures? If not all areas are to be surveyed please indicate this as a ‘Partial Survey’ and detail specific requirements in the space provided.	Y / N
Refit - Whole property, including all surrounding grounds, buildings and structures ? Where the site or premises is operational or to remain operational after the survey access should be gained as far as reasonably practicable without causing damage to the shop floor that would impact trading.	Y / N
Pioneer – External of the property to include all signage, doorways, windows, canopies ,soffits, fascia’s, DPC, Roofline	Y / N
Communal areas – limited survey of property to include only public access/service areas within the building (does not include privately occupied offices/shops/flats etc)	Y / N
Partial Survey – Defined by Co-op Project / Construction Manager or Managing Agent – If ‘Yes’ please detail below or attach relevant documents detailing the scope of the works	Y / N
Detailed Scope of Survey The store is due to be downsized with a new entrance being formed to the left-hand side of the current entrance. A dividing wall is to be installed and the RHS portion of the store to be stripped out ahead of sub let. Externals: - Removal of co-op branding from area of sublet - Door shutters to be retained but window shutters to be replaced - Gutters to be cleaned and painted - Paving repairs - New entrance door to be installed on front elevation to LHS of existing - New external ATM to be installed - Side doors to be blocked up and new soham door installed - Fence and ladder to be removed from plant area - External metal cladding to be checked behind – damage is permitted. - Downpipe boxing to be checked	

- Landscaping and minor repairs to rear carpark

Shop floor:

- Ceilings to be replaced
- Dividing wall to be installed
- Checking flooring down to slab in discreet locations
- Internal decs

All ground floor back of house areas:

- Full refurbishment survey to be undertaken to all rooms as room layout maybe subject to remodelling
- New cold rooms to be installed
- Floor coverings to be checked down to slab
- New plant to be installed on mezzanine area
- Bakery to be moved into rear office area
- Toilets to be decorated
- Existing bakery to be removed

Additional:

- Tower scaffold required for high level access – access required upto approx. 5m
- BOH areas to be surveyed whilst store is trading and sales floor to be completed after 10pm

-

2. Scope of survey required - Please indicate the extent of the survey(s) required within the defined properties



Site Revisit Required to Complete Survey at Vacant Possession – Defined by Co-op Project / Construction Manager or Managing Agent – If 'Yes' please detail below or attach relevant documents detailing the reasons for further site attendance to facilitate survey update.	Y / N
--	--------------

3. Extent of damage – Please determine the level of access that is acceptable during the refurbishment survey and indicate if you require the asbestos consultant to make good damaged areas (making safe will cover areas of damage but will not be returning the area of damage to its previous state). . **If you are prepared to accept the level of damage associated with a suitable and sufficient assessment please tick all three boxes.** Please remember that refurbishment surveys are highly invasive and destructive.

Access Required	Description of expected damage	Access Acceptable	Making Safe Required
Full Intrusions – Large holes in false walls ceilings etc	Will involve Intrusions that if repairs are required may need re-installation of new plaster boarding. Required to ensure that all voids spaces within the property are fully inspected. Full Intrusions must be undertaken where properties are to be demolished. Only advised for refurbishment where building elements are going to be removed or replaced. Please confirm that you are happy that this level of intrusions may be incurred during the survey and whether making safe is required (making safe will cover areas of intrusions but will not be returning the area of intrusions to its previous state).	Y / N	Y / N
Medium Intrusions – small holes in false walls ceilings and intrusions/access below flooring etc	Will involve breaking through small areas within walls/ceilings and intrusions/access below flooring etc which will generally be repairable without the need for full replacement. Ideal for most refurbishment surveys where areas are not to be re-occupied during or immediately following the completion of the survey. An external plasterer will be required to fix intrusions created during the survey. This level of access may result in limitations to how well the asbestos consultant can view the internal areas Please confirm that you are happy that this level of intrusions may be incurred during the survey and whether making safe is required (making safe will cover areas of intrusions but will not be returning the area of intrusions to its previous state).	Y / N	Y / N
Low Intrusions – small drilled intrusion points	Will involve careful drilling of intrusion holes to allow insertion of boroscope piping to visually inspect closed voids. This is suitable where re-occupation is required directly following the completion of the survey. The Asbestos Consultant will make good areas of intrusions using tape/filler only. This level of access may result in limitations to how well the Asbestos Consultant can view the internal areas and may also result in increased surveying time being required. Please confirm that you are happy that this level of intrusions is acceptable and whether making safe is required (making safe will cover areas of intrusions but will not be returning the area of intrusions to its previous state).	Y / N	Y / N

4. Additional Information Required – Please confirm the following and as required indicate where the necessary information is being made available to the Asbestos Consultant:-

Existing Building Plans available– If possible these should be provided in CAD	Y / N
Information regarding any previous building refurbishments/extension and demolition works on site.	Y / N
Are there any special arrangements to access areas required as part of the survey(s) to be undertaken? E.g. secure rooms, morgues, etc... Where Yes please detail and provide reference to those who should be contacted to arrange additional access if required.	Y / N
Project scope including cabling/ ductwork/ M&E details available and being provided?	Y / N
Previous survey information?	Y / N
Proposed Building Plans and Architectural information provided?	Y / N
Verbal instructions to be provided on site by client representative and site sign in procedures,	Y / N
Hazard Information and PPE Requirements provided?	

5. Access – Please consider the following questions and then confirm the following access arrangements for the requested surveys.

Please feel free to contact the Asbestos Consultant to discuss any of the issues detailed below in more detail prior to completing this section.

Potential Access Limitations	Considerations	New Build	Refit	Pioneer	Communal	Partial
A Access above 3m?	Where access above 3m is required to facilitate ongoing works please provide confirmation of this to ensure that the asbestos consultant attends with the correct access provisions in place. Please also confirm whether access is to be provided by the Asbestos Consultant or will be made available on site by the Co-op or Main Contractor. Please consider external high level access and whether this will have an impact on the roads around the property	☐	☐	☐	☐	☐
Where high level access is required please give details of the maximum height to which the Asbestos Consultant will require to access based on known canopy or ceiling heights:		Max heights (m): 5m				

B	Electrical Installations	Electrical Installations include switchgear and meters. These will required to be isolated during any inspections	☐	☐	☐	☐	☐
C	Plant / Machinery	Electrical isolations to access behind or within items such as Fridges, Kitchen Equipment, Air Conditioning Units, Plant, chillers etc ...	☐	☐	☐	☐	☐
D	ATM's	This will require specialist access to the ATM are and installation	☐	☐	☐	☐	☐
E	Gas Installations	Gas Installations include meters, boilers, etc..... These will required to be isolated during any inspections	☐	☐	☐	☐	☐
F	Lift Shafts/Lift Motoring	Isolation of Lift Shafts and Safe Access will need to be established	☐	☐	☐	☐	☐
G	Confined Spaces	In order to guarantee access within confined spaces, the Asbestos Consultant will need specialist access equipment available and trained personnel on site to ensure access can be made safely. Please confirm if you wish the Asbestos Consultant to access these areas. Please only tick these boxes where you know that confined spaces exist within a property and require to be accessed.	☐	☐	☐	☐	☐
H	Under Carpets / Fitted Flooring	Where carpets and fitted flooring is accessed beneath it may not be possible to return to its original state.	☐	☐	☐	☐	☐
I	Above Suspended Ceilings	Where access is required to suspended ceilings this will involve either removing ceiling tiles or cutting into plasterboard ceilings. These areas may not be returned to their previous condition	☐	☐	☐	☐	☐
J	Behind External Signage	Where external signage is present this should be investigated fully also considering any areas that may be	☐	☐	☐	☐	☐

		required as fixing points or areas that would be disturbed as part of replacing signage such as overhanging canopies, etc...					
K	Roof Voids	Where roof voids are required to be accessed crawl boards may be required to gain sufficient access	☐	☐	☐	☐	☐
L	Partition Walls / Voids	Where access is required to partition walls and voids this will involve cutting into plasterboard walls and voids. These areas may not be returned to their previous condition	☐	☐	☐	☐	☐
M	Floor Voids	Access to floor voids may require cutting into the floor void to provide access and the area may not be able to be returned to a useable state without re-instatement	☐	☐	☐	☐	☐
N	Other Concessions on site	Where other concessions on site are required to be accessed such as Greggs, Costa Coffee, Post Offices, etc... these will require additional planning to ensure access is available	☐	☐	☐	☐	☐
O	All areas should be unoccupied at the time of the survey. Do you confirm that this is acceptable and will be facilitated?	Y / N	If Yes this may involve making specific arrangements to access the property to conduct the survey out of hours or for parts of the premises to be vacated during the survey for H&S purposes. Co-op do not permit intrusive surveys being conducted in occupied premises				
Please detail in this box any additional access and contact requirements required such as guarded access, out of hours contacts etc....:							
Accepted Limitations to the Scope of the Survey – which should lead to a survey revisit to complete the survey prior to works - or watching brief when works commence in areas that couldn't be fully and thoroughly surveyed prior to works commencing i.e. below and behind refrigeration equipment. All parties must agree and sign up to these survey limitations as part of the survey scope and agree a process to effectively close out residual risks before works commence.							

6. Declaration – Please sign to confirm the above information to be true

Please detail any further information to facilitate the required survey and outcomes:



The information for the requested survey work submitted above is accurate to the best of my knowledge and I accept that any limitations not detailed above encountered on site may result in the survey not meeting the requirements of the ongoing works leading to programme delays and additional costs

Print:	Rachel Thornton	Sign:	Rachel Thornton
Position/Role:	Construction Manager	Date:	19/11/2025

Appendix E – Format & content of as-built information

Health & Safety File Content Requirements

What the Health & Safety File should contain

The Health & Safety file is defined as a file appropriate to the characteristics of the project, containing relevant health and safety information to be considered during any subsequent project. The file is only required for projects involving more than one contractor.

The file must contain information about the current project that is likely to be needed to ensure Health & Safety during any subsequent work such as maintenance, cleaning, refurbishment, or demolition. When preparing the health and safety file, information on the following should be considered for inclusion:

- a. A brief description of the work carried out.
- b. Any hazards that have not been eliminated through the design and construction processes, and how they have been addressed (e.g., surveys or other information concerning asbestos or contaminated land);
- c. Key structural principles (e.g., bracing, sources of substantial stored energy – including pre- or post-tensioned members) and safe working loads for floors and roofs.
- d. Hazardous materials used (e.g., lead paints and special coatings).
- e. Information regarding the removal or dismantling of installed plant and equipment (e.g., any special arrangements for lifting such equipment).
- f. Health and safety information about equipment provided for cleaning or maintaining the structure.
- g. The nature, location, and markings of significant services, including underground cables; gas supply equipment; fire-fighting services etc.
- h. Information and as-built drawings of the building, its plant and equipment (e.g., the means of safe access to and from service voids and fire doors).

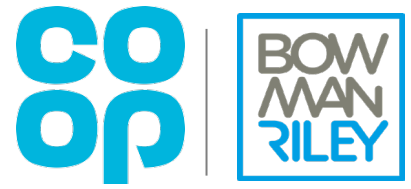
There should be enough detail to allow the likely risks to be identified and addressed by those carrying out the work and be proportionate to those risks. The file should not include things that will be of no help when planning future construction work such as pre-construction information, the construction phase plan, contractual documents, safety method statements etc. Information must be in a convenient form, clear, concise, and easily understandable.

What the Health & Safety file shouldn't contain

Your Health & Safety file should not be 'padded out' with irrelevant information. Information that has no impact on the future safe use of the structure or future construction works. For example, your health and safety file is not required to contain:

- The pre-construction information - although relevant information from the PCI regarding residual risks (for example the asbestos survey if the asbestos is still in place) should be included.
- The construction phase plan, risk assessments, method statements or COSHH assessments from the completed project.
- Details regarding normal operation of the existing structure that have no impact on Health & Safety.
- Construction phase accident statistics - these should be recorded by the principal contractor but have no place in the Health & Safety file.
- It is common practice to contain information on the principal designer, client, and principal contractor - but it is optional to contain details on all the designers, contractors and suppliers used throughout the project.
- Contractual documents should not be contained in the Health & Safety file

Pre- Construction Information



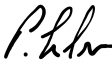
Appendix F – F10 – if applicable

Fire Risk Assessment

Whalley Range



Premises: Whalley Range , 135-141 Withington Road , Whalley Range , Manchester , Greater Manchester , M16 8EE Date of Assessment: 16/09/2024	Report Reference: 102897748 Responsible Person: The Co-operative Group
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EDP Health, Safety & Environment Consultants Ltd. Consultant: Phil Gardner	Signature 
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CONTENTS

Competence of Risk Assessor.....	3
Executive Summary.....	3
Control measures.....	5
Previous Fire Risk Assessment.....	10
Section 1a:Purpose Group.....	10
Section 1b:Occupancy factors.....	10
Section 2a:Sources of ignition.....	10
Section 2b:Combustible materials.....	10
Section 2c:Fire risk assessment.....	11
Section 3:Photographic evidence.....	13
Section 4:Premises information - General.....	17
Section 5:Additional comments.....	18
Section 6:Supplementary information.....	18
Section 7:Disclaimer.....	18

Competence of Risk Assessor

Phil Gardner has a Level 3 NEBOSH Fire Certificate in Fire Safety 2023 and NCRQ Level 3 Managing Safety 2022.

Previously, Phil has gained his Fire Risk Assessment skills and knowledge from self-funded studying and learning to enhance his knowledge background and skills from previous employment which has now placed him in a strong position to continue his career as a Fire Risk Assessor.

Using his previous experience in Phil benefits from being fully conversant with many automatic fire detection systems, training and fire extinguisher products.

Executive Summary

The Assessment was undertaken, in accordance with the general risk assessment principles set out in the the Regulatory Reform (Fire Safety) Order 2005 in order to identify risks that could contribute to ignition or spread of fire, or injury to persons working in or resorting to the premises.

The risk assessment only takes into account the relevant part or parts of the premises and any risk or shortcoming that could affect the lives of any persons employed or 'Relevant Persons' that may lawfully use or transgress through or by the premises.

This report has been produced for The Co-operative Group as a Fire Risk Assessment by EDP Health, Safety & Environment Consultants Ltd., and has been compiled in cooperation and with assistance from the client with regard to access, reference to records and historical information pertaining to the premises as well as the company fire-related policies, premises fire strategy and the emergency plan and procedures. The findings contained in this report are following a visit to the premises, which was conducted on Date of assessment.

Generally there is a good awareness and management of fire safety at the premises, however some findings were identified which require remedial action. Findings included compartmentation Bakery Prep Room issues, Fire door between front and back of house damage and gaps, fire doors not closing effectively, fire door hinges damaged and no longer supporting the fire door. Manual call point missing and signage missing. Oven maintenance certification not provided. Wall heater damage and an emergency lighting fault indicator present. All findings are highlighted within this report and action plan.

Review:

It is recommended that a new Fire Risk Assessment should be undertaken, no later than: 16/9/27

Please be advised that EDP Health, Safety & Environment Consultants Ltd. have been contracted to carry out fire risk assessments on a 3 year cycle. We have been informed that the Co-op internal teams will be undertaking an annual review of Fire Risk Assessments.

It is recommended that a review of this Fire Risk Assessment should be undertaken annually, with the first review date no later than: 16/9/25

Risks identified during this survey are categorised as follows:

Risk Rating	Priority	Action Response Time
INTOLERABLE	A*	Complete within 7 days
SUBSTANTIAL	A	Complete within 1 month
MODERATE	B	Complete within 3 months
LOW	C	Complete within 6 months

Determination of risk:

Severity	Likelihood				
	1	2	3	4	5
5	B	A	A	A*	A*
4	B	B	A	A	A*
3	C	B	B	A	A
2	C	C	B	B	A
1	C	C	C	B	B

Assessment values:

Value	Hazard severity rating (S)				Likelihood (L)
	People	Asset	Environment	Reputation	
1	No/first aid injury	No damage	No harm	No impact	Extremely unlikely
2	Lost time injury	Minor damage	Low harm	Limited impact	Unlikely but may occur exceptionally
3	Major injury	Localised damage	Short term harm	Local impact	Likely to occur sometime
4	Single fatality	Major damage	Long term harm	Considerable impact	Likely to occur often
5	Multiple fatality	Extensive damage	Significant harm	National impact	Regular or continuous occurrences

Control measures

Key

Deficiencies Noted

Compliant

N/A

CM No.	Section title	Status	Service date	Maintained by
CM/01	Management of Fire Safety, Electrical, Mechanical & Heating Installations	Deficiencies noted - see action plan	Fixed Electrical: January 2018 PAT: 25/7/24 Heating: January 2018 Gas Appliances: 1/7/24	Fixed Electrical: Link Contracting PAT: Link Contracting Heating: ACI - HVAC TM44 controlling ground floor sales area only. Gas Appliances: No Gas On Site
Comments: Satisfactory fixed electrical installation certificate available at the time of visit. Ensure fixed electrical installation is tested and maintained at 5 yearly intervals by a competent person with appropriate certification maintained. Adequate PAT testing certificate available at the time of visit. Ensure all appliances are tested every 2 years in line with Co-Op's PAT policy. Heating is provided by combination of wall mounted panel heaters and air conditioning. No evidence of heating appliance testing and maintenance available at the time of visit. The electric wall heater within the managers office is dasmaged and not secured. Ensure all heating systems are adequately tested and maintained by a competent person with appropriate certification maintained. Ensure the damaged wall heater is provided with repairs or replaced.				
CM/02	Persons at risk	Compliant		
Comments: Persons at risk: Staff Members of the public Contractors Visitors				
CM/03	Occupant factors	Compliant		
Comments: Sales area approximately 264m2. Floor space factor of 2m2 per person gives maximum occupancy of 132 people. Available exit width capacity is sufficient for maximum occupancy.				
CM/03A	Disabled persons	Compliant		
Comments: Escape routes are adequate for the evacuation of disabled persons. A PEEP report was not required at the time of this visit. Staff should be trained to assist disabled persons as required.				
CM/04	Process risk	Compliant		
Comments: No high-risk processes undertaken. The Bakery is situated adjacent to a means of escape route is provided with a 60 minute fire door, emergency lighting, automatic fire detection and fire extinguisher.				
CM/05	Storage risk	Compliant		
Comments: No storage hazards were present at the time of this visit.				

CM No.	Section title	Status	Service date	Maintained by
CM/06	Housekeeping	Compliant		
Comments: Generally, housekeeping for the whole premises was satisfactory at the time of visit with both internal and external areas housekeeping standards maintained to an appropriate standard. The Site is managed well with appropriate storage of goods and materials within the warehouse area. Staff demonstrated high standard of fire risk management in relation to operation and storage of goods.				
CM/07	Structural integrity / Compartmentation	Deficiencies noted - see action plan		
Comments: Compartmentation above the suspended ceiling was not inspected during this visit. The Bakery room is not provided with sufficient 60 minute compartmentation between front and back of house areas and a section of wall is missing. The fire door separating both front and back of house areas is damaged with excessive gaps between door leafs and leafs and frame. The hinges for this fire door no longer support the door as damaged. The 60 minute Bakery fire door located on an escape route is not closing sufficiently into the frame.				
CM/08	Arson	Compliant		
Comments: CCTV is fitted to internal and external areas of the building. The premises is provided with external lighting and waste storage was found to be satisfactory. The loading bay to the rear of the building is secure from unauthorised access. Staff complete periodic inspections of external areas.				
CM/09	Risk to fire-fighters	Compliant	6/4/24	Lucion - Asbestos report.
Comments: At time of assessment, no significant risk to firefighters was identified and the asbestos risk is reported as very low. An Asbestos Register is held on site and the information held within that register should be made known to fire fighters on their arrival.				
CM/10	Building access	Compliant		
Comments: Good access is provided for both oncoming emergency service vehicles and personnel for this building.				
CM/11	Fire procedures	Compliant		
Comments: Adequate fire procedure observed. The fire procedure is displayed on the staff notice board and is communicated by fire action notices throughout the building. The person in charge of the shift is responsible for contacting the fire and rescue service and ensuring the building has been evacuated.				
CM/12	Fire drills	Deficiencies noted - see action plan		
Comments: No evidence of fire drills available at the time of visit. Ensure all staff take part in a full fire evacuation at least once, but preferably twice a year with appropriate records maintained. Records are no longer maintained within the C365 Fire Log Book.				

CM No.	Section title	Status	Service date	Maintained by
CM/13	Training	Compliant		
Comments: No evidence of induction training available at time of visit. No evidence of periodic refresher training available at the time of visit. All staff undergo Fire Awareness training twice a year with records maintained within MyWorks. Ensure all staff receive suitable fire safety awareness training on induction with appropriate records maintained. Ensure all staff receive periodic refresher training at suitable intervals with appropriate records maintained.				
CM/14	Emergency plan	Compliant		
Comments: The building's fire procedure is adequate for this building.				
CM/15	Means of Escape	Compliant		
Comments: Exits are available via the main front exit from the sales area and an additional exit within the store or alternatively via two exits from within the warehouse. The door between sales area and warehouse is fitted with magnetic locking device with emergency manual override. Ensure automatic doors and magnetic door locks are tested at suitable intervals with appropriate records maintained. Travel distances of less than 45m are adequate throughout the building with escape routes throughout protected by automatic fire detection.				
CM/16	Dispersal	Compliant		
Comments: At the time of assessment, the external means of escape and dispersal away from the premises appeared to be suitably maintained and managed. All final exits unlocked when the premises are in use and were fully operational when tested. Final exits lead to a place of safety clear of the building.				
CM/17	Emergency lighting	Deficiencies noted - see action plan	9/8/23	Link 3 Hour drop test
Comments: Suitable emergency lighting available at the time of visit. The emergency lighting is tested monthly (9/9/24) with appropriate records maintained. An emergency lighting test socket is located above the walk in chiller and requires relocating to an accessible position. Staff have were advised during this visit not to test this switch due to the location. A LED strip light emergency light was indicating a fault within the store are during this visit.				
CM/18	Fire signage	Deficiencies noted - see action plan		
Comments: Signage was generally satisfactory however, some deficiencies were observed. Fire exit directional signage is not sufficient within the store area and requires upgrading to allow occupants directional information of fire exits and escape routes. A fire exit within the back of house area requires a thumbturn sign providing as missing from the exit door.				
CM/19	Fire alarm system	Deficiencies noted - see action plan	31/1/24	Marlowe Fire and Security
Comments: The building is fitted with an automatic fire alarm and detection system with automatic fire detection and manually operated call points.				

CM No.	Section title	Status	Service date	Maintained by
The fire alarm is suitable and sufficient for the use and occupancy of the building. A manual call point was missing at the fire door separating the front and back of house areas. Evidence of testing and maintenance of the fire alarm system available at the time of visit. The fire alarm is tested weekly with appropriate records maintained - 8/9/24.				
CM/20	Automatic fire detection	Compliant	31/1/24	Marlowe Fire and Security
Comments: A monitored L3 automatic fire detection was adequate for the use and occupancy of the building at the time of visit.				
CM/21	Sprinkler system	N/A		
Comments: There are no sprinklers fitted within the premises.				
CM/22	Fire suppression system	N/A		
Comments: There is no fire suppression system fitted within this building.				
CM/23	Fire Dampers	Deficiencies noted - see action plan		
Comments: Fire dampers installed within those areas visited for this assessment were provided with compliance labelling. No evidence of regular testing of fire dampers was provided during this visit. Ensure regular testing is provided for all dampers provided for the separation wall.				
CM/24	Wet / Dry rising main	N/A		
Comments: There are no wet / dry rising mains within the premises within those areas visited for this assessment.				
CM/25	Dry falling main	N/A		
Comments: There are no dry falling mains within the premises within those areas visited for this assessment.				
CM/26	Smoke extraction / ventilation	N/A		
Comments: There are no mechanical smoke extraction/ventilation systems fitted within this building. Smoke ventilation/extraction should be achieved through natural air flow/ventilation.				
CM/27	Hose reels	N/A		
Comments: There are no hose reels fitted within the premises.				
CM/28	Fire extinguishers	Compliant	3/10/23	Link contracting
Comments: Suitable firefighting equipment provided at the time of visit.				
CM/29	Fire shutters	N/A		
Comments: There are no fire shutters fitted within those areas visited for this assessment in the premises.				
CM/30	Fire curtains	N/A		
Comments: There are no fire curtains fitted within those areas visited for this assessment in the premises.				

CM No.	Section title	Status	Service date	Maintained by
CM/31	Fire hydrants	N/A		
Comments: There are no fire hydrants within the premise's boundary. Fire hydrants are provided in the local vicinity and are assumed to be the responsibility of the local authorities.				
CM/32	Plant shutdown	Compliant		
Comments: Manual electrical isolation or shut-off switches are provided.				
CM/33	Environmental impact	Compliant		
Comments: There were no environmental issues noted at the time of visit. Any environmental issues arising from the use of firefighting mediums should be controlled at the time of incident.				
CM/34	Tenant fire risk assessment	N/A		
Comments: There are no tenants within those areas visited for this assessment, therefore there is no requirement for a tenant fire risk assessment.				
CM/35	Pressurised staircases	N/A		
Comments: There are no pressurised staircases or other pressure differential system provided in the premises.				
CM/36	Other control measures	Deficiencies noted - see action plan		
Comments: Oven maintenance certification was not evident during this visit. A commercial floor cleaner is provided with an automatic shut off to prevent overcharging. Trapped alarms and beacons are provided for the walk in chiller and freezer.				

Previous Fire Risk Assessment

The previous fire risk assessment was conducted on 10/10/20

Section 1a: Purpose Group's – Occupancy Characteristics

The purpose group for this premises, as defined in Approved Document B, Volume 2, is classified as:

Purpose Group 4 – Shop and commercial

The Occupancy Characteristics for this premises, as defined under BS 9999:2017, is classified as:

Occupancy Characteristic:
A – Occupants who are awake and familiar with the building
&
B - Occupants who are awake and unfamiliar with the building

Section 1b: Occupancy factors

The maximum number of persons who can safely be accommodated within the premises, taking into consideration the available staircases and the exit widths is:

132

The actual premises occupancy at the time of the assessment was:

20

Occupancy Details:

Floor	Maximum number of persons permitted
Useable ground floor	132

Section 2a: Sources of ignition

item
Wall-mounted Electrical heaters, HVAC - Heat, Ventilation and Air Conditioning combined system, General Lighting, Refrigerators/Freezers - domestic/commercial, TV Screens/Monitors, Toaster, Microwave.
Waste battery receptacles/battery recycling bins
Battery recycling provision provided in the till area.

Section 2b: Combustible materials

item
Magazines/Newspapers, Paper/Cardboard, Leaflets, Notice Boards, Posters/Displays, Refrigerator/Freezer gases, Aerosols, Chemicals (Cleaning).

Section 2c: Fire risk assessment

INTOLERABLE A*	SUBSTANTIAL A	MODERATE B	Low C		
0	0	7	5		
Premises address:				WO:	102897748
Whalley Range , 135-141 Withington Road , Whalley Range , Manchester , Greater Manchester , M16 8EE				Date:	16/09/2024
Site number:				Consultant:	Phil Gardner
014136					

Action Plan

Reference	Risk type (CM)	Specific Location/Space ID or Asset Number	Hazard	Affected	Risk Rating & Priority	Remedial & Follow-up Action Required	Responsible	Photo No.	Action complete
014136/1	01 Management of Premises	Management of premises	Heating is provided by combination of wall mounted panel heaters and air conditioning. No evidence of heating appliance testing and maintenance available at the time of visit. The electric wall heater within the managers office is damaged and not secured.	People & Asset	C	Ensure all heating systems are adequately tested and maintained by a competent person with appropriate certification maintained. Ensure the damaged wall heater is provided with repairs or replaced.	FM	CM/01	
014136/2	07 - Structural integrity / Compartmentation	Compartmentation breaches - wall	The Bakery room is not provided with sufficient 60 minute compartmentation between front and back of house areas and a section of wall is missing.	People & Asset	B	Ensure 60 minute fire separation is provided between the front and back of house areas to including the Bakery.	FM	CM/07.5	
014136/3	07 - Structural integrity / Compartmentation	fire door gaps	The fire door separating both front and back of house areas is damaged with excessive gaps between door leafs and leafs and frame.	People & Asset	B	Ensure all fire doors are no longer misaligned and readjusted to allow 2-4mm gaps between door leafs and door frames.	FM	CM/07.4	
014136/4	07 - Structural integrity / Compartmentation	Fire door hinges	The hinges for this fire door no longer suport the door as damaged.	People & Asset	B	Ensure all fire door hinges are replaced with fire rated fire door hinges and installed to provide suitable suport for the door leafs.	FM	CM/07.3	
014136/5	07 - Structural integrity / Compartmentation	Self closing device	The 60 minute Bakery fire door located on an escape route is not closing sufficiently into the frame.	People & Asset	B	To ensure the fire door closes within the surrounding frame replace or repair the self closing device. Ensure all marterials provided are fire rated and sufficient; Ensure the service provider is competent and experianced for this work.	FM	CM/07.1	
014136/6	12 - Fire drills	Evacuation drills	No evidence of fire drills available at the time of visit. Records are no longer maintained within the C365 Fire Log Book.	People	C	Ensure all staff take part in a full fire evacuation twice a year with appropriate records maintained and available.	OPS		

Reference	Risk type (CM)	Specific Location/Space ID or Asset Number	Hazard	Affected	Risk Rating & Priority	Remedial & Follow-up Action Required	Responsible	Photo No.	Action complete
014136/7	17 - Emergency lighting	Emergency lighting testing	An emergency lighting test socket is located above the walk in chiller door and requires relocating to an accessible position. Staff have were advised during this visit not to test this switch due to the location.	People	C	Ensure this testing switch is relocated to a more accessible position. Ensure the emergency lighting is tested monthly with appropriate records maintained. Ensure the emergency lighting is tested and maintained by a competent person annually with appropriate certification maintained.	FM	CM/17.1	
014136/8	18 - Fire signage	Fire Exit and Escape Routes	The directional signage for fire exits within the store area is inadequate and needs to be upgraded to provide clear directional information on fire exits and escape routes.	People	C	Ensure all manual call points are accompanied by suitable fire action notices displaying information on action to be taken in the event of fire.	OPS	CM/18.1	
014136/9	18 - Fire signage	Fire Exit and Escape Routes	A fire exit within the back of house area requires a thumbturn information sign providing as missing from the exit door.	People	C	Ensure the fire exit provided with a thumbturn opening device is missing signage to provide device opening instructions.	OPS		
014136/10	19 - Fire alarm system	Manual call point missing	A manual call point was missing at the fire door separating the front and back of house areas.	People & Asset	B	Ensure to comply with the Co Op model unit exemplar and BS5839:1 means of escape zone change requirements, a manual call point is provided for the fire door separating the front and back of house areas. Ensure a Fire Action Notice is provided for the new MCP. Ensure the fire alarm is tested weekly with appropriate records maintained. Ensure the fire alarm is tested and maintained by a competent person at 6-monthly intervals with appropriate certification maintained.	FM	CM/18.1	
014136/11	23 - Fire Dampers	Damper testing	No evidence of regular testing of fire dampers was provided during this visit.	People & Asset	B	Ensure regular testing is provided for all fire/ smoke dampers provided within this premises.	FM		
014136/12	36 - Other control measures	Oven maintenance	Oven maintenance certification was missing from the oven appliances during this visit.	People & Asset	B	Ensure all cooking appliances are provided with regular maintenance with records and labelling provided.	FM	CM/36.1	

Section 3:Photographic evidence

Photo No.	Detail	Photo(s)
CM/01	Whalley Range Food : Damaged wall heater	
CM/07.5	Whalley Range Food : Compartmentation missing	
CM/07.4	Whalley Range Food : Fire door excessive gaps	

Photo No.	Detail	Photo(s)
CM/07.3	Whalley Range Food : Fire door hinges damaged	
CM/07.1	Whalley Range Food : Fire door not closing	

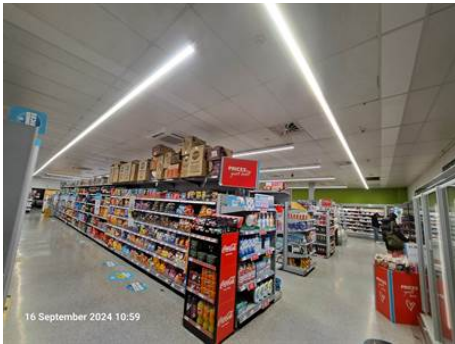
Photo No.	Detail	Photo(s)
CM/07.2	Whalley Range Food : Fire door not closing	
CM/17.1	Whalley Range Food : EML Test switch position	
CM/18.1	Whalley Range Food : Exit directional signage missing	

Photo No.	Detail	Photo(s)
CM/18.1	Whalley Range Food : Fire alarm MCP missing	
CM/36.1	Whalley Range Food : Oven maintenance missing	

Section 4: Premises information - General

Premises location/name:	Whalley Range
Address:	135-141 Withington Road , Whalley Range , Manchester , Greater Manchester , M16 8EE
EDP ID no.:	2825406
Site no.:	014136
Date of construction:	21st century
Premises description:	Modern purpose built retail property provided with a dedicated customer car park and secure loading bay. A single storey building containing two mezz floors. Four fire exits are provided and an automatic fire exit with a repeater panel situated at the front of the building.
Premises size - Approximate:	400 Sq Meters
Areas covered in FRA:	Ground floor only consisting of public sales area and staff only areas combining storage, office, bakery welfare and w.c.
Areas excluded from FRA	No areas excluded.
No. floors:	Ground and mezzanine floors
Floor designations:	Ground Floor - Co Op Retail
Access via:	Withington Road, Whalley Range
External areas:	Withington Road, car park
No. passenger lifts:	n/a
No. goods lifts:	n/a
No. staircases:	Internal: 2 vertical mezz floor authorised access ladders. External: 0
No. escalators:	n/a
Other lifting gear:	n/a
No. premises occupants (daytime/evening):	30/20
No. premises occupants (night):	Not applicable
Person(s) consulted on site (name and role):	Jerry Singh
Premises type:	Store
Manager (name):	Jerry Singh
Responsible person (name):	The Co-operative Group

Section 5:Additional comments

Where fire compartments / fire dampers / ceiling voids were considered inaccessible for safety reasons and could not be physically accessed, or were outside the visual range of our assessors, we cannot provide technical comment on those areas. Under these circumstances the responsibility to provide any technical information rests entirely with the duty holder.

The overall risk rating, based on hazards identified on the date of this assessment, at this premises is:

INTOLERABLE	
SUBSTANTIAL	
MODERATE	X
LOW	

Section 6:Supplementary information

n/a

Section 7:Disclaimer

EDP Health, Safety & Environment Consultants Ltd completed this survey report on the basis of a defined programme of work and terms and conditions agreed with the Client.

In preparing this survey report, we have exercised all reasonable skill and care, taking into account the project objectives, the agreed scope of work and prevailing site conditions.

EDP Health, Safety & Environment Consultants Ltd accepts no responsibility to any parties whatsoever, following the issue of the survey report, for any matters arising outside the agreed scope of the work.

This report is issued in confidence to the Client and EDP Health, Safety & Environment Consultants Ltd has no responsibility to any third parties to whom this survey report may be circulated, in part or in full, and any such parties rely on the contents of the survey report solely at their own risk.

Unless specifically assigned or transferred with the terms of the agreement, the consultant asserts and retains all Copyright, and other Intellectual Property Rights, in and over the survey report and its contents.

Any questions or matters arising from this survey report should be addressed in the first instance to the Contract Manager.



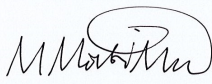
**Life Safety Fire Risk Assessment
Silver Approved Scheme
Certificate of Conformity**



This certificate is issued by the Approved Company named in Part 1 of the schedule in respect of the fire risk assesment provided for the person(s) or organisation named in Part 2 of the schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

Schedule		
Part 1	NSI Life Safety Fire Risk Assessment Silver Approved Organisation	
	EDP Health, Safety & Environment Consultants Ltd	
	BAFE Registered Number	
	NSI00850	
Part 2	Name of Client	
	The Co-operative Group	
Part 3	Address of Premises for which the fire risk assessment was carried out	
	Whalley Range , 135-141 Withington Road , Whalley Range , Manchester , Greater Manchester , M16 8EE	
	Part or parts of the premises to which the fire risk assessment applies	
	All Areas	
Part 4	Brief description of the scope and purpose of the fire risk assessment	
	The identification of life safety fire hazards that can be removed or reduced to protect premises in the case of a fire.	
Part 5	Effective date of the fire risk assessment	16/09/2024
Part 6	Recommended date for review of the fire risk assessment	16/9/27

We, being currently a NSI Approved Organisation in respect of the fire risk assessment identified in the above schedule, certify that the fire risk assessment referred to in the above schedule complies with the Specification identified in the above schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessments.

Signed (for and on behalf of the issuing Approved organisation)	 Mark Moritmore
Job Title	Internal Scheme Validator
Date	16/09/2024

- 1 This certificate is used subject to NSI Regulations and Rules of the NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approval Scheme.
- 2 NSI reserves the right to conduct an audit by an authorised NSI representative during normal business hours, with the permission of the customer, of the fire risk assessment and its related premises in order to ensure that the said risk assessment complies with BAFE Scheme document SP205-1 (the Scheme) Section 7 and generally.
- 3 NSI requires every NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approved Company to issue a Certificate of Conformity in accordance with the Scheme for all fire risk assessments it carries out that wholly or partly address life safety.
- 4 The Certificate of Conformity when completed is a clear statement that the Approved Company conducted the fire risk assessment for life safety, it is suitable and sufficient and compliant with the BAFE SP205-1 Scheme document and is certified by a registered competent fire risk assessor.
- 5 Where life safety and other aspects of fire protection are addressed in the same fire risk assessment a Certificate of Conformity shall be issued but the certificate shall make clear that the certificate applies only to the life safety aspects of the fire risk assessment and not further or otherwise.
- 6 Should the customer be dissatisfied with the fire risk assessment covered by this certificate, he/she should at first contact the Approved Company at its local office. If satisfaction is not obtained, the customer should address a written complaint to the customer services department at the head office of the Approved Company. If the customer remains dissatisfied, he/she may address a written complaint, outlining the nature of his/her dissatisfaction and the circumstances of the fire risk assessor company's response, to the Customer Care Manager at NSI.

NSI will not normally consider complaints unless the Approved Company has been given the opportunity to resolve the dispute as set out above.

Subject thereto and as hereinafter provided, NSI will endeavour to assist in the resolution of the dispute between the contracting parties, provided always that NSI will not deal with or be involved in any discussions or negotiations with either party with regard to financial or other loss, claims or potential loss claims, outstanding payments or construction and/or interpretation of the Approved Company's terms and conditions of contract.

NSI shall not be liable for any act or omission arising from any assistance it may provide as hereinbefore provided unless such act or omission is shown to have been fraudulent or deceitful.

- 7 This Certificate confirms conformity with the requirements of BAFE Scheme document SP205-1 applicable at the date of issue by the issuing company. NSI does not undertake to investigate any query or complaint in relation to future changes to BAFE scheme documents, policies or other regulations that render the fire risk assessment in need of further updating. In that event, the appropriate update should be carried out by a company holding NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
- 8 NSI does not accept any responsibility or liability for any fire risk assessment produced by the Approved Company
- 9 Unless the issuing company's obligation to NSI in respect of the fire risk assessment are undertaken by another NSI Approved Company, NSI will not enforce its Rules or Standards on the Approved Company or on its successor in business in respect of any fire risk assessments after the issuing company ceases to hold NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
- 10 The Certificate is issued subject to the terms and conditions of the company issuing the certificate for the fire risk assessment service.
- 11 On this certificate and in these terms and conditions, where the context permits, the reference to the issuing company shall include any Approved Company who shall undertake the issuing company's obligations to NSI in respect of the fire risk assessment.

Footnote

"SP205" is a Scheme Document published by the British Approvals for Fire Equipment (BAFE).

Written Scheme for the control of legionella bacteria in Food Properties

Site Name	CO-OP – Whalley Range
UPRN Ref	014136-108821-0000

Date	Issue	Comment	Amender
31/08/2018	1.0	Final Approval	V Arnold
10/04/2019	1.1	Written Scheme completed	G Hassan

Contents

1.	Purpose	3
2.	Scope	3
3.	Navigating Through the Document	4
4.	Legionella Risk Assessment	5
5.	Management Structure, Roles & Responsibilities	6
6.	Schematic Plan	6
7.	Correct and Safe Operation of the System	6
8.	Precautions in Place to Prevent or Minimise Risk	6
9.	Records of Maintenance and Analytical Tests	7
10.	Health & Safety Information	7
11.	Incident Plan	7
	Appendix One	8
	Appendix Two	10

1. Purpose

This written scheme describes the maintenance and other activities that are routinely undertaken on this site to control the growth of legionella bacteria and the risk of exposure to the bacteria in all water systems and associated assets.

Any remedial actions identified in the latest LRA will need to be completed as they may include other compliance issues such as water regulations compliance.

A separate written scheme will be provided for the following key asset groups as shown below. This is in line with the LRA review programme where for example Coop Food Distribution Depots will have all three separate LRA's.

- I). Cooling Tower
- II). Automatic Vehicle Wash
- III). Domestic Hot and Cold Water System

2. Scope

This Written Scheme sets out the safe operational criteria, the controls, planned preventative measures, maintenance activities, corrective actions and record keeping requirements to reduce the risk of exposure to Legionella in accordance with HSE Approved Code of Practice L8 and associated HSG274 guidance.

The scheme includes details on the control schemes required for all Domestic Hot and Cold-water systems including all associated cold-water storage tanks, hot water storage vessels, associated down services and water outlets including thermostatic mixing valves, showers, spray taps and expansion/pressure vessels. In addition, all fixed and portable assets that use or create (e.g. condensate) water are covered.

The Water Safety Logbook (c365) is a very important supporting document that needs to be routinely checked and referenced to support and maintain the effectiveness of this written scheme of control.

The LRA and this written scheme of control will require review if it is thought that the original assessment may no longer be valid. Such circumstances would typically include:

- i) Changes to plant or water systems or its use
- ii) Changes to the use of the building in which the water systems are installed
- iii) New/revised information relating to risk or control measures
- iv) The result of checks, which indicate that control measures are no longer effective. For example, a positive result when testing specifically for the presence of Legionella.
- v) The Legionella Risk Assessment falls due for revisit or the recommended date for reassessment (included on the LRA) is reached.

COOP Written Scheme	ISSUE NO: 1.1	ISSUE DATE: April 2019	PAGE: 3 of 10
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3. Navigating Through the Document

The following Table summarises the information required for a suitable and sufficient written scheme and shows where the information can be found.

HSG274 Requirements	Location
1. Purpose.	Written Scheme Section 1
2. Scope.	Written Scheme Section 2
3. Risk Assessment.	Filed under the property in COOP C365 Portal
4. Management structure.	2.4-CFM-AA-(400)-126 Guidance for Co-op Facilities Management Persons Designated in Regulations
5. Up-to-date schematic plan of the water system.	Schematic Drawing in Legionella Risk Assessment available COOP C365 Portal
6. The correct and safe operation of the system.	Written Scheme section 7
7. Precautions in place to prevent or minimise Risk.	Written Scheme section 8. Routine Maintenance SOPs. Records of planned and completed routine maintenance located on the COOP job Management System: Verisae.
8. Analytical tests.	Available on COOP C365 Portal.
9. Remedial action to be taken in the event that the scheme is shown not to be effective.	Written Scheme Section 11 and Coop Legionella Policy available on COOP System: iSite.
10. Health and Safety information.	Contractor Code of Conduct on iSite. Contractor arrangements – e.g. Risk Assessments and Method Statements (RAMS).
11. Incident Plan.	2.2-CFM-ENG-(120)-043 Legionella and Water Hygiene Health and Safety Procedures – Incident Management on COOP System: iSite

4. Legionella Risk Assessment

The latest Legionella Risk Assessment is available on the Coop C365 Portal.

Inherent risk ratings for COOP Sites are determined by reference to the following table. The site will be subject to a regular LRA in line with Coop Requirements Document Legionella and Water Hygiene 2.2-CFM-ENG-(120)-043. The inherent risk level will be confirmed at each LRA review.

Priority	Priority Criteria	Site Inherent Risk (from LRA)
P2	Domestic installation with aerosol or mist generation (e.g. Showers, Hand operated vehicle washers directly fed from mains water supply). A Written Scheme of Control will be required in compliance with L8.	Medium

The inherent risk rating has been identified with reference to the latest LRA.

This Written Scheme is based upon the LRA dated: -	4 th October 2018
--	------------------------------

5. Management Structure, Roles & Responsibilities

Details of all those with responsibilities for ensuring the control scheme is followed and maintained is contained in 2.4-CFM-AA-(400)-126 Guidance for Co-op Facilities Management Persons Designated in Regulations.

6. Schematic Plan

A Schematic Plan of the systems on site is included in each LRA. The Schematic will be updated as part of any review of the LRA, which must naturally follow any changes to the system or its use.

The schematic will show the referenced sentinel points that require monthly temperature monitoring and recording. In addition, the schematic plan will show the referenced little used outlets that require weekly flushing and recording.

All other outlets will require referencing so that records of temperature checks of non-sentinel outlets are included in rotation (say 10% per month).

7. Correct and Safe Operation of the System

The water system will be used as it is intended. Most systems will be for domestic purposes (e.g. drinking, washing, toilet facilities, and food preparation) with some systems having additional assets like vehicle wash machines.

8. Precautions in Place to Prevent or Minimise Risk

The main method adopted to control legionella bacteria in systems will be temperature. Water temperatures at the sentinel points in a system will be checked and recorded on a monthly basis. In addition, non-sentinel outlets will have their temperature checked and recorded on a rotation basis so as to check all outlets at least annually.

All water systems will be kept clean and regularly used to prevent stagnation. All outlets identified as 'little used' in the Legionella Risk Assessment will be flushed and recorded on a weekly basis.

All systems and assets will be used and maintained in line with the manufacturer's instructions and the recommendations of the HSE contained in the HSG274 series of guidance notes. The detail is contained in the following Coop Schedules of Procedure (SOP's) and the Coop Verisae Maintenance Portal.

1.2-CFM-ENG-(300)-026 Evaporative Heat Rejection Cooling Towers

1.2-CFM-ENG-(300)-041 Water Hygiene

1.1-CFM-ENG-(300)-024 Greywater System Maintenance specification

1.6-CFM-ENG-(300)-032 Vehicle Wash Systems.

COOP Written Scheme	ISSUE NO: 1.1	ISSUE DATE: April 2019	PAGE: 6 of 10
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9. Records of Maintenance and Analytical Tests

All routine maintenance tasks carried out are recorded on the Coop Verisae System.
Analytical test results (where carried out) are stored on Coop Portal C365.
Remedial Action to be Take if Control Measures Fail.

From time to time, the results of any analytical tests and those of routine maintenance (records) will be reviewed to ensure the maintenance regime remains suitable and sufficient. In any event, results will be reviewed as part of a review of the LRA.

10. Health & Safety Information

The Coop Portal, iSite contains the relevant information on Health and Safety and as appropriate supply chain contractors will maintain COSHH information relating to any chemicals used on site. Those involved with maintaining the system are encouraged to add their own RAMs relating to the water systems in the appropriate logbook/ elog book.

11. Incident Plan

An incident with the water system and water related assets is defined as a breakdown in the temperature control regime or a failure in the operation of an asset. The first action will be for the local manager to log the issue with the Coop helpdesk.

The procedures in place when an incident occurs on site in Coop Water Hygiene Policy which details Incident Management and available on the COOP System: iSite

COOP Written Scheme	ISSUE NO: 1.1	ISSUE DATE: April 2019	PAGE: 7 of 10
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Appendix One

The Control Scheme - Water Safety Plan

The following table provides a checklist for hot and cold-water systems with an indication of the frequency of inspection and monitoring required.

COOP Food Store Colleague Actions (Supply Chain On-site Maintenance Team at Depots):

The Control Scheme - Water Safety Plan	
Assets	Minimum Compliance Frequency
None Identified	Flush Little Used Outlets Weekly
As below	Check and Record Hot and Cold Temperatures at Sentinel Outlets in line with instructions. Ensure Supply Chain Maintenance Contractor is covering all <i>other</i> outlets at least Annually.

Little Used outlets			
Building	Floor	Room Name	Asset ID
None Identified	-	-	-

Sentinel Points					
Building	Floor	Room Name	Asset ID	Cold Outlet	Hot Outlet
Main	Ground	Male toilet	WHB	NC-MCWS	NH-CWH01
Main	Ground	Staff room	Sink	-	FH-CWH01
Main	Ground	Sluice room	Sink	-	NH-MP01
Main	Ground	Bakery	Sink	FC-MCWS	FH-MP01

All actions and temperatures to be recorded

COOP Written Scheme	ISSUE NO: 1.1	ISSUE DATE: April 2019	PAGE: 8 of 10
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Maintenance Staff (COOP Supply Chain Contractor) to carry out the routine maintenance specified in the relevant Coop SOP and Coop Verisae Maintenance Portal for the water system assets identified in the table below. Detailed records of the PPM activity and corrective actions undertaken are to be provided.

LRA Asset ID	Asset Type	Locations
CWH 01	Combination Water Heater	Store
MP 01	Multi-Point Water Heater	Sluice
EV1	Expansion vessel	Sluice
TMV	Thermostatic mixing valve	Disabled toilet

Appendix Two

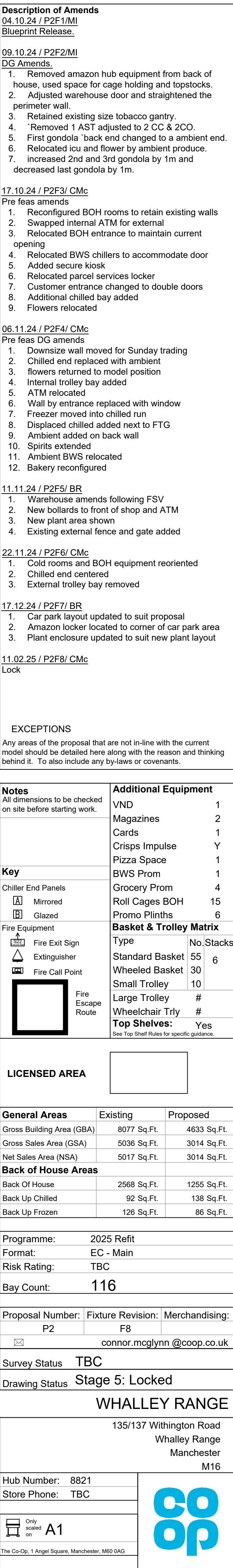
Written Scheme of Control – the requirements

The scheme should specify the various control measures, how to use and carry out those measures, describe any water treatment regimes and the correct operation of the water system. The scheme should be specific and tailored to the system covered by the risk assessment. Along with the guidance in this document, this appendix summarises the information to include in a typical legionella written control scheme.

1. Purpose.
2. Scope.
3. Risk Assessment.
4. Management structure: duty holder; responsible person(s) and communication pathways; training; allocation of responsibilities, i.e. to the duty holder, responsible person(s) and water treatment service provider
5. Up-to-date schematic plan showing the layout of the system(s) and its location within and around the premises – this should identify piping routes, storage and header tanks, calorifiers and relevant items of plant, especially water softeners, filters, strainers, pumps and all water outlets.
6. The correct and safe operation of the system.
7. Precautions in place to prevent or minimise risk associated with the system.
8. Analytical tests, including microbiological testing, other operational checks, inspections and calibrations to be carried out, their frequency and any resulting corrective actions.
9. Remedial action to be taken in the event that the scheme is shown not to be effective, including control scheme reviews and any modifications made.
10. Health and Safety information, including details on storage, handling, use and disposal of any chemical used in both the treatment of the system and testing of the system water
11. Incident plan, which covers the following situations: major plant failure, e.g. chemical system failure; very high levels or repeat positive water analyses for legionella; an outbreak of legionellosis, suspected or confirmed as being centred at the site; an outbreak of legionellosis, the exact source of which has yet to be confirmed, but which is believed to be centred in an area which includes the site

< End of Document >

COOP Written Scheme	ISSUE NO: 1.1	ISSUE DATE: April 2019	PAGE: 10 of 10
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Site Safety Plus

2502021

Benjamin Goodall

has successfully completed the following course

Site Management Safety Training Scheme

Duration: 1 day

Completion date: 22/05/2021

Expiry date: 22/05/2022

To confirm the certificate is valid

please check [CITB.co.uk/training/regulation](https://www.citb.co.uk/training/regulation)

Jonathan Chilwell
of Production

Issued On: 09/12/2022

1123952421

Registration No: 2502021

Site Safety Plus

For further information on this course please visit the CITB website

This course is not recognised by Ofqual or the Welsh government



CONSTRUCTION SKILLS CERTIFICATION SCHEME



BENJAMIN GOODALL

REG. NO.

EXPIRES END

2502021

Jun 2027

The registered holder of this card holds the
construction qualifications listed on the reverse



Tel: 0344 994 4777 www.cscs.uk.com

Reg No: 2502021

Carpentry and Joinery - NVQ Level 3

This card can be checked electronically using Go Smart www.gosmart.co.uk

Cards issued by CSCS do not confirm the holder's right to work in the UK



Commodious
GIBC
Mulgrave Terrace
Gateshead, Tyne and Wear
NE8 1AN

0191 6941231
admin@commodious.co.uk

commodious.co.uk

Asbestos Awareness

Candidate:

Ben Goodall



The candidate named above has completed and passed, via online assessment the above titled asbestos training course in line with the requirements of Regulation 10 of the Control of Asbestos Regulations 2012

NOTE: this training is NOT suitable for any level of interaction with Asbestos Containing Materials (ACMs).

Date of Training : 22/08/2024

Review Date : 21/08/2025

Certificate Number : IATP0000114185

**CPD
CERTIFIED**
The CPD Certification
Service



To check the validity of this certificate, scan the QR Code or
visit: <https://www.iatp.org.uk>



Training Certificate



This is to certify that

Ben Goodall

has completed a course in

First aid at work

and has demonstrated competence in currently accepted first aid practice and in accordance with the Health and Safety (First Aid) Regulations 1981

on **27 November 2024**

at

Bradford

Valid for three years from

27 November 2024

This certificate is valid until

26 November 2027

Dr George Woods

Chief Business Officer



DelegateID 7996235

Certificate Number 2400183579

© St John Ambulance 2024 | Charity no. 1077265/1

commodious

commodious.co.uk

Certificate of Achievement

This is to certify that

Ben Goodall

has successfully completed

Fire Safety Training for Fire Marshals

Certificate No.

Awarded.

CPD Credits.

C73089716

22/08/2024

1 CPD Credit

Validate this certificate at commodious.co.uk/certificate-validation

Refresher training recommended every three years or sooner if circumstances dictate.



Assured 2023/25

RQSPA
Qualifications

CPD
CERTIFIED
The CPD Certification
Service

V. M. Whitney

Signed on behalf of Commodious



Certificate of Training

This is to certify that

Ben Goodall

at

Peninsula e-learning Portal

has successfully completed training in

Working at Height Awareness

undertaken on the date

01/08/2024

Revalidation recommended within 12 months

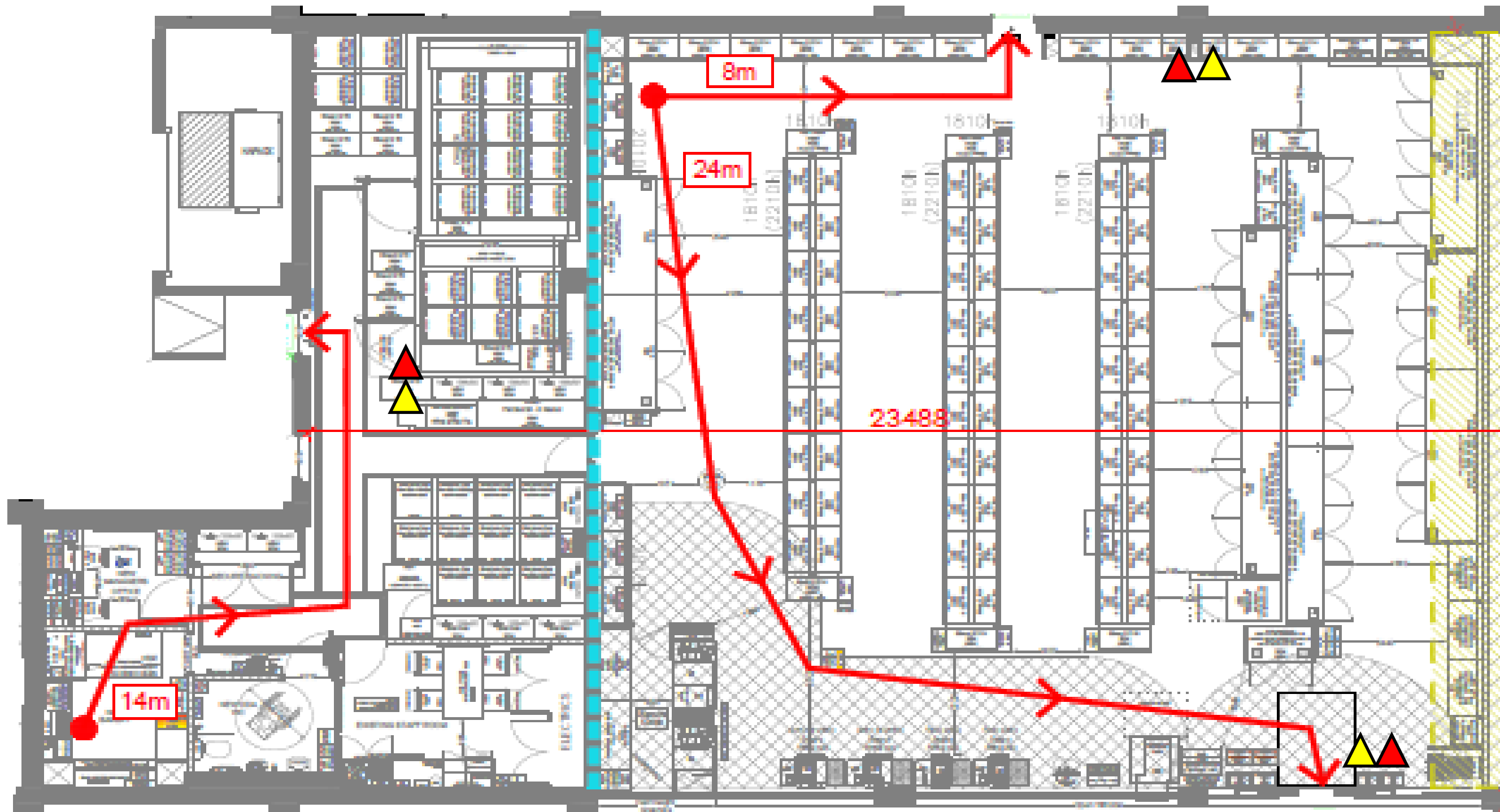
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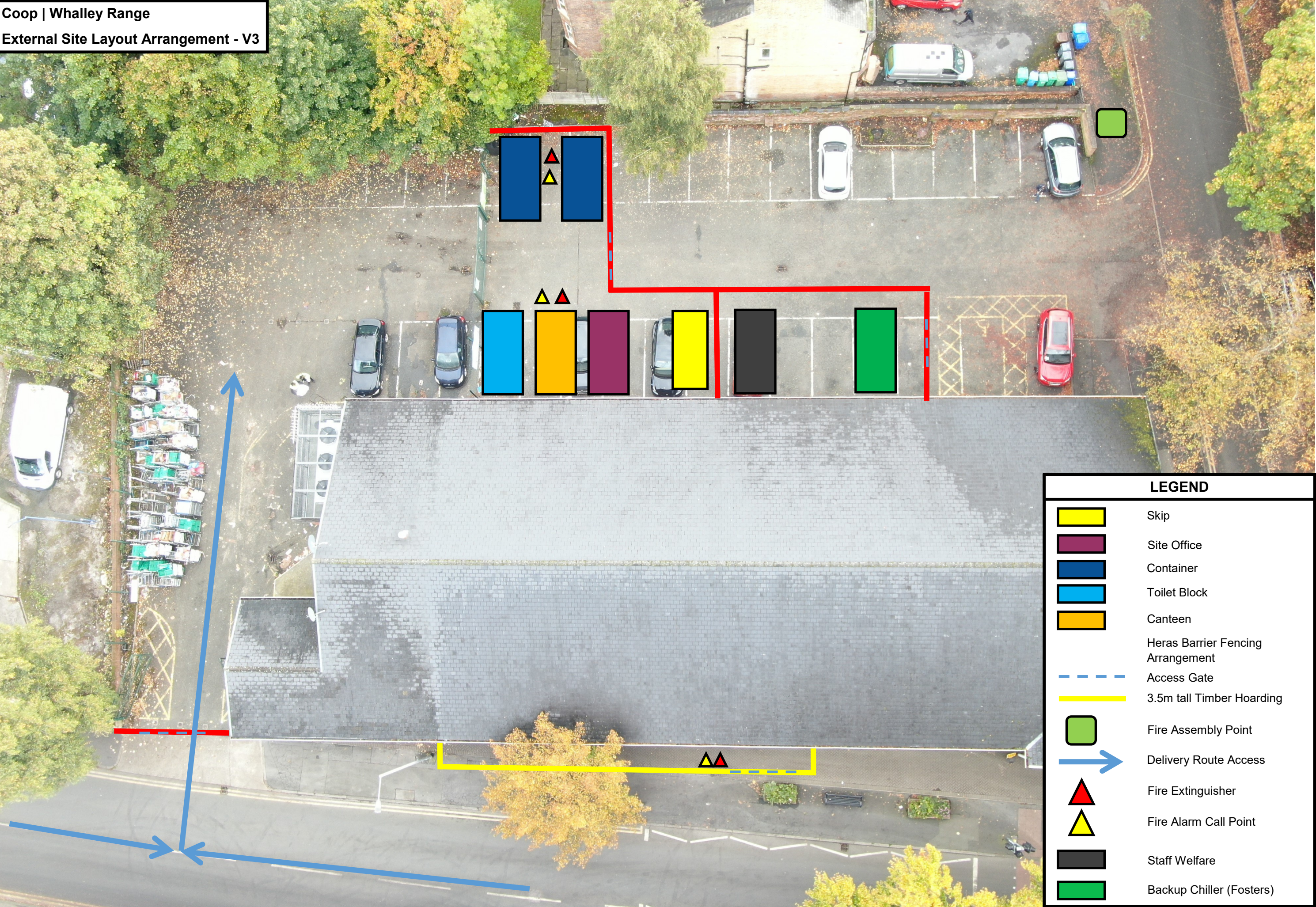
PENINSULA

Existing Fire Alarm Infrastructure to be utilised for project duration

Fire Extinguisher



Coop | Whalley Range
External Site Layout Arrangement - V3



LEGEND

- Skip
- Site Office
- Container
- Toilet Block
- Canteen
- Heras Barrier Fencing Arrangement
- Access Gate
- 3.5m tall Timber Hoarding
- Fire Assembly Point
- Delivery Route Access
- Fire Extinguisher
- Fire Alarm Call Point
- Staff Welfare
- Backup Chiller (Fosters)

Mahoney Contracts Ltd

On Site Waste Management Plan for Co-op Projects

Site:

Whalley Range

135-141 Withington Rd, Whalley Range, Manchester M16 8EE

Introduction

Included in the Co-op Code of Conduct is that all Principal Contractors must have an on-site waste management plan in place for each site.

A waste management plan is the written record of what must be done to achieve the set goals for managing construction waste.

Responsibility

The designated site manager is responsible for managing all waste on any live Co-op site.

Goals and objectives

The Co-op maintain sustainability scorecards for all principal contractors and one of the criteria is waste management performance with a green score only being given if over 90% of waste is diverted from landfill.

There are waste management companies who are able to divert 99% of waste from landfill. Accordingly, Mahoney Contracts Ltd have set a target to divert 99% of waste from landfill from all Co-op sites.

Process

Reconomy currently divert 99% of waste they collect away from landfill.

Mahoney Contracts Ltd will use Reconomy as their waste management company on all Co-op projects until further notice.

Prior to start on site, it is the site managers responsibility to book appropriately sized skip(s) to be delivered in time for the start on site date, and book and arrange collection of subsequent skips.

Whilst Reconomy are able to sort waste from mixed skips they will charge a premium for this, so for larger projects, numerous skips for different categories of waste should be hired.

If there is likely to be hazardous waste, Reconomy can make appropriate provision for this and the relevant site manager must discuss his/her needs with Reconomy so that they can accommodate our needs.

Head office personnel will liaise with staff at Reconomy to obtain statistical data that relates to any waste collected including the percentage diverted from landfill.

Sub-contractors

In most cases, subcontractors on site will operate to this plan. Where subcontractors maintain sole responsibility for their waste, they should complete their own waste management plan and provide a copy to the site manager for his/her reference.

Redundant Copper Pipework

The Co-op have directed that all redundant copper pipework should be collected by the designated company (FPTA, Phoenix etc)

Dissemination

In order to support and encourage participation from everyone on site, this waste management plan should be included in the site induction for every tradesman coming onto site, and a copy of the plan displayed prominently on site.

Temporary Works Register

TW Co-ordinator:	Paul Anderson	
Project Title:	Whalley Range	
Start / Finish Date:	21/07/2025 : 26/09/2025	
Issue:	1	

[illegible]