ASBESTOS SURVEY REPORT

SITE ID MGS-001-E&G **Date of Survey –** 12, 13 & 14.02.24

CLIENT NAME Manchester Grammar School

SITE Manchester Grammar School
Old Hall Lane
Manchester
M13 0XT



Block E



Block G

TYPE OF SURVEY - Demolition asbestos survey

Report issue date: - 06.03.24

This survey was carried out by: Daniel Catlow & Sarah Thomas of Richard L Thomas Associates Ltd, 1st Floor, 120 Ashton Road, Denton, Manchester M34 3JE

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1. INTRODUCTION

Instructions were received from Mike Simon to carry out a demolition survey to all internal areas and external elevations of Block E - Sports Pavilion & part of Block G - Sieff Theatre. Work to be carried out on the property known as Manchester Grammar School, Old Hall Lane, Manchester M13 0XT. The survey was carried out on 12th, 13th & 14th February 2024 in accordance with HSG 264 - Asbestos: The Survey Guide.

All other areas of the building other than those in the detailed site description are excluded from this survey.

Whilst this survey is described as a "Demolition" asbestos survey it has to be noted that this building was to be re-occupied following the survey and it was explained to the client that intrusive inspections could only be conducted where practicable.

The demolition asbestos survey includes inspections of all internal areas and external elevations of the building only. It has to be noted during the demolition works concealed service ducts could be discovered within / beneath the concrete foundation decks that possibly are not accessible at the survey stage. Should any further suspicious materials be encountered during the demolition / excavation, works, this may require further investigation and the materials identified before work continues.

If there is a delay between this survey and works being undertaken or the client decides to leave the asbestos containing materials in situ, there is an obligation on the duty holder to manage the risks until such time as the materials are removed.

The results of the samples, which were taken on the original management asbestos survey have been utilised in this survey report. Extra samples have been taken as deemed necessary which start at sample number 209.

2. EXECUTIVE SUMMARY

Locations of asbestos containing materials sampled and confirmed to be present and strongly presumed in areas inspected within the scope of the work for this survey

- Block E - Areas E-006 & E019 - Rope seals to patent glazed skylights internal & external
- Block E - Area E-007 - Dust debris / lagging residue on concrete plinth beneath 2 x calorifiers
- Block E - Area E-007 – Residue lagging – beyond outer "Succo" aluminium cladding to right hand calorifier
- Area E-007 – Residue lagging – on walls and ceiling
- Block E - Area E-007 – Residue lagging - on floor, walls & ceiling beneath / behind fixed M & E plant equipment, pipe work & pipe brackets
- Block E - Area E-007 – Gaskets - seals to the flange joints to the pipe work throughout
- Block E - Area E-007 – Rope / mastic – seals to cast iron boiler sections
- Block E - Area E-008 - WC cistern – in left hand cubicle
- Block E - Area E-015 – Woven fabric – insulation to remnants of mains feed electrical cable
- Block E - Roof - Cement cowl - above areas E-006 & E-006a
- Block G - Area G-005 - Gasket seal to flange joints on disused pipe work within void behind timber panels.

Locations of non-asbestos containing materials sampled and confirmed to be present and visually similar in areas inspected within the scope of the work for this survey

- Block E - Areas E-006 & E-006a – Strawboard & paper coating – to underside of pitched roof above plasterboard ceilings
- Block E - Area E-007 – Dust debris on the floor.
- Block E - Area E-007 – Boarding on brick flue stack surrounding flue to both sides of the nib wall
- Block E - Area E-007 – Packing sealant to the flue collar on top of the boiler
- Block E - Area E-014 - Insulation packing surrounding two pipe openings at floor level
- Block E - Area E-038 – Acoustic sink pad beneath sink
- Block E - Area E-042 - Dust debris on the floor and
- Block E - Area E-042 - Felt and paper backing to the perimeter of the ceiling
- Block E - Roof void (off area E-033) - Above first floor areas - Sarking felt - to the underside of the majority of the pitched roof
- Block E - Roof void (off area E-033) - Above first floor areas – Strawboard & paper coating - to the underside of the of the pitched roof above area E-035.
- Block E - Area E-040 – Mastic – sealing glazing to steel window & door frames outside area E-038
- Block E - Area E-040 – External - Putty – sealing steel window & door frames to surrounding brickwork outside area E-038
- Block E - Area E-040 - External – Felt flashing – at floor level adjacent to main building area E-038
- Block E - Area - E-041- Felt – lining all wall cavities – beyond internal plasterboard and external tongue and groove timber cladding.
- Block E - External – above areas E-006 & E-006a - Roof felt – covering to pitched roof
- Block E - External – Felt flashing – to the perimeter of the flat roof above areas E-007 & E-008
- Block E - External – Above area E-042 – Roof felt – covering to flat roof above tank room
- Block E - External – Front elevation, Left elevation, rear elevation (As marked on the plan drawing) - Mastic – sealing glazing to steel window frames outside area E-038
- Block E - External – Front elevation, Left elevation, rear elevation (As marked on the plan drawing) - Putty – sealing window frames to surrounding brickwork outside area E-038
- Block E - External - all elevations - Damp proof course within low level brickwork
- Block G – Area G-004 - Felt barrier – in cavity wall surrounding fire exit door
- Block G – Area G-004 – Vapour paper – behind plasterboard to external wall

Please note: - Limitations of survey / areas outside the scope of the work as agreed with Mike Simon
(By the acceptance of this report you acknowledge and confirm your agreement to all limitations / omissions as detailed below)

- Area E-007 - Following the original management survey and prior to this survey new M & E equipment and ancillary pipe work has been installed and as agreed with Mike Simon no inspections were deemed to be necessary, therefore this equipment has been excluded from this survey.
- Area E-007 - It has to be noted, asbestos residue deposits maybe present, concealed on floor, walls and ceiling surfaces beneath / behind fixed mechanical and electrical plant equipment. Therefore, this equipment must be removed from its location by the licensed asbestos removal

contractor adopting the necessary precautions and control measures to be able to clean the floor, wall and ceiling surfaces beyond.

- Area E-007 - Although the calorifiers appear to be redundant now, inspections could not be made beyond the outer "Succo" aluminium wrap to the right hand calorifier due to the presence of newly installed M & E equipment, which hinders safe access. Therefore, although not visible it must be presumed that lagging residue deposits are present both beyond the outer "Succo" aluminium to the calorifier and trapped beneath on the concrete plinth, which is assumed to contain Chrysotile (white asbestos).
- Area E-007 - There is no access into the body of the boiler as this is live and connected to all services, therefore we strongly presume that rope / mastic products are present between the cast iron sections and that this material would contain Chrysotile (white asbestos).
- Area E-014 - To the perimeter edges of the floor are terrazzo slabs forming duct covers these are firmly sealed and therefore inaccessible without causing permanent damage.
- Area E-015 - We were unable to sample the woven fabric insulating the former mains feed cable on the original survey for safety reasons as this is live, therefore we must presume this to contain Chrysotile (white asbestos) until further investigation can be carried out if required when the cable is isolated.
- Area E-029 - A section of the floor is the base of the shower cubicles which are raised plastic shower trays, access beneath these has not been gained as this would cause permanent damage rendering the showers unusable.
- Area E-033 – Roof void - The inspection within the roof void was limited to the walkways only for safety reasons.
- Area E-034 - In the centre of the right wall in between the plywood panel covered alcoves is a concealed dumb waiter shaft, which has been covered with plasterboard. A section of this was removed to reveal where accessible is a brick lined shaft, however full access could not be gained at the time of the survey.
- Area G-005 - Only limited access could be gained within the riser due to the presence of a modern steel casement heater and live electrical cables, which fixed to the plywood panels.

If there is a delay between this survey and works being undertaken or the client decides to leave the asbestos containing materials in situ, there is an obligation on the duty holder to manage the risks until such time as the materials are removed.

3.1 - Survey results in sample number order

Samples found to contain asbestos

Sample No	Sample Ref No	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility under normal circumstances	Notifiable	Action	Material Assessment
39	MW1068/11	261011/055	Rope	Ground	E	E-006	Changing & shower room - seals to patent glazed skylights	Chrysotile (white asbestos)	35 lm	Rope	Low damage	Enclosed woven fabric	Unlikely to be disturbed	No	Remove prior to demolition	5
41	MW1070/11	261011/057	WC cistern	Ground	E	E-008	Toilet & washroom - in left hand cubicle	Amosite (brown asbestos)	x1	Cistern	Good	Composite material	Easily disturbed	No	Remove prior to demolition	3
44	MW1073/11	261011/060	Residue	Ground	E	E-007	Boiler room - on left wall surrounding electrics	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Remove prior to demolition	7
45	MW1074/11	261011/061	Residue	Ground	E	E-007	Boiler room - on rear wall surrounding external doors	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Remove prior to demolition	6
47	MW1076/11	261011/063	Residue	Ground	E	E-007	Boiler room - on right wall rear of flue & surrounding window	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Remove prior to demolition	6
48	MW1077/11	261011/064	Residue	Ground	E	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control panel	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Remove prior to demolition	6
50	MW1079/11	261011/066	Residue	Ground	E	E-007	Boiler room - ceiling surrounding skylight	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Remove prior to demolition	7
52	MW1081/11	261011/068	Gasket	Ground	E	E-007	Boiler room - seals to flange joints on pipes throughout	Chrysotile (white asbestos)	-	Gasket	Good	Composite material	Unlikely to be disturbed	No	Remove prior to demolition	5
53	MW1082/11	261011/069	Dust debris / Residue	Ground	E	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Chrysotile (white asbestos)	-	Dust debris / Residue	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Remove prior to demolition	6
59	MW1088/11	261011/075	Cement cowl	External	E	Roof	Above pitched roof above areas E-006 & E-006a - taken above area E-006	Chrysotile (white asbestos)	x 2	Cement cowl	Low damage	Cement product	Unlikely to be disturbed	No	Remove prior to demolition	4
72	DC3952/11	081211/022	Gasket	Ground	G	G-005	Circulation corridor - seals to flange joints on disused pipe work within void behind timber panels	Chrysotile (white asbestos)	x 2	Gasket	Medium damage	Composite material	Unlikely to be disturbed	No	Remove prior to demolition	5

Samples proved to be none asbestos

Sample No	Sample Ref No	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos
40	MW1069/11	261011/056	Insulation packing	Ground	E	E-014	Circulation corridor - surrounding 2 x pipe openings at floor level	None detected
46	MW1075/11	261011/062	Residue	Ground	E	E-007	Boiler room - on right wall rear of boilers & internal nib wall	None detected
49	MW1078/11	261011/065	Boarding	Ground	E	E-007	Boiler room - on brick flue stack surrounding flue	None detected
51	MW1080/11	261011/067	Residue	Ground	E	E-007	Boiler room - ceiling above pumps & boiler	None detected
54	MW1083/11	261011/070	Packing sealant	Ground	E	E-007	Boiler room - seal to flue collar top of boiler	None detected
55	MW1084/11	261011/071	Sarking felt	First	E	Roof void	Within roof void lining to the underside of the majority of the pitched roof - taken above area E-033	None detected
58	MW1087/11	261011/074	Felt & paper backing	First	E	E-042	Tank room - to perimeter of ceiling	None detected
60	MW1089/11	261011/076	Damp proof course	External	E	All elevations	Within low level brickwork throughout - taken outside area E-020	None detected

Sample No	Sample Ref No	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos
209	SLT1306/24	260224/002	Strawboard & paper coating	Ground	E	E-006a	Changing & shower room - to underside of pitched roof above plasterboard	None detected
210	SLT1307/24	260224/003	Strawboard & paper coating	First	E	Roof void	Underside of part of the roof - accessed off area E-033 - taken above area E-035	None detected
211	SLT1308/24	260224/004	Felt	First	E	E-041	Store / score display room - lining all wall cavities	None detected
212	SLT1309/24	260224/005	Mastic	External	E	E-040	Balcony - sealing glazing to steel window & door frames outside area E-038	None detected
213	SLT1310/24	260224/006	Putty	External	E	E-040	Balcony - sealing window & door frames to surrounding brickwork outside area E-038	None detected
214	SLT1311/24	260224/007	Felt flashing	External	E	E-040	Balcony - at floor level adjacent to main building area E-038	None detected
215	SLT1312/24	260224/008	Roof felt	External	E	Roof	Covering to pitched roof above areas E-006 & E-006a	None detected
216	SLT1313/24	260224/009	Felt flashing	External	E	Roof	To the perimeter of the flat roof above areas E-007 & E-008 - taken above area E-007	None detected
217	SLT1314/24	260224/010	Roof felt	External	E	Roof	Covering to flat roof above area E-042	None detected
218	SLT1315/24	260224/011	Felt barrier	Ground	G	G-004	Sieff Theatre - in cavity wall surrounding fire exit door	None detected
219	SLT1316/24	260224/012	Vapour paper	Ground	G	G-004	Sieff Theatre - behind plasterboard to external wall	None detected
220	SLT1317/24	260224/013	Roof felt flashing	External	G	Roof	To the perimeter of the flat roof above the link corridor areas G-001 & G-005 - Taken above area G-001	None detected
221	SLT1318/24	260224/014	Damp proof course	External	G	All elevations	Within low level brickwork throughout - taken outside area G-004	None detected

Other affected areas not sampled but of same construction and presumed to contain asbestos

				Presumed area												
Sample No	Area sampled in	Floor	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility	Notifiable	Action	Material Assessment
p39	E-006	Ground	Rope	Ground	E	E-019	Main kitchen - seals to patent glazed skylights	Chrysotile (white asbestos)	15 lm	Rope	Good	Enclosed woven fabric	Unlikely to be disturbed	No	Remove prior to demolition	4
Strongly presumed			Woven fabric	Ground	E	E-015	Cupboard under stairs - insulation to remnants of mains feed electrical cable	Chrysotile (white asbestos)	<1 lm	Woven fabric	Low damage	Partly unsealed / partly encapsulated	Easily disturbed	No	Remove prior to demolition	6
Strongly presumed			Residue	Ground	E	E-007	Boiler room - on floor, walls & ceiling beneath / behind fixed M & E plant equipment, pipe work & pipe brackets	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	High damage	Enclosed lagging	Usually inaccessible	Yes	Remove prior to demolition	8
Strongly presumed			Residue	Ground	E	E-007	Boiler room - beyond outer "Succo" aluminium cladding to right hand side calorifier (Not visible)	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	High damage	Enclosed lagging	Usually inaccessible	Yes	Remove prior to demolition	8
Strongly presumed			Rope / mastic	Ground	E	E-007	Boiler room - seals to cast iron boiler sections (Not visible)	Chrysotile (white asbestos)	10 lm	Rope / mastic	Low damage	Enclosed woven fabric / composite material	Usually inaccessible	No	Remove prior to demolition	5
p39	E-006	Ground	Rope	External	E	Above areas E-006 & E-019	Seals to patent glazed skylights	Chrysotile (white asbestos)	50lm	Rope	Good	Unsealed woven fabric	Unlikely to be disturbed	No	Remove prior to demolition	6

Other areas, where material not sampled but contain visually similar material as sampled in other areas, which proved to be non-asbestos

					Visually similar area			
Sample No	Area sampled in	Floor	Element Sampled	Floor	Block	Area number	Location	Type of Asbestos found in sample taken
VS-209	E-006a	Ground	Strawboard & paper coating	Ground	E	E-006	Changing & shower room - to underside of pitched roof above plasterboard	None detected
p49	E-007	Ground	Boarding	Ground	E	E-007	Boiler room - firebreak to left & right of nib wall	None detected
VS-211	E-041	First	Felt	External	E	Front elevation	Lining all wall cavities beyond tongue & groove timber cladding outside area E-041	None detected
VS-212	E-040	External	Mastic	External	E	Front elevation	Sealing glazing to steel window frames outside area E-005	None detected
VS-213	E-040	External	Putty	External	E	Front elevation	Sealing window frames to surrounding brickwork outside area E-005	None detected
VS-212	E-040	External	Mastic	External	E	Left elevation	Sealing glazing to steel window frames outside area E-039	None detected
VS-213	E-040	External	Putty	External	E	Left elevation	Sealing window frames to surrounding brickwork outside area E-039	None detected
VS-212	E-040	External	Mastic	External	E	Rear elevation	Sealing glazing to steel window frames outside areas E-007 & E-008	None detected
VS-213	E-040	External	Putty	External	E	Rear elevation	Sealing window frames to surrounding brickwork outside areas E-007 & E-008	None detected
VS-212	E-040	External	Mastic	External	E	Rear elevation	Sealing glazing to steel window frames outside areas E-011, E-012, E-013 & E-016	None detected
VS-213	E-040	External	Putty	External	E	Rear elevation	Sealing window frames to surrounding brickwork outside areasE-011, E-012, E-013 & E-016	None detected
VS-212	E-040	External	Mastic	External	E	Rear elevation	Sealing glazing to steel window frames outside areas E-020 & E-022	None detected
VS-213	E-040	External	Putty	External	E	Rear elevation	Sealing window frames to surrounding brickwork outside areas E-020 & E-022	None detected

Please note: - Limitations of survey / areas outside the scope of the work as agreed with Mike Simon
(By the acceptance of this report you acknowledge and confirm your agreement to all limitations / omissions as detailed below)

Area number	Location
E-007	Following the original management survey and prior to this survey new M & E equipment and ancillary pipe work has been installed and as agreed with Mike Simon no inspections were deemed to be necessary, therefore this equipment has been excluded from this survey.
E-007	It has to be noted, asbestos residue deposits maybe present, concealed on floor, walls and ceiling surfaces beneath / behind fixed mechanical and electrical plant equipment. Therefore, this equipment must be removed from its location by the licensed asbestos removal contractor adopting the necessary precautions and control measures to be able to clean the floor, wall and ceiling surfaces beyond.
E-007	Although the calorifiers appear to be redundant now, inspections could not be made beyond the outer "Succo" aluminium wrap to the right hand calorifier due to the presence of newly installed M & E equipment, which hinders safe access. Therefore, although not visible it must be presumed that lagging residue deposits are present both beyond the outer "Succo" aluminium to the calorifier and trapped beneath on the concrete plinth, which is assumed to contain Chrysotile (white asbestos).
E-007	There is no access into the body of the boiler as this is live and connected to all services, therefore we strongly presume that rope / mastic products are present between the cast iron sections and that this material would contain Chrysotile (white asbestos).
E-014	To the perimeter edges of the floor are terrazzo slabs forming duct covers these are firmly sealed and therefore inaccessible without causing permanent damage.
E-015	We were unable to sample the woven fabric insulating the former mains feed cable on the original survey for safety reasons as this is live, therefore we must presume this to contain Chrysotile (white asbestos) until further investigation can be carried out if required when the cable is isolated.
E-029	A section of the floor is the base of the shower cubicles which are raised plastic shower trays, access beneath these has not been gained as this would cause permanent damage rendering the showers unusable.
E-033	Roof void - The inspection within the roof void was limited to the walkways only for safety reasons.
E-034	In the centre of the right wall in between the plywood panel covered alcoves is a concealed dumb waiter shaft, which has been covered with plasterboard. A section of this was removed to reveal where accessible is a brick lined shaft, however full access could not be gained at the time of the survey.
G-005	Only limited access could be gained within the riser due to the presence of a modern steel casement heater and live electrical cables, which fixed to the plywood panels.

The following have been removed since previous Management survey was carried out

Sample No	Sample Ref No	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos
42	MW1071/11	261011/058	Dust debris	Ground	E	E-007	Boiler room - on floor surrounding entrance door	None detected
43	MW1072/11	261011/059	Dust debris	Ground	E	E-007	Boiler room - on floor in front & rear of boilers & pumps	None detected
56	MW1085/11	261011/072	Sink pad	First	E	E-038	"Long room" - beneath sink	None detected
57	MW1086/11	261011/073	Dust debris	First	E	E-042	Tank room - floor	None detected

3.1 - ASBESTOS REGISTER

Sample No	Sample Ref No / area number sampled in if presuming	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility under normal circumstances	Notifiable	Action	Material Assessment
39	MW1068/11	261011/055	Rope	Ground	E	E-006	Changing room - seals to patent glazed skylights	Chrysotile (white asbestos)	35 lm	Rope	Low damage	Enclosed woven fabric	Unlikely to be disturbed	No	Remove prior to demolition	5
VS-209	E-006a	-	Strawboard & paper coating	Ground	E	E-006	Changing & shower room - to underside of pitched roof above plasterboard	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
209	SLT1306/24	260224/002	Strawboard & paper coating	Ground	E	E-006a	Changing & shower room - to underside of pitched roof above plasterboard	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
44	MW1073/11	261011/060	Residue	Ground	E	E-007	Boiler room - on left wall surrounding electrics	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Remove prior to demolition	7
45	MW1074/11	261011/061	Residue	Ground	E	E-007	Boiler room - on rear wall surrounding external doors	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Remove prior to demolition	6
46	MW1075/11	261011/062	Residue	Ground	E	E-007	Boiler room - on right wall rear of boilers & internal nib wall	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
47	MW1076/11	261011/063	Residue	Ground	E	E-007	Boiler room - on right wall rear of flue & surrounding window	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Remove prior to demolition	6
48	MW1077/11	261011/064	Residue	Ground	E	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control panel	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Remove prior to demolition	6
49	MW1078/11	261011/065	Boarding	Ground	E	E-007	Boiler room - on brick flue stack surrounding flue	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
50	MW1079/11	261011/066	Residue	Ground	E	E-007	Boiler room - ceiling surrounding skylight	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Remove prior to demolition	7
51	MW1080/11	261011/067	Residue	Ground	E	E-007	Boiler room - ceiling above pumps & boiler	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
52	MW1081/11	261011/068	Gasket	Ground	E	E-007	Boiler room - seals to flange joints on pipes throughout	Chrysotile (white asbestos)	x 20	Gasket	Good	Composite material	Unlikely to be disturbed	No	Remove prior to demolition	3
53	MW1082/11	261011/069	Dust debris / Residue	Ground	E	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Chrysotile (white asbestos)	-	Dust debris	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Remove prior to demolition	6
54	MW1083/11	261011/070	Packing sealant	Ground	E	E-007	Boiler room - seal to flue collar top of boiler	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
VS-49	E-007	-	Boarding	Ground	E	E-007	Boiler room - firebreak to left & right of nib wall	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Strongly presumed			Residue	Ground	E	E-007	Boiler room - on floor, walls & ceiling beneath / behind fixed M & E plant equipment, pipe work & pipe brackets	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	High damage	Enclosed lagging	Usually inaccessible	Yes	Remove prior to demolition	8
Strongly presumed			Residue	Ground	E	E-007	Boiler room - beyond outer "Succo" aluminium cladding to right hand side calorifier (Not visible)	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	High damage	Enclosed lagging	Usually inaccessible	Yes	Remove prior to demolition	8
Strongly presumed			Rope / mastic	Ground	E	E-007	Boiler room - seals to cast iron boiler sections (Not visible)	Chrysotile (white asbestos)	10 lm	Rope / mastic	Low damage	Enclosed woven fabric / composite material	Usually inaccessible	No	Remove prior to demolition	5
41	MW1070/11	261011/057	WC cistern	Ground	E	E-008	Toilet & washroom - in left hand cubicle	Amosite (brown asbestos)	x1	Cistern	Good	Composite material	Easily disturbed	No	Manage or remove	3

Sample No	Sample Ref No / area number sampled in if presuming	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility under normal circumstances	Notifiable	Action	Material Assessment
40	MW1069/11	261011/056	Insulation packing	Ground	E	E-014	Circulation corridor - surrounding 2 x pipe openings at floor level	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Strongly presumed			Woven fabric	Ground	E	E-015	Cupboard under stairs - insulation to remnants of mains feed electrical cable	Chrysotile (white asbestos)	<1 lm	Woven fabric	Low damage	Partly unsealed / partly encapsulated	Easily disturbed	No	Remove prior to demolition	28
p39	E-006	-	Rope	Ground	E	E-019	Main kitchen - seals to patent glazed skylights	Chrysotile (white asbestos)	15 lm	Rope	Good	Enclosed woven fabric	Unlikely to be disturbed	No	Remove prior to demolition	4
55	MW1084/11	261011/071	Sarking felt	First	E	Roof void	Within roof void lining to the underside of the majority of the pitched roof - taken above area E-033	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
210	SLT1307/24	260224/003	Strawboard & paper coating	First	E	Roof void	Underside of part of the roof - accessed off area E-033 - taken above area E-035	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
212	SLT1309/24	260224/005	Mastic	External	E	E-040	Balcony - sealing glazing to steel window & door frames outside area E-038	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
213	SLT1310/24	260224/006	Putty	External	E	E-040	Balcony - sealing window & door frames to surrounding brickwork outside area E-038	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
214	SLT1311/24	260224/007	Felt flashing	External	E	E-040	Balcony - at floor level adjacent to main building area E-038	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
211	SLT1308/24	260224/004	Felt	First	E	E-041	Store / score display room - lining all wall cavities	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
58	MW1087/11	261011/074	Felt & paper backing	First	E	E-042	Tank room - to perimeter of ceiling	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
60	MW1089/11	261011/076	Damp proof course	External	E	All elevations	Within low level brickwork throughout - taken outside area E-020	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
VS-211	E-041	-	Felt	External	E	Front elevation	Lining all wall cavities beyond tongue & groove timber cladding outside area E-041	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
VS-212	E-040	-	Mastic	External	E	Front elevation	Sealing glazing to steel window frames outside area E-005	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
VS-213	E-040	-	Putty	External	E	Front elevation	Sealing window frames to surrounding brickwork outside area E-005	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
VS-212	E-040	-	Mastic	External	E	Left elevation	Sealing glazing to steel window frames outside area E-039	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
VS-213	E-040	-	Putty	External	E	Left elevation	Sealing window frames to surrounding brickwork outside area E-039	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
VS-212	E-040	-	Mastic	External	E	Rear elevation	Sealing glazing to steel window frames outside areas E-007 & E-008	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
VS-213	E-040	-	Putty	External	E	Rear elevation	Sealing window frames to surrounding brickwork outside areas E-007 & E-008	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a

Sample No	Sample Ref No / area number sampled in if presuming	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility under normal circumstances	Notifiable	Action	Material Assessment
VS-212	E-040	-	Mastic	External	E	Rear elevation	Sealing glazing to steel window frames outside areas E-011, E-012, E-013 & E-016	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
VS-213	E-040	-	Putty	External	E	Rear elevation	Sealing window frames to surrounding brickwork outside areasE-011, E-012, E-013 & E-016	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
VS-212	E-040	-	Mastic	External	E	Rear elevation	Sealing glazing to steel window frames outside areas E-020 & E-022	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
VS-213	E-040	-	Putty	External	E	Rear elevation	Sealing window frames to surrounding brickwork outside areas E-020 & E-022	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
215	SLT1312/24	260224/008	Roof felt	External	E	Roof	Covering to pitched roof above areas E-006 & E-006a	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
p39	E-006	-	Rope	External	E	Roof	Seals to patent glazed skylights - above area E-006	Chrysotile (white asbestos)	35 lm	Rope	Good	Enclosed woven fabric	Unlikely to be disturbed	No	Remove prior to demolition	4
59	MW1088/11	261011/075	Cement cowl	External	E	Roof	Above pitched roof above areas E-006 & E-006a - taken above area E-006	Chrysotile (white asbestos)	x 2	Cement cowl	Low damage	Cement product	Unlikely to be disturbed	No	Remove prior to demolition	4
216	SLT1313/24	260224/009	Felt flashing	External	E	Roof	To the perimeter of the flat roof above areas E-007 & E-008 - taken above area E-007	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
p39	E-006	-	Rope	External	E	Roof	Seals to patent glazed skylights - above area E-019	Chrysotile (white asbestos)	15 lm	Rope	Good	Enclosed woven fabric	Unlikely to be disturbed	No	Remove prior to demolition	4
217	SLT1314/24	260224/010	Roof felt	External	E	Roof	Covering to flat roof above area E-042	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
218	SLT1315/24	260224/011	Felt barrier	Ground	G	G-004	Sieff Theatre - in cavity wall surrounding fire exit door	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
219	SLT1316/24	260224/012	Vapour paper	Ground	G	G-004	Sieff Theatre - behind plasterboard to external wall	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
72	DC3952/11	081211/022	Gasket	Ground	G	G-005	Circulation corridor - seals to flange joints on disused pipe work within void behind timber panels	Chrysotile (white asbestos)	x 2	Gasket	Medium damage	Composite material	Unlikely to be disturbed	No	Remove prior to demolition	5
221	SLT1318/24	260224/014	Damp proof course	External	G	All elevations	Within low level brickwork throughout - taken outside area G-004	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
220	SLT1317/24	260224/013	Roof felt flashing	External	G	Roof	To the perimeter of the flat roof above the link corridor areas G-001 & G-005 - Taken above area G-001	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a

Please note: - Limitations of survey / areas outside the scope of the work as agreed with Mike Simon
(By the acceptance of this report you acknowledge and confirm your agreement to all limitations / omissions as detailed below)

Area number	Location
E-007	Following the original management survey and prior to this survey new M & E equipment and ancillary pipe work has been installed and as agreed with Mike Simon no inspections were deemed to be necessary, therefore this equipment has been excluded from this survey.
E-007	It has to be noted, asbestos residue deposits maybe present, concealed on floor, walls and ceiling surfaces beneath / behind fixed mechanical and electrical plant equipment. Therefore, this equipment must be removed from its location by the licensed asbestos removal contractor adopting the necessary precautions and control measures to be able to clean the floor, wall and ceiling surfaces beyond.
E-007	Although the calorifiers appear to be redundant now, inspections could not be made beyond the outer “Succo” aluminium wrap to the right hand calorifier due to the presence of newly installed M & E equipment, which hinders safe access. Therefore, although not visible it must be presumed that lagging residue deposits are present both beyond the outer “Succo” aluminium to the calorifier and trapped beneath on the concrete plinth, which is assumed to contain Chrysotile (white asbestos).
E-007	There is no access into the body of the boiler as this is live and connected to all services, therefore we strongly presume that rope / mastic products are present between the cast iron sections and that this material would contain Chrysotile (white asbestos).
E-014	To the perimeter edges of the floor are terrazzo slabs forming duct covers these are firmly sealed and therefore inaccessible without causing permanent damage.
E-015	We were unable to sample the woven fabric insulating the former mains feed cable on the original survey for safety reasons as this is live, therefore we must presume this to contain Chrysotile (white asbestos) until further investigation can be carried out if required when the cable is isolated.
E-029	A section of the floor is the base of the shower cubicles which are raised plastic shower trays, access beneath these has not been gained as this would cause permanent damage rendering the showers unusable.
E-033	Roof void - The inspection within the roof void was limited to the walkways only for safety reasons.
E-034	In the centre of the right wall in between the plywood panel covered alcoves is a concealed dumb waiter shaft, which has been covered with plasterboard. A section of this was removed to reveal where accessible is a brick lined shaft, however full access could not be gained at the time of the survey.
G-005	Only limited access could be gained within the riser due to the presence of a modern steel casement heater and live electrical cables, which fixed to the plywood panels.

The following have been removed since previous Management survey was carried out

Sample No	Sample Ref No	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos
42	MW1071/11	261011/058	Dust debris	Ground	E	E-007	Boiler room - on floor surrounding entrance door	None detected
43	MW1072/11	261011/059	Dust debris	Ground	E	E-007	Boiler room - on floor in front & rear of boilers & pumps	None detected
56	MW1085/11	261011/072	Sink pad	First	E	E-038	"Long room" - beneath sink	None detected
57	MW1086/11	261011/073	Dust debris	First	E	E-042	Tank room - floor	None detected

4. CONCLUSIONS AND ACTIONS

As the buildings are to be demolished all asbestos containing materials must be removed

Licensable asbestos containing materials

- **Block E - Area E-007 - Dust debris / lagging residue on concrete plinth beneath 2 x calorifiers**
- **Block E - Area E-007 – Residue lagging – beyond outer "Succo" aluminium cladding to right hand calorifier**
- **Area E-007 – Residue lagging – on walls and ceiling**
- **Block E - Area E-007 – Residue lagging - on floor, walls & ceiling beneath / behind fixed M & E plant equipment, pipe work & pipe brackets**

All of the above contain Amosite (brown asbestos) & Chrysotile (white asbestos) or Chrysotile (white asbestos) only.

All of the asbestos containing materials detailed above must be removed in their entirety. We recommend you seek advice from your appointed Licensed Asbestos Removal Contractor regarding removal methods of the asbestos containing materials and the removal and disposal of the existing M & E plant equipment and ancillary pipe work.

The licensed asbestos removal contractor must remove the asbestos debris / lagging residue deposits and existing paint finish using a process such as "blasting" followed by a full environmental clean to all surfaces throughout.

It also has to be noted, asbestos residue deposits maybe present, concealed on floor, walls and ceiling surfaces beneath / behind fixed mechanical and electrical plant equipment. Therefore, this equipment must be removed from its location by the licensed asbestos removal contractor adopting the necessary precautions and control measures to be able to clean the floor, wall and ceiling surfaces beyond.

The works will fall under Regulation 9 of the Control of Asbestos Regulations 2012 and as such will require 14 clear days notification to the H.S.E.

Although the following are non-licensable asbestos containing materials due to the known presence of the asbestos lagging debris / residue contamination the M & E equipment should be removed be the licensed asbestos removal contractor whilst under controlled conditions

- **Block E - Area E-007 – Gaskets - seals to the flange joints to the pipe work throughout – containing Chrysotile (white asbestos)**
- **Block E - Area E-007 – Rope / mastic – seals to cast iron boiler sections – presumed to be present and to contain Chrysotile (white asbestos)**

Non-licensable asbestos containing materials

- **Block E - Areas E-006 & E019 - Rope seals to patent glazed skylights internal & external**
- **Block E - Area E-008 - WC cistern – in left hand cubicle**
- **Block E - Area E-015 – Woven fabric – insulation to remnants of mains feed electrical cable**
- **Block E - Roof - Cement cowl - above areas E-006 & E-006a**

- **Block G - Area G-005 - Gasket seal to flange joints on disused pipe work within void behind timber panels.**

All of the above contain Chrysotile (white asbestos).

All of the above must be removed and disposed of as asbestos waste in accordance with the Hazardous Waste Regulations 2005 (HWR) with all the necessary documentation completed.

Work with non-licensable asbestos containing material

Work with non-licensable materials under normal circumstances are not notifiable and therefore it is not necessary to employ a licensed asbestos removal contractor to remove this material. However, under the Control of Asbestos Regulations 2012 in certain circumstances the material may be considered as notifiable non-licensed work. To decide if the work is NNLW, you will need to consider the type of work you are going to carry out, the type of the material you are going to work on and its condition. We recommend you seek advice from your contractor regarding this issue and refer to the current HSE guidance in asbestos essentials, which can be downloaded from the HSE website.

If a licensed asbestos removal contractor is not employed the persons involved in the removal must have received Training with non-licensable asbestos containing materials and be suitably equipped with Respiratory Protection Equipment and Personal Protection Equipment to carry out the task. These new regulations will also require the operatives to have had a medical examination carried out by a HSE approved doctor. There is still a requirement under the "Approved Code of Practice of Work with materials containing asbestos" to undertake a risk assessment plan of work / method statement and the waste disposed of in accordance with Hazardous Waste Regulations with all the necessary documentation completed. We strongly advise that you refer to H.S.E. publication Asbestos Essentials. HSG210 for guidance in removal techniques. It is a legal requirement for all contractors who work with asbestos to be adequately insured.

Any work carried out must be in accordance with the following regulations and legislation.

- The Health & Safety at Work Act 1974
- The Control of Asbestos Regulations 2012
- Approved Code of Practice L143, Managing and Working with asbestos
- HSG 248 Asbestos - The analyst's guide for sampling, analysis and clearance procedures
- HSG 247 Asbestos: The Licensed Contractors Guide
- HSG 210 - Asbestos Essentials
- Management of Health and Safety Regulations 1999
- Construction (Design and Management) Regulations 2015
- The Hazardous Waste Regulations

Other relevant: -

- The Manual Handling Operations Regulations 1992
- Provision and Use of Work Equipment Regulations 1998
- Reporting of Injuries, Diseases & Dangerous Occurrences 2013
- Control of Substances Hazardous to Health Regulations 2002 as amended
- Health & Safety (First Aid) Regulations 1981
- Confined Spaces Regulations 1997
- Work at Height Regulations 2005
- Construction (Health, Safety and Welfare) Regulations 1996

5. GENERAL SITE AND SURVEY INFORMATION

5.1 Bulk sampling strategy for Asbestos containing materials

The object of carrying out sampling was to identify the nature and extent of any visible asbestos material. The sampling strategy will be based on several factors including the size and numbers of premises/rooms and the extent and types of ACM's present.

All sampling was undertaken causing the minimum possible nuisance and potential risk to the health of the occupants and visitors of the building. As required under the Control of Asbestos Regulations 2012, dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with foil or PCL cloth tape or decorators caulking. All samples were double sealed in polythene bags, which would not give rise to any dust release and where appropriate and a label was left on the site adjacent to the sample location or alternatively visual records such as marked up plans and/or photographic records showing location and extent of the sample may have been used as an effective way of recording the sample position and location of ACM's. Sampling did not impair the structural integrity of the building or plant.

Either labels or photographs will indicate the sample number for a cross reference to this report. Care was taken to prevent cross-contamination of samples. All in accordance with HSG264 - Asbestos: The survey guide and HSG248 –Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

The bulk sample analysis will be carried out by an independent laboratory accredited by UKAS to ISO 17025 standard.

5.2 Method of Bulk sampling Analysis

All techniques used were in strict accordance with the HSE document HSG248, titled "Asbestos: The analysts' guide for sampling, analysis and clearance procedures".

Identification of asbestos fibres was based on the following analytical procedure:

A) A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample treatment was taken at this stage.

B) Sample treatment was undertaken (if required) to release or isolate fibres;

C) A detailed and thorough search under the microscope was made to classify the fibre types present;

D) Representative fibres were mounted in appropriate RI liquids on microscope slides;

E) The different fibrous components were identified using PLM.

5.3 TYPES OF SURVEY

All surveys have been carried out in accordance with the requirements of HSG264 – Asbestos: The Survey Guide and comply with ISO/IEC 17020:2012 and UKAS guidance RG8.

Management Survey – For information only

A Management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and the extent of any suspect ACM in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition and their ability to release fibres into the air if they are disturbed in some way.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties.

Normal tools and access equipment will be used in addition to taking into consideration other useful material characteristics (e.g. surface texture, sound when knocked, warmth to touch, surface hardness/deformation with a probe etc).

The survey will usually involve sampling and analysis to confirm the presence or absence of ACM's. However, a management survey can also involve presuming the presence or absence of asbestos.

All ACM's should be identified as far as is reasonably practicable. The areas inspected should include under floor coverings, above false ceilings (ceiling voids), lofts, risers, service ducts and lift shafts, basements, cellars, underground rooms, under-crofts (this list is not exhaustive).

Please note: - If there is any major refurbishment to be undertaken or if the building is to be demolished refurbishment / demolition survey is required.

Refurbishment survey – For information only

A refurbishment survey is needed before any refurbishment work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment will take place. The survey will be intrusive and involve destructive inspection, as necessary, to gain access to all areas within the scope of the works, including those that may be difficult to reach. A refurbishment survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

In this type of survey, where the asbestos containing materials (ACM's) are identified so they can be removed (rather than be managed) the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the removal of the ACM's may not take place for some time (more than three months) or the original scope of the refurbishment works should change or be cancelled, the ACM's condition will need to be assessed and the materials managed.

Demolition survey

A demolition survey is needed before the demolition of specific areas within a building or of the entire building is carried out. This type of survey is used to locate and describe all ACM's in the area where the demolition will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.

In this type of survey, where the asbestos containing materials (ACM's) are identified so they can be removed (rather than be managed) the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the removal of the ACM's may not take place for some time (more than three months) or the original scope of the refurbishment works should change or be cancelled, the ACM's condition will need to be assessed and the materials managed.

We have included a material assessment for each ACM discovered during this survey, however, should this material remain in situ in excess of the three month time frame a priority risk assessment should be carried out as detailed in section 5.4.2

Re-inspection survey – For information only

It is a requirement within The Control of Asbestos Regulations 2012 to carry out a re-inspection of known asbestos containing materials (ACM's) this must be carried out by a competent person and records updated accordingly. The inspections must not exceed 12 months, however in certain circumstances these such inspections may require more frequent assessments depending on the risk element of the ACM. The risk is assessed by the type, extent, condition and location of the asbestos. The re-inspection asbestos survey report will include photographs of all known ACM's, together with a recommendations on how to safely manage those materials.

On all types of survey, where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be alerted to the possibility of there being asbestos materials in the area. This will therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey.

5.4. REPORT STRATEGY / SURVEY FINDINGS DEFINITIONS

This demolition survey includes an assessment of the condition of the various ACM's and their ability to release fibres. This assessment allows the duty holder to assess the potential for fibre release for each ACM and then go on to prioritise the need for action as part of the plan for managing asbestos should the ACM remain in situ.

A standardised assessment tool suitable for a management survey is given and is based in a simple additive algorithm and is adopted as part of this survey. The tool can be used to numerically assess the potential for fibre release. The tool is not designed to calculate absolute differences in potency of fibre release / hazard potential between ACM's. It does however enable ACM's to be ranked in a simple numerical order. No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between the survey and the event is significant, e.g. more than 3 months, then a material assessment will be conducted in the interim and management arrangement put in place.

This assessment has been established using the Material Assessment Algorithm that is defined in the HSG 264 document.

5.4.1 Material assessment algorithm

The four main parameters which will determine the amount of fibre release from an ACM when subject to a standard disturbance are:

- product type;
- extent of damage or deterioration
- surface treatment; and
- asbestos type.

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 show otherwise. Examples of scoring for each parameter are given in the table enclosed.

Materials with assessment scores of 10 or more are rated as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a 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.

Material assessment algorithm

Sample variable	Score	Examples of scores (see notes for more detail)
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where 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
Total		

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Non-asbestos materials have no potential to release asbestos fibres

5.4.2 Priority risk assessment – To be completed if the ACM is to remain in situ in excess of a three month period

It is the responsibility of the duty holder of the building to undertake the risk assessment and subsequently a re-inspection program should be implemented in accordance with the Duty to manage asbestos in buildings, regulation 4 of The Control of Asbestos Regulations 2012.

The material assessment identifies the "high-risk materials" i.e. those materials 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. Priority must be determined by carrying out a risk assessment (i.e. a priority assessment – see enclosed table) which will consider factors such as:

- the location of the material;
- the extent of the material;
- the use to which the location is put;
- the occupancy of the area;
- the activities carried on in the area; and
- the likelihood/frequency with which maintenance activities are likely to take place.

The priority assessment can only be carried out with the detailed knowledge of all the above. Richard L Thomas Associates Ltd can assist in this process however the risk ratings are based on the information available provided by the client at the time of the inspection and it is the Duty Holders responsibility to check and confirm the findings before including in the asbestos management plan. It must also be noted that the Duty Holder must re-calculate any risk scores and re-evaluate the management option of any ACM's affected by building use changes.

The priority risk assessment scores which have been compiled by RTA and contained within this report have been agreed with the client.

Four general headings have been used to calculate the priority risk assessment algorithm, and one or more factors considered and averaged under each heading to suit the circumstances. Each of the four parameter headings are scored as an average of each section between 0 and 3 and the value assigned to each of the four headings is added together to give a total score of between 0 and 12.

5.4.3 Assessment of Risk Assessment Algorithm Scores

The risk assessment algorithm score is the combination of the:

Material Assessment
The type and condition of the ACM and the ease with which it releases fibres if disturbed.

and:

Priority Assessment
The likelihood of someone disturbing the ACM.

Each category can contribute a risk score of 0 to 12 giving a potential maximum risk score in a worse case scenario of 24.

The use of an algorithm can only act as a guide to the potential hazard that may be presented and it is not possible to ascribe proposed actions against individual risk scores. Risk assessment scores for different ACM's can be compared to develop an action plan.

The algorithm becomes invaluable when used as part of an ongoing management strategy as it highlights the trend of potential risk, as information is updated to reflect site inspections.

Priority assessment algorithm

Assessment Factor	Score	Examples of score variables
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (e.g. little used storeroom)
	1	Low disturbance activities (e.g. office)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact asbestos containing material)
	3	High levels of disturbance (eg fire door in constant use)
Secondary activities	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m²
	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 (eg string or gaskets)
	1	≤10m² or ≤10m pipe run
	2	>10m² to ≤50m² or >10m to ≤50m pipe run
	3	>50m² or >50m pipe run
Human Exposure potential		
No. of occupants	0	None
	1	1 to 3
	2	4 to 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 to < 3 hours
	2	>3 to <6 hours
	3	> 6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting asbestos insulating board ceiling tiles to access a valve)
	3	High level of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
Frequency of maintenance	0	ACM unlikely to be disturbed for maintenance
	1	≤ 1 per year
	2	> 1 per year
	3	> 1 per month

5.4.4 Management options

Based on the combined score totals of the Material Assessment and Priority Assessment, there are various options available for managing the condition of the ACM's: -

- Protect / enclose the ACM;
- Seal / encapsulate the ACM;
- Repair the ACM;
- Label the ACM;
- Colour code the ACM.

These options should be considered first. **Where such actions are not practical ACM's should be removed**.

The measures needed in all cases where ACM's are present include: -

- Communicate with employees, contractors and others;
- Monitor the condition of the ACM;
- Put a safe system of work in place to control any maintenance or building work on the fabric of your building.

Further information on risk assessments and management of asbestos is available in the separate HSE Guidance (HSG227).

5.5. Detailed Site description

Demolition survey to all internal areas and external elevations of Block E - Sports Pavilion & part of Block G - Sieff Theatre.

All other areas of the building other than those in the detailed site description are excluded from this survey.

Whilst this survey is described as a "Demolition" asbestos survey it has to be noted that this building was to be re-occupied following the survey and it was explained to the client that intrusive inspections could only be conducted where practicable.

The demolition asbestos survey includes inspections of all internal areas and external elevations of the building only. It has to be noted during the demolition works concealed service ducts could be discovered within / beneath the concrete foundation decks that possibly are not accessible at the survey stage. Should any further suspicious materials be encountered during the demolition / excavation, works, this may require further investigation and the materials identified before work continues.

If there is a delay between this survey and works being undertaken or the client decides to leave the asbestos containing materials in situ, there is an obligation on the duty holder to manage the risks until such time as the materials are removed.

The results of the samples, which were taken on the original management asbestos survey have been utilised in this survey report. Extra samples have been taken as deemed necessary which start at sample number 209.

Block E - Sports pavilion

Ground floor

Area E-001
This is the lobby, which is entered via a set of double UPVC double glazed doors set into a an UPVC frame. The set of double fire exit doors are aluminium set into an UPVC frame with a UPVC double glazed panel above. The majority of the floor is covered with "Granwood" flooring, beneath this is concrete and to the perimeter are terrazzo slabs forming duct covers. The majority of the duct covers are firmly sealed and therefore inaccessible. However, where possible sections were removed, to reveal the duct is concrete lined housing heating pipes which feed the cast iron radiators and within the duct these are lagged with man-made fibre insulation, which is badly degraded and no paper lining is present beneath. The pipe work feeding the cast iron radiators above the floor level is un-lagged and these extend through the walls into adjacent areas in steel sleeve collars and no suspect materials are visible. The majority walls are solid and plastered and to a height of approximately 1.2m are clad with tongue and groove timber. Inspections were made beyond the tongue and groove timber cladding to confirm the brick beyond where inspected. A section of the wall adjacent to area E-002 is a single skin of plywood sheeting. The ceiling is plasterboard and skimmed and no boarding and insulation is visible to the topside. Above is the underside of the first floor, which is tongue and groove timber boarding supported with timber beams, which are un-clad. The two beams supporting the ceiling are clad with plasterboard, which is skimmed and beyond are RSJ's and no additional boarding or insulation is visible. The external windows are UPVC double glazed with solid and plastered lintels and reveals and timber sills. Covering the former internal window adjacent to the ascending staircase

is a plywood panel, beyond this is man-made fibre boarding and no paper coating is present. Beyond this is a shallow void to a secondary plywood panel located in the stairwell itself and no glazing is present. The architrave surrounding the door adjacent to area E-010 was removed and no boarding, insulation or packers are present.

Area E-002
This is a storeroom, which is entered via a timber door set into a timber frame and no boarding, insulation or packers are present. The majority of the floor is covered with “Granwood” flooring, beneath this is concrete and to the perimeter are terrazzo slabs forming duct covers. The majority of the duct covers are firmly sealed and therefore inaccessible. However, where possible sections were removed, to reveal the duct is concrete lined housing heating pipes which feed the cast iron radiators and within the duct these are lagged with man-made fibre insulation, which is badly degraded and no paper lining is present beneath. The pipe work feeding the cast iron radiators above the floor level is un-lagged. Two walls are solid and plastered and to a height of approximately 1.2m are clad with tongue and groove timber. Inspections were made beyond the tongue and groove timber cladding to confirm the brick beyond where inspected. The remaining walls adjacent to area E-001 are a single skin of plywood sheeting fixed to an exposed timber framework. The ceiling is plasterboard and skimmed and no boarding and insulation is visible to the topside. Above is the underside of the first floor, which is tongue and groove timber boarding supported with timber beams, which are un-clad. The external window is UPVC double glazed with solid and plastered lintel and reveals and a timber sill, which is all sealed with expanding foam into the surrounding solid and plastered wall.

Area E-003
This is a changing room, marked on the door as "Changing Room 1", which is entered via a timber door set into a timber frame and no boarding, insulation or packers are present. The entrance door is surrounded with plywood partitioning inset within the surrounding brick walls. A plywood panel was removed and no boarding or insulation is present within the cavity voids. The floor is concrete and the walls are brick and painted. The ceiling is plasterboard and skimmed and no boarding and insulation is visible to the topside. Above where visible is the underside of the first floor, which is tongue and groove timber boarding supported with timber beams, which are un-clad. The external window is UPVC double glazed with concrete lintel, brick and painted reveals and a quarry tiled sill. The pipe work extending through the area is partly un-lagged and partly lagged with man-made fibre foil backed sections and no paper lining is present beneath. The timber benches are fixed to the perimeter walls and there is no boarding to the underside above the pipe work extending beneath.

Area E-004
This is a changing room, marked on the door as "Changing Room 3", which is entered via a timber door set into a timber frame and no boarding, insulation or packers are present. The entrance door is surrounded with plywood partitioning inset within the surrounding brick walls. A plywood panel was removed and no boarding or insulation is present within the cavity voids. The floor is concrete and the walls are brick and painted. The ceiling is plasterboard and skimmed and no boarding and insulation is visible to the topside. Above where visible is the underside of the first floor, which is tongue and groove timber boarding supported with timber beams, which are un-clad. The external window is UPVC double glazed with concrete lintel, brick and painted reveals and a quarry tiled sill. The pipe work extending through the area is partly un-lagged and partly lagged with man-made fibre foil backed sections and no paper lining is present beneath. The timber benches are fixed to the perimeter walls and there is no boarding to the underside above the pipe work extending beneath.

Area E-005
This is a changing room, marked on the door as "Changing Room 5", which is entered via a timber door set into a timber frame and no boarding, insulation or packers are present. The entrance door is surrounded with plywood partitioning inset within the surrounding brick walls. A plywood panel was removed and no boarding or insulation is present within the cavity voids. The floor is concrete and the walls are brick and painted. The ceiling is plasterboard and skimmed and no boarding and insulation is visible to the topside. Above where visible is the underside of the first floor, which is tongue and groove timber boarding supported with timber beams, which are un-clad. The pipe work extending through the area is partly un-lagged and partly lagged with man-made fibre foil backed sections and no paper lining is present beneath. The timber benches are fixed to the perimeter walls and there is no boarding to the underside above the pipe work extending beneath.

The external window is covered with a panel of MDF boarding concealing the unit, however visible from the opposite side this is presumed to be the original steel and glazed window in an outer timber frame with concrete lintel, brick reveals and a quarry tiled sill.

Area E-006
This is a changing room and shower area, which is entered via a timber and glazed door set into a timber frame and no boarding, insulation or packers are present. The floor at lower level is quarry tiled and at high level is a small landing and steps which are concrete. The walls are brick and painted and the majority are tiled with ceramic tiles. However, area E-006 and E-006a was formally all area E-006 and the newly constructed dividing wall is a modern plasterboard stud partition and no boarding or insulation is present within the cavity void. The ceiling is plasterboard panelling in contour with the external pitched roof supported with timber, steel and concrete breams, which are all un-clad. This ceiling is a continuation of the ceiling in area E-006a and where existing damage is present in this area reveals above is the underside of the roof, which is a strawboard material with a paper coating, which was sampled in area E-006, therefore this is presumed to be present in this area also (sample number 209 – SLT1306/24), which proved to be non-asbestos. Inset into the ceiling are two patent glazed skylights which are lined with timber, to the glazed panels is a rope gasket and a sample was taken on the original management survey (sample number 39 - MW1068/11), which proved to contain Chrysotile (white asbestos). The external windows have timber frames, concrete lintels, brick reveals and ceramic tiled sills. The shower cubicles are divided with solid and plastered partitioning which is tiled with ceramic tiles and the pipe work feeding the shower and the hand washbasins is un-lagged.

Area E-006a
This area was formally part of area E-006. This is a changing / shower room, which is entered via a timber and glazed door set into a timber frame and no boarding, insulation or packers are present. The floor is quarry tiled, the walls are brick and painted and to a height of approximately 1.5m tiled with ceramic tiles. The ceiling is plasterboard panelling in contour with the external pitched roof supported with timber, steel and concrete breams, which are all un-clad. Where existing damage is present to the ceiling reveals above is the underside of the roof, which is a strawboard material with a paper coating and a sample was taken for reassurance (sample number 209 – SLT1306/24), which proved to be non-asbestos. The external windows are UPVC double glazed with concrete un-clad lintels, brick and painted reveals and ceramic tiled sills. To the perimeter of the area are timber benches. The high level pipe work is un-lagged and extend through the walls into adjacent areas no suspect materials are visible. The fire exit door is timber set into a timber frame with a timber and glazed panel above. The large shower cubicle is divided with modern composite panels in aluminium frames. The walls within the shower area are tiled with ceramic tiles and the pipe work feeding the shower units is un-lagged.

Where the pitched section of the ceiling adjoins the perimeter walls to the left and right hand side of the room there is a strip of horizontal boarding, confirmed to be partly plasterboard and partly man-made fibre boarding and no paper coating is present to the surface.

Area E-007
This is the boiler room, which is entered via a timber door set into a timber frame. The floor is concrete, the walls are brick and painted and the ceiling is solid concrete. Inset within the ceiling is a concrete lined skylight with a polycarbonate dome and no rope or mastic products are visible to the glazing internally. The external windows have timber frames, with brick reveals, concrete lintels and quarry tiled sills. The two external louver doors are timber set into timber frames.

Following the original management survey and prior to this survey new M & E equipment and ancillary pipe work has been installed and as agreed with Mike Simon no inspections were deemed to be necessary, therefore this equipment has been excluded from this survey.

On the original management survey general dust debris samples were taken from the floor as follows: -
Sample number 42 - MW1071/11, was taken from the floor surrounding the entrance door and proved to be non-asbestos.
Sample number 43 - MW1072/11, was taken from the floor in front and to the rear of the boilers and pumps and also proved to be non-asbestos.

Composite residue deposit samples were taken from the walls beneath the paint finish on the original management survey as follows: -
Sample number 44 - MW1073/11 was taken from the left wall surrounding the electrics and proved to contain Amosite (brown asbestos) and Chrysotile (white asbestos).
Sample number 45 - MW1074/11 was taken from the rear wall surrounding the external doors and proved to contain Chrysotile (white asbestos).
Sample number 46 - MW1075/11 was taken from the right wall to the rear of the boilers and internal nib wall and proved to be non-asbestos.
Sample number 47 - MW1076/11 was taken from the right wall to the rear of the flue and surrounding the windows and proved to contain Chrysotile (white asbestos).
Sample number 48 - MW1077/11 was taken from the front wall rear of the 2 x calorifiers and surrounding the control panel and proved to contain Chrysotile (white asbestos).

Composite residue deposit samples were also taken from the ceiling beneath the paint finish on the original management survey as follows: -
Sample number 50 - MW1079/11 was taken from the ceiling surrounding the skylight and proved to contain Amosite (brown asbestos) and Chrysotile (white asbestos).
Sample number 51 - MW1080/11 was taken from the ceiling above the pumps and the boiler and proved to be non-asbestos.

It also has to be noted, asbestos residue deposits maybe present, concealed on floor, walls and ceiling surfaces beneath / behind fixed mechanical and electrical plant equipment. Therefore, this equipment must be removed from its location by the licensed asbestos removal contractor adopting the necessary precautions and control measures to be able to clean the floor, wall and ceiling surfaces beyond.

The two copper cylinder calorifiers are freestanding on a concrete plinth and these are lagged with man-made fibre covered with "Succo" aluminium. Dust debris and residue was discovered on the

original management survey on top of the concrete plinth and a sample was taken (sample number 53 - MW1082/11), which proved to contain Chrysotile (white asbestos). Following the management survey the residue deposits to the plinth were removed by means of vacuuming as far as reasonably practicable by the asbestos removal contractor, NIC. As the calorifiers were live and connected to all services, these could not be removed to clean beneath therefore the surface of the concrete plinth was encapsulated. Following the original management survey prior to this survey the insulation to the left hand calorifier had been removed exposing the cylindrical body of the calorifier and visual inspection confirms no suspect materials are present to the surface where accessible. Although the calorifiers appear to be redundant now, inspections could not be made beyond the outer "Succo" aluminium wrap to the right hand calorifier due to the presence of newly installed M & E equipment, which hinders safe access. Therefore, although not visible it must be presumed that lagging residue deposits are present both beyond the outer "Succo" aluminium to the calorifier and trapped beneath on the concrete plinth, which is assumed to contain Chrysotile (white asbestos).

The freestanding metal casement boiler is lagged with man-made fibre covered with "Succo" aluminium. Sections of this were removed to reveal no suspect materials are visible beyond where accessible. There is no access into the body of the boiler as this is live and connected to all services, therefore we strongly presume that rope / mastic products are present between the cast iron sections and that this material would contain Chrysotile (white asbestos).

Where the stainless flue extends from the top of the boiler there is a collar which is in-filled with a packing sealant and a sample was taken on the original management survey (sample number 54 - MW1083/11), which proved to be non-asbestos.

Where the stainless steel flue enters the brick flue stack is a "Supalux" firebreak and a sample was taken for reassurance on the original management survey (sample number 49 - MW1078/11), which proved to be non-asbestos. The same type of "Supalux" boarding as sampled is also present to the left and right hand side of the nib wall.

The pipe work running throughout this area is lagged with man-made fibre covered with "Succo" aluminium. Various sections of this were removed throughout to confirm no paper lining is visible beneath and the pipe work is clean and in good order. Within the flange joints to the pipe work and pumps are card gaskets and a sample was taken on the original management survey (sample number 52 - MW1081/11), which proved to contain Chrysotile (white asbestos).

The metal casement electrical equipment is fixed directly to the wall and the cables are insulated with rubber. The pipe work feeding the sluice sink is un-lagged.

Area E-008

This is a toilet and washroom, which is entered via a timber door set into a timber frame and no boarding, insulation or packers are present. The floor is covered with modern "Altro" floor covering, which is site formed to the edges, therefore very limited access is available beneath however where visible is concrete. The walls are brick and painted and the ceiling is solid and plastered. There is a disused skylight, the light has been removed and replaced with a plywood sheet and the lining in situ is solid and plastered. The pipe work feeding the hand washbasins and the high level heating pipes are un-lagged. The heating pipes extend through the walls into adjacent areas in steel sleeve collars and no suspect materials are visible. The porcelain urinals are inset within the surrounding brick walls, the cistern is porcelain and the pipe work is un-lagged. The external steel and glazed windows have outer timber frames with concrete lintels, brick reveals and quarry tiled sills. One of the glazed panels has

been removed and replaced with timber which houses a plastic casement "Ventaxia" extraction unit. The three WC cubicles are divided with easy clean timber, the cisterns in the right hand side and the centre cubicle are porcelain. The cistern in the left hand cubicle is a "Shires Lynx" type and a sample was taken on the original management survey (sample number 41 - MW1070/11), which proved to contain Amosite (brown asbestos) and the pipe work feeding all cisterns is un-lagged.

Area E-009
This is another toilet and washroom, which is entered via an opening in the wall which is tiled with ceramic tiles. The floor is terrazzo tiled, the walls are brick and painted and partly tiled with ceramic tiles. The ceiling is solid and plastered. The external windows are UPVC double glazed with concrete lintels, brick reveals and ceramic tiled sills and sealing the window frame to the surrounding wall is expanding foam. The pipe work feeding the hand washbasins and the high level heating pipes are un-lagged. The heating pipes extend through the walls into adjacent areas in steel sleeve collars and no suspect materials are visible. The porcelain urinals are inset within the surrounding brick walls, the cistern is porcelain and the pipe work is un-lagged. The WC cubicle is brick construction, the cistern is porcelain and the pipe work feeding this is also un-lagged.

Area E-010
This is a circulation corridor, which is entered via a timber door set into a timber frame and no boarding, insulation or packers are present. The floor is concrete, the walls are brick and painted and the ceiling is plasterboard and skimmed, no boarding or insulation is visible to the topside and this is supported with a solid concrete beam which is un-clad. The doors leading off this area are timber set into timber frames surrounded with timber panels inset within the brick walls. The heating pipes at high level are un-lagged.

Area E-011
This is a changing room, marked on the door as "Changing Room 6", which is entered via a timber door set into a timber frame surrounded with timber partitioning inset within the surrounding brick walls and no boarding, insulation or packers are present. The floor is concrete, the walls are brick and painted and the ceiling is solid and plastered. The external window is steel in an outer timber frame, with a concrete lintel, brick reveals and a quarry tiled sill. The pipe work is partly un-lagged and partly lagged with man-made fibre sections and partly with man-made fibre insulation with an outer calico wrap and no paper lining is present beneath where inspected. The timber benches are fixed to the perimeter walls and no boarding is present to the underside.

Area E-012
This is a changing room, marked on the door as "Changing Room 4", which is entered via a timber door set into a timber frame surrounded with timber partitioning inset within the surrounding brick walls and no boarding, insulation or packers are present. The floor is concrete, the walls are brick and painted and the ceiling is solid and plastered. The external window is steel in an outer timber frame, with a concrete lintel, brick reveals and a quarry tiled sill. The timber benches are fixed in situ to the walls and beneath these are heating pipes which are un-lagged and there is no boarding to the underside of the benches.

Area E-013
This is a changing room, marked on the door as "Changing Room 2", which is entered via a timber door set into a timber frame surrounded with timber partitioning inset within the surrounding brick walls and no boarding, insulation or packers are present. The floor is concrete, the walls are brick and painted and the ceiling is solid and plastered. The external window is steel in an outer timber frame,

with a concrete lintel, brick reveals and a quarry tiled sill. The timber benches are fixed in situ to the walls and beneath these are heating pipes which are un-lagged and there is no boarding to the underside of the benches.

Area E-014
This is a circulation corridor, which is entered via a timber lined opening in the wall. The central part of the floor is covered with “Granwood” flooring and beneath this is concrete. To the perimeter edges of the floor are terrazzo slabs forming duct covers these are firmly sealed and therefore inaccessible without causing permanent damage. The walls are solid and plastered and the ceiling is solid and plastered. The pipe work feeding the cast iron radiator is un-lagged and this extends into the floor duct. There is pipe work running from the ceiling extending down through the floor and within the floor surrounding this is an insulation packing material and a sample was taken on the original management survey (sample number 40 - MW1069/11), which proved to be non-asbestos.

Area E-015
This is a cupboard under the stairs, which is entered via a timber door set into a timber frame and no boarding, insulation or packers are present. The floor is covered with “Granwood” flooring and beneath this is concrete, the walls are brick and the ceiling is the underside of the staircase which is solid and plastered. There is a modern metal casement electrical distribution board fixed directly to the wall and the cables are insulated with rubber. However, the former mains electrical feed cable, which has been cut almost flush to the solid and plastered wall at low level is insulated with a woven fabric material. We were unable to sample the woven fabric insulating the former mains feed cable on the original survey for safety reasons as this is live, therefore we must presume this to contain Chrysotile (white asbestos) until further investigation can be carried out if required when the cable is isolated.

Area E-016
This is a toilet and washroom, which is entered via a timber door set into a timber frame and no boarding, insulation or packers are present. The floor is covered with modern "Altro" floor covering, which is site formed to the edges and beneath this is concrete. The walls and ceiling are solid and plastered. The external steel casement windows are inset within outer timber frames and the sills, reveals and lintel are solid and plastered. The WC cistern is porcelain and the pipe work feeding this, the hand washbasin and the high level heating pipes are un-lagged. The heating pipes extend through the walls into adjacent areas in steel sleeve collars and no suspect materials are visible.

Leading off this area within an alcove is a timber store cupboard, which is entered via a timber door set into a timber frame. The heating pipes within are un-lagged and the shelving is timber.

Area E-017
This is a kitchen store cupboard, which is entered via a timber door set into a timber frame and no boarding, insulation or packers are present. The floor is covered with modern "Altro" floor covering and beneath this is concrete. The walls are solid and plastered and the ceiling is solid and plastered. The high level pipe work running through this area is un-lagged.

Area E-018
This is another store, which is entered via a steel roller shutter door set into a steel frame and no boarding, insulation or packers are present. The floor is covered with modern "Altro" floor covering and beneath this is concrete. The walls are brick and painted and the ceiling is solid and plastered. The

external window is UPVC double glazed with solid concrete lintel, brick reveals and a quarry tiled sill.

Area E-019
This is the main kitchen, which is entered via a timber and glazed door set into a timber frame and no boarding, insulation or packers are present. The floor is covered with modern "Altro" floor covering which is site formed to the edges and beneath this where accessible is terrazzo. The walls are brick and painted and partly tiled with ceramic tiles. The ceiling is suspended with plasterboard ceiling tiles with a vinyl finish, above these is the underside of the original ceiling which is solid and plastered. Within the ceiling void is pipe work which is un-lagged. There is a patent glazed skylight within the ceiling and the sealing the glazing to the frame is the same type of rope product as sampled in area E-006 on the original management survey (sample number 39 - MW1068/11), which proved to contain Chrysotile (white asbestos). The servery is a brick and timber lined opening, which houses security steel shutters in a steel frame. In front of this is a modern freestanding baine Marie. A former door opening has been infilled at low level with plasterboard and no boarding or insulation is visible within the cavity void. To the top half of this is a timber lined servery opening fixed to the surrounding brickwork, the architrave removed and no boarding, insulation or packers are present. Fixed over this security steel shutter in a steel frame. The pipe work feeding the stainless steel sink is un-lagged and there are no pads or bituminous coating beneath. The kitchen appliances are stainless steel and modern in construction. Extending through the suspended ceiling and roof are modern stainless steel air extraction fan units. The external windows are UPVC double glazed with concrete lintels, brick reveals and ceramic tiled sills. The external door is timber set into a timber frame with a timber panel above.

Area E-020
This is a food store, which is entered via a steel roller shutter door set into a steel frame and no boarding, insulation or packers are present. The floor is covered with modern "Altro" floor covering which is site formed to the edges and beneath this is concrete. The walls are brick and painted and partly tiled with ceramic tiles and the ceiling is solid and plastered. The external steel casement window has an outer timber frame with solid concrete lintel, solid and plastered reveals and a ceramic tiled sill. The modern metal casement electrical distribution board is fixed directly to the wall and the cables are insulated with rubber.

Area E-021
This is a small corridor, which is entered via a brick lined opening in the wall. The floor is covered with modern "Altro" floor covering and beneath this is concrete. The walls are brick and painted, the ceiling is suspended with plasterboard ceiling tiles with a vinyl finish and above these is the underside of the original ceiling which is solid and plastered.

Area E-022
This is marked on the plan as a store, however this is a toilet and washroom, which is entered via a timber door set into a timber frame and no boarding, insulation or packers are present. The floor is covered with modern "Altro" floor covering which is site formed to the edges and beneath this is concrete. The walls are solid and plastered and partly tiled with ceramic tiles and the ceiling is solid and plastered. The two external steel casement windows have outer timber frames, the lintels are concrete, the reveals are solid and plastered and the sills are tiled with ceramic tiles. The pipe work feeding the hand washbasin is un-lagged. The WC cubicle partitioning is solid and plastered, the cistern is porcelain and the pipe work feeding this and the high level heating pipes are un-lagged.

Area E-023
This is a storeroom, which is entered via a timber door set into a timber frame surrounded with plasterboard partitioning and no boarding, insulation or packers are present. The floor is quarry tiled, one wall is solid and plastered, the remaining walls are plasterboard and skimmed, two of which are dot-and-dabbed onto the original solid walls beyond and the remainder is upon entry as described. The ceiling is plywood sheeting, a small panel was removed to reveal this is supported on a timber stud framework, which is un-clad. Above is a shallow void to the underside of the original ceiling, which is solid concrete and the walls to the perimeter of the ceiling void are brick construction. The fire exit door is timber set into a timber frame and no boarding, insulation or packers are present.

Area E-024
This is a small cupboard under the stairs, which is entered from the external via a timber door set into a timber frame and no boarding, insulation or packers are present. The floor is partly concrete and partly quarry tiled, the majority of the walls are brick except surrounding the door which is plasterboard partitioning and no boarding or insulation is visible within the cavity void. The ceiling forms part of the underside of the staircase and is concrete. The modern steel casement electrical equipment is fixed directly to the wall and the cables are insulated with rubber and enter through the floor is a plastic sleeve pipe. Externally the door is surrounded with tongue and groove timber cladding and no boarding or insulation is visible beyond in the cavity void.

Area E-025
This is an external stairwell leading from the ground floor to the first floor. The stairs are concrete, the walls are brick with concrete and there is no ceiling / roof. Part of the wall adjacent to area E-024 surrounding the entrance door is tongue and groove timber. There is a small covered area upon entering this from the external through wrought iron gate, the ceiling is the underside of the first floor landing which is solid concrete.

Area E-026
This is a lobby, which is entered from the external via an aluminium and glazed door set into an aluminium frame. The floor is quarry tiled, one wall is clad with plywood sheeting, which is fixed to the original brick wall beyond. The remaining walls are plasterboard and skimmed, which is dot-and-dabbed onto the solid walls beyond and the ceiling is solid and plastered.

Area E-027
This is the main canteen, which is entered from the external via aluminium and glazed doors set into aluminium frames. The internal doors are timber set into timber frames and no boarding, insulation or packers are present. The floor to the central part is covered with “Granwood” flooring, beneath this is concrete and to the perimeter are terrazzo slabs forming duct covers. The majority of the duct covers are firmly sealed and therefore inaccessible. However, where possible sections were removed, to reveal the duct is concrete lined housing heating pipes which feed the cast iron radiators and within the duct these are lagged with man-made fibre insulation, which is badly degraded and no paper lining is present beneath. The pipe work feeding the cast iron radiators above the floor level is un-lagged and these extend through the walls into adjacent areas in steel sleeve collars and no suspect materials are visible. The walls are solid and plastered and partly tiled with ceramic tiles and the ceiling is solid and plastered supported with solid and plastered beams. The external windows have aluminium frames and extend from the floor to high level, the lintels and reveals are solid and plastered and there are no sills. The servery adjacent to the main kitchen is a large steel roller shutter door and there is no boarding present at low or high level.

Area E-028
This is a staff changing room, which is entered via a timber door set into a timber frame and no boarding, insulation or packers are present. The floor is covered with modern "Altro" floor covering, beneath this where accessible is “Granwood” flooring and beneath this is concrete. The walls are solid and plastered and the ceiling is plasterboard and skimmed. The external window is UPVC double glazed with a solid and plastered lintel and reveals and a quarry tiled sill. The pipe work feeding the cast iron radiator is un-lagged.

Area E-029
This is a staff wash and shower room, which is entered via a solid and plastered lined opening. The majority of the floor is covered with modern “Altro” floor covering, which is site formed to the perimeter edges and where accessible beneath is solid concrete. The remaining section of the floor is the base of the shower cubicles which are raised plastic shower trays, access beneath these has not been gained as this would cause permanent damage rendering the showers unusable. The walls are solid and plastered with the exception of each of the shower cubicles which are clad with modern composite easy clean panelling. The ceiling is suspended with plasterboard ceiling tiles with a vinyl finish and above these is the underside of the original ceiling, which is plasterboard and skimmed and no boarding or insulation is visible immediately to the topside. Above this is the underside of the first floor, which is tongue and groove timber supported with timber beams, which are un-clad. The pipe work feeding the showers and porcelain hand washbasin is all un-lagged.

Area E-030
This is a cupboard under the stairs which is entered from the external via a timber door set into a timber frame and no boarding, insulation or packers are present. The floor is concrete, the walls are brick and painted and the ceiling is the underside of the staircase which is concrete. The internal rainwater pipe is cast iron.

Area E-031
This is an external staircase leading from the ground floor to the first floor. The floor and steps are concrete, the walls are brick with stone and concrete copings and there is no ceiling.

Area E-032
This is a staircase leading from the ground floor to the first floor. The floor is covered with a modern rubber covering and beneath this where accessible is concrete. The stair nosing to the tread edges is modern rubber. The walls are solid and plastered and the ceiling is plasterboard and skimmed. Covering the former internal window adjacent to area E-001 is a plywood panel inset flush into the surrounding wall. Beyond this is man-made fibre boarding and no paper coating is present. Beyond this is a shallow void to a secondary plywood panel located in area E-001 and no glazing is present. On the midway landing the external window is UPVC double glazed with solid and plastered lintel and reveals and a quarry tiled sill.

Area E-033
This is the first floor landing and corridor, which is entered from the main staircase. The floor is covered with a modern floor covering, beneath this is “Granwood” flooring and beneath this where accessible is concrete.
The majority of the walls are solid and plastered, adjacent to area E-034 is a plasterboard and skimmed partition and no boarding or insulation is visible within the cavity void where inspected. The ceiling is plasterboard and skimmed and above this is as described below. The pipe work feeding the cast iron column radiators in the corridor is un-lagged. The internal window adjacent to area E-038

has a timber frame and the lintel, reveals and sill are clad with timber. The doors leading off this area are timber and timber and glazed set into timber frames and no boarding, insulation or packers are present. Leading to the sixth form study and computer area are two steps which are concrete and covered with a modern rubber floor covering with modern stair nosing to the tread edges. The steel and glazed IT computer server cabinet is fixed directly to the wall and the cables are insulated with rubber and UPVC.

There is a timber loft hatch in the ceiling and there is no boarding to the topside. Above this the underside of the pitched roof which extends above the entire first floor areas is partly underlined with sarking felt and a sample was taken on the original management survey (sample number 55 - MW1084/11), which proved to be non-asbestos. To a section of the underside of the roof above area E-035 is a strawboard with a paper coating and a sample was taken (Sample number 210 – SLT1307/24), which proved to be non-asbestos. The roof void is split into two large and two smaller chambers / voids and separating these are brick walls which extend from the first floor to the underside of the pitched roof. The roof is supported with timber trusses and beams and angle iron 'A' frames which are un-clad. The floor to the roof void is the topside of the first floor ceilings which are plasterboard and the central walkways are timber. The inspection within the roof void was limited to the walkways only for safety reasons.

Within one of the small chambers are two galvanised steel water tanks which are clad with outer timber casements and no insulation or boarding is present beyond. The pipe work feeding the tank is partly un-lagged and partly lagged with hessian. There is also a fibreglass tank and the pipe work feeding this is partly lagged with man-made fibre foil backed sections and partly with "Armaflex" covered with foil backed tape and no paper lining is visible beneath where inspected. The tanks are supported with a timber plinth. The computer and electrical cables running through the void are insulated with UPVC and rubber and housed in galvanised steel cable trays. The hot water cylinder is sat directly on a timber walkway in the centre of a large roof void, this is lagged with a man-made fibre jacket, the majority of the pipe work feeding this is un-lagged and a small section is lagged with "Armaflex" and no paper lining is visible beneath where inspected.

Area E-034
This is an office, which is entered via a timber and glazed door set into a timber frame and no boarding, insulation or packers are present. The floor is carpeted, beneath this where accessible is “Granwood” flooring and beneath this is concrete. Three walls are solid and plastered, the remaining wall adjacent to the corridor is plasterboard and skimmed partitioning and no boarding or insulation is visible within the cavity void where inspected. The ceiling is plasterboard and skimmed and above this is as described in the main roof void above area E-033. The external window is UPVC double glazed with solid and plastered lintel and reveals and a ceramic tiled sill. In the right wall are two alcoves, these have been covered flush to the surrounding wall with plywood sheeting. Beyond one section of this is internal timber shelving and beyond the left hand section is a steel outer casement water cylinder sat on a timber plinth and the pipe work is un-lagged. In the centre of the right wall in between the plywood panel covered alcoves is a concealed dumb waiter shaft, which has been covered with plasterboard. A section of this was removed to reveal where accessible is a brick lined shaft, however full access could not be gained at the time of the survey. The dumb waiter car is timber construction. Fixed to the wall at high level adjacent to the shaft is a cast iron flywheel which is housed in a timber casement. Fixed to three walls is UPVC dado trunking housing cables, which are insulated with UPVC. The high level heating pipes are un-lagged.

Area E-035
This is a common room, which is entered via a timber door set into a timber frame and no boarding, insulation or packers are present. The floor is carpeted, beneath this is "Granwood" flooring and beneath this is concrete. The walls are solid and plastered, the ceiling is plasterboard and skimmed and above this is as described in the main roof void above area E-033. The external windows are UPVC double glazed with solid and plastered lintels and reveals with quarry tiled sills. One of the windows is covered with wrought iron security bars. The pipe work feeding the cast iron column radiators is un-lagged, this extends through the walls into adjacent areas and no suspect materials are visible. The modern steel casement electrical equipment is fixed directly to the wall, the cables are insulated with UPVC and rubber housed in UPVC conduit. The fire exit door is timber set into a timber frame. Inset within the wall adjacent to area E-036 is an internal window with a timber frame and the lintel, reveals and sill are clad with timber.

Area E-036
This is the sixth form office, which is entered via a timber door set into a timber frame and no boarding, insulation or packers are present. The floor is carpeted, beneath this where accessible to the perimeter edges are tongue and groove timber floorboards and beneath is the topside of the ceiling as described on the ground floor supported with timber joists which are un-clad. The walls are solid and plastered and the ceiling is plasterboard and skimmed. There is a timber loft hatch set into the ceiling and there is no boarding to the topside and above this is as described in the main roof void above area E-033. The internal windows have timber frames and the lintel, reveals and sills are clad with timber. Fixed to three walls is UPVC dado trunking housing cables, which are insulated with UPVC. The external window is UPVC double glazed with solid and plastered lintel and reveals and a quarry tiled sill. The pipe work feeding the cast iron radiator is un-lagged.

Area E-037
This is another sixth form office, which is entered via a stable type timber door set into a timber frame and no boarding, insulation or packers are present. The floor is carpeted and beneath this where accessible to the perimeter edges is hardboard sheeting, beneath this are tongue and groove timber floorboards and beneath is the topside of the ceiling as described on the ground floor supported with timber joists which are un-clad. The walls are solid and plastered and the ceiling is plasterboard and skimmed. There is a timber loft hatch set into the ceiling and there is no boarding to the topside and above this is as described in the main roof void above area E-033. The internal window adjacent to area E-036 has a timber frame and the lintel, reveals and sill are clad with timber. The external window is UPVC double glazed with solid and plastered lintel and reveals and a quarry tiled sill. The pipe work feeding the cast iron column radiator is un-lagged. Fixed to three walls is UPVC dado trunking housing cables, which are insulated with UPVC.

Area E-038
This is the "Long Room," which is entered via a timber door set into a timber frame and no boarding, insulation or packers are present. The floor is tongue and groove timber floorboards and beneath these where accessible is the topside of the ground floor ceiling, which is plasterboard and skimmed supported with timber joists, which are un-clad. Three walls are solid and plastered, the remaining is a plasterboard and skimmed stud partition and no boarding or insulation is visible within the cavity void where inspected. The ceiling is plasterboard and skimmed and above this is as described in the main roof void above area E-033. Adjacent to the external balcony are sets of double steel and single glazed doors set into outer timber frames with solid and plastered lintel and reveals and extend down to floor level. The external windows in the kitchen area are UPVC double glazed with solid and plastered lintels and reveals and quarry tiled sills. The kitchen units and worktops are easy clean timber housing

a modern stainless steel sink, the pipe work is un-lagged with modern rubber acoustic pads beneath the sink unt. The former sink unit has been removed, therefore the acoustic sink pad which was sampled on the original management survey (sample number 56 - MW1085/11), which proved to be non-asbestos is no longer present. The stainless steel water heater is fixed directly to the wall and the pipe work is un-lagged. The pipe work feeding the cast iron column radiators is un-lagged. The internal windows adjacent to the landing and area E-039 have timber frames and the lintels, reveals and sills are clad with timber.

Area E-039
This is a storeroom, which is entered via a timber door set into a timber frame and no boarding, insulation or packers are present. The floor is carpeted, beneath this are tongue and groove timber floorboards, and beneath these where accessible is the topside of the ground floor ceiling, which is plasterboard and skimmed supported with timber joists, which are un-clad. Three walls are solid and plastered, the remaining wall adjacent to area E-038 is plasterboard and skimmed partitioning and no boarding or insulation is visible within the cavity void where inspected. Inset within this wall is an internal window with a timber frame and the lintel, reveals and sill are clad with timber. The ceiling is plasterboard and skimmed and above this is as described in the main roof void above area E-033. The external steel and glazed windows have outer timber frames with solid and plastered lintel and reveals and quarry tiled sills. The cast iron column radiator is fixed directly to the wall and the pipe work is un-lagged.

Area E-040
This is an external balcony adjacent to the "Long room". The floor is asphalt, the walls adjacent to the building are brick the remaining wall is a timber balustrade. There is no ceiling. Inset within the brick wall adjacent to the main building adjacent to area E-038 are steel and single glazed door and window units, which are inset within outer timber frames. Sealing the glazing to the surrounding steel frames is a mastic sealant and a sample was taken (Sample number 212 – SLT1309/24), which proved to be non-asbestos. Sealing the window and door frames to the surrounding brickwork is a putty sealant and a sample was taken (sample number 213 – SLT1310/24), which proved to be non-asbestos. Where the asphalt floor to the balcony adjoins the main building is a felt flashing and a sample was taken (sample number 214 – SLT1311/24), which proved to be non-asbestos.

Area E-041
This is a small store / score display area, which is entered from the main balcony via a timber door set into a timber frame. The floor is concrete, the walls are partly timber and partly plasterboard and skimmed and beyond is a felt barrier and a sample was taken (sample number 211 – SLT1308/24), which proved to be non-asbestos. The ceiling is plasterboard and skimmed, there is no boarding or insulation to the topside and above this is as described in the main roof void above area E-033. There are two hatches to the external which are timber with timber frames.

Area E-042
This is the tank room located above the toilet and washroom block adjacent to the boiler room. This is entered via a timber door set into a timber frame off the rear flat roof and no boarding, insulation or packers are present.
The floor is concrete, the walls are brick and the ceiling is "Salamander" block. On the original management survey general dust / debris was present on the floor and a sample was taken (sample number 57 - MW1086/11), which proved to be non-asbestos. Sat on brick supporting walls is a timber plinth, on top of this is a fibreglass water tank and the pipe work feeding this is lagged with “Armaflex” insulation and no paper lining is present beneath. To the underside of the ceiling where

the brick walls meet to the perimeter is a bitumen felt material with a paper backing and a sample was taken on the original management survey (sample number 58 - MW1087/11), which proved to be non-asbestos.

External - Block E

Front elevation
The ground floor is brick construction and cement rendered beneath the covered area and first floor balcony. The windows are UPVC double glazed with UPVC sills and the main entrance doors are UPVC and glazed set into UPVC frames. The ceiling to the covered area is concrete supported with concrete pillars. The floor to the covered area is covered with concrete flags. A storeroom has been constructed outside area E-005, which is modern timber construction and the window in the store adjacent to area E-005 is partially covered with timber and plywood sheeting. Beyond this is an original steel and glazed window unit in an outer timber frame. It is strongly presumed that Sealing the glazing to the surrounding steel frames is a mastic sealant, which is visually similar to that as sampled in area E-040 (sample number 212 – SLT1309/24), which proved to be non-asbestos.
Sealing the window and door frames to the surrounding brickwork is a putty sealant, which is visually similar to that as sampled in area E-040 (sample number 213 – SLT1310/24), which proved to be non-asbestos.

The balcony is as described in area E-040. On the first floor balcony, the floor is asphalt, the wall adjacent to the main building is brick construction with the exception of adjacent to the storeroom, area E-041, which is tongue and groove timber cladding and beyond this is a felt barrier which was sampled internally (sample number 211 – SLT1308/24), which proved to be non-asbestos. The soffit and fascias are timber and the rainwater products are partly plastic and partly cast iron.

Left hand elevation
This is brick construction to all levels, the soffit and fascias to the first floor are timber with plastic and cast iron rainwater products. The windows on the ground floor are UPVC double glazed with UPVC sills sealed to the surrounding brickwork with modern silicone sealant. The three steel framed windows on the first floor adjacent to area E-039 are set into outer timber frames. The entrance doors are timber set into timber frames.
Sealing the glazing to the surrounding steel frames is a mastic sealant, which is visually similar to that as sampled in area E-040 (sample number 212 – SLT1309/24), which proved to be non-asbestos.
Sealing the window and door frames to the surrounding brickwork is a putty sealant, which is visually similar to that as sampled in area E-040 (sample number 213 – SLT1310/24), which proved to be non-asbestos.
The external open stairwell extending down from the balcony is concrete and brick construction.

Rear elevation
This is brick construction to all levels, the soffit and fascias to the first floor are timber with plastic and cast iron rainwater products. The windows are partly UPVC double glazed with UPVC sills. The remaining steel framed windows adjacent to areas E-007, E-008, E-011, E-012, E-013, E-016, E-020 & E-022 are set into outer timber frames. Sealing the glazing to the surrounding steel frames is a mastic sealant, which is visually similar to that as sampled in area E-040 (sample number 212 – SLT1309/24), which proved to be non-asbestos. Sealing the window and door frames to the surrounding brickwork is a putty sealant, which is visually similar to that as sampled in area E-040 (sample number 213 – SLT1310/24), which proved to be non-asbestos. The entrance doors are partly timber set into timber frames and partly aluminium and glazed set into aluminium frames.

Within the low level brickwork to all elevations is a damp proof course, which was sampled on the original management survey by RTA outside area E-020 (sample number 60 – MW1089/11), which proved to be non-asbestos.

Right hand elevation
This is brick construction to all levels, the soffit and fascias to the first floor are timber with plastic and cast iron rainwater products. The windows are partly UPVC double glazed UPVC sills sealed to the surrounding brickwork with modern silicone sealant. The remaining windows are aluminium and glazed window units incorporating aluminium and glazed doors adjacent to the canteen which are sealed to the surrounding brickwork with a modern silicone sealant.

Roof
The high level pitched roofs above the first floor are covered with "Rosemary" tiles. The flat roofs at various levels are asphalt and covering the flat roof above the kitchen and associated stores is additional modern mineral felt. Located on this roof above the kitchen is a patent glazed skylight and sealing the glazing to the surrounding frame is a rope gasket seal, which is the same type of material as sampled internally in area E-006 on the original management survey (sample number 39 - MW1068/11), which proved to contain Chrysotile (white asbestos).

To the perimeter of the remaining flat roof above areas E-007 and E-008 is a felt flashing and a sample was taken (sample number 216 – SLT1313/24), which proved to be non-asbestos. Located on this roof is the tank room as described in area E-042, the flat roof above the tank room, is covered with felt and a sample was taken (sample number 217 – SLT1314/24), which proved to be non-asbestos.

The pitched roof above areas E-006 and E-006a is covered with roofing felt and a core sample was taken (sample number 215 – SLT1312/24), which proved to be non-asbestos. Located on the roof above area E-006 are patent glazed skylights and sealing the glazing to the surrounding frame is a rope gasket seal, which is the same type of material as sampled internally in area E-006 on the original management survey (sample number 39 - MW1068/11), which proved to contain Chrysotile (white asbestos).

Located on top of the pitched roof above areas E-006 & E-006a central to the ridge are three ventilation cowls, one of these is steel and the remaining two are a cement product and a sample was taken on the original management survey (sample number 59 - MW1088/11), which proved to contain Chrysotile (white asbestos).

Block G

Ground floor

Area G-001
This is a corridor, which is entered from the external via a set of double aluminium and glazed doors set into aluminium frame. The floor is carpeted and beneath this where accessible is concrete. Two walls are plasterboard and skimmed and beyond this is a shallow void to the original solid and plastered wall
One wall is brick and painted hosing internal timber and glazed doors and timber and glazed window no boarding, insulation or packers are visible and the remaining is the entrance doors. The ceiling is

plasterboard and skimmed and above this is the underside of the flat roof, which is plywood sheeting supported with timber beams, which are un-clad.

Area G-004
This is the Sieff Theatre, which is entered via a timber and glazed door set into a timber frame and no boarding, insulation or packers are visible. The floor is carpeted and beneath this is partly concrete and partly asphalt. Inset within the asphalt floor are timber duct covers set into a steel frame. A panel was removed to reveal a shallow service pipe duct which is concrete and brick lined housing pipe work which is lagged with man-made fibre insulation covered with calico, no paper lining is present beneath where inspected and no suspect materials are visible. Two walls are brick to a height of approximately 2m and the remainder extending to the ceiling are large UPVC double glazed curtain windows inset within the surrounding walls with timber sills. Beneath the windowsills is a horizontal timber casement, which houses finned radiator pipe work and lining the casement are polystyrene insulation slabs. Inset within each of the brick walls is a recess which is timber lined and the back wall is plywood sheeting and fixed to this are modern steel casement electric radiators. A panel was removed from each to reveal beyond is additional plywood sheeting and beyond this is PIR insulation.

The wall surrounding the fire exit door is plasterboard and skimmed with a lattice hardboard panel, beyond this is man-made fibre insulation and to the rear of this is brick construction. Inset within this is a UPVC and glazed fire exit door set into a UPVC frame and no boarding, insulation or packers are present. Surrounding the door is a timber architrave and door casement, this was carefully removed to reveal the inner and outer brick and concrete breezeblock walls with an open cavity void. Sandwiched between the inner and outer walls is a felt barrier and a sample was taken (sample number 218 – SLT1315/24), which proved to be non-asbestos. To the inside of the plasterboard inner wall is a vapour paper and a sample was taken (sample number 219 – SLT1316/24), which proved to be non-asbestos.

The remaining wall to a height of approximately 2.5m is partly plasterboard and skimmed and partly fibreboard, and no paper coating is present, and this is fixed to a timber stud framework to the original brick wall beyond. The section of the wall above is solid and plastered. The ceiling is suspended with timber boards, several of these were removed to reveal these are supported with a timber stud framework and a shallow void to the underside of a fibreboard ceiling and no paper coating is present. Above this is a void extending to the underside of the flat roof, which is plywood sheeting supported with timber beams, which are un-clad. To the perimeter of the void is the rear of the tongue and groove timber boards, which form the external fascias. Inset within the ceiling are steel casement fluorescent tube light fittings which are covered flush to the ceiling with additional plywood sheeting.

Area G-005
This is a circulation corridor, which is entered from the theatre via a timber and glazed door set into a timber frame and no boarding, insulation or packers are present. The floor is carpeted and beneath this where accessible is concrete. Three walls are brick and painted and the remaining wall is timber and glazed partitioning extending from the floor to the ceiling. The ceiling is plasterboard and skimmed and above this is the underside of the flat roof, which is plywood sheeting supported with timber beams, which are un-clad. One of the walls is covered with a large riser constructed from plywood sheeting supported with an internal timber stud framework. Only limited access could be gained within the riser due to the presence of a modern steel casement heater and live electrical cables, which fixed to the plywood panels. However, a single plywood panel was removed to reveal the pipe work in the riser is partly un-lagged and partly lagged with man-made fibre foil backed sections and no paper lining is present beneath. These extend into a shallow duct which is concrete lined where limited

access can be gained. There are old flange joints where the pipe work has been removed, however the gaskets are still present and a sample was taken on the original management survey (sample number 72 - DC3952/11), which proved to contain Chrysotile (white asbestos).

External
This is brick construction, the windows are UPVC double glazed with UPVC sills. The fascia at roof level is tongue and groove timber and no boarding or insulation is visible beyond and this is open to the roof void above the main theatre. The fascia to the lower level roof are partly timber and partly steel and no suspect materials are visible beyond. The entrance doors are partly timber and glazed in timber frames, partly UPVC double glazed in UPVC frames and partly aluminium and glazed set into aluminium frames.
Within the low level brickwork is a damp proof course material and a sample was taken outside area G-004 (sample number 221 – SLT1318/24), which proved to be non-asbestos.

The flat roof above the theatre is covered with a single sheet of a modern rubber covering and beneath this is the timber deck of the flat roof. The curb edges are modern GRP. The lower level flat roof is covered with a modern rubber covering and beneath this is plywood sheeting. To the curb edges of the perimeter of the flat roof above areas G-001 and G-005 is a felt flashing and a sample was taken (sample number 220 – SLT1317/24), which proved to be non-asbestos.

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	06903	**Room / Area**	E-006 - Changing / shower room
Building	Block E	**Description**	Rope - seals to patent glazed skylights



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	261011/055
Next Inspection Date	13 Feb 2024	**Sample Number**	39-MW1068/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 5

Material	Rope	**Surface Treatment**	Enclosed woven fabric
Condition	Low damage	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	35 Lin m	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 5

Action	Remove prior to demolition	**Priority**		**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	21 2F 04 14	**Room / Area**	E-006 - Changing / shower room
Building	Block E	**Description**	Strawboard & paper coating - to underside of pitched roof above plasterboard



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	
Next Inspection Date		**Sample Number**	Visually similar to sample 209
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Strawboard & paper coating	**Surface Treatment**	
Condition		**Sample Result**	Visually similar to non-asbestos product

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	25 BC 82 37	**Room / Area**	E-006a - Changing / shower room
Building	Block E	**Description**	Strawboard & paper coating - to underside of pitched roof above plasterboard



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	TVS/24/870
Next Inspection Date		**Sample Number**	209-SLT1306/24
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Strawboard & paper coating	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	06911	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Dust debris on floor surrounding entrance door



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	261011/058
Next Inspection Date		**Sample Number**	42-MW1071/11
Survey Type	Demolition		

MATERIAL ASSESSMENT =

Material	Dust debris	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT =

Action		**Priority**	**Notifiable** No
Comments:	This material was sampled on the original management survey and confirmed to be non-asbestos, however is no longer visible		
Recommendations:			

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	06912	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Dust debris on floor in front & rear of boilers & pumps



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	261011/059
Next Inspection Date		**Sample Number**	43-MW1072/11
Survey Type	Demolition		

MATERIAL ASSESSMENT =

Material	Dust debris	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT =

Action		**Priority**	**Notifiable** No
Comments:	This material was sampled on the original management survey and confirmed to be non-asbestos, however is no longer visible		
Recommendations:			

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	06904	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on left wall surrounding electrics



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	261011/060
Next Inspection Date	13 Feb 2024	**Sample Number**	44-MW1073/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Amosite Chrysotile

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 7

Action	Remove prior to demolition	**Priority**		**Notifiable**	Yes

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	06905	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on rear wall surrounding external doors



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	261011/061
Next Inspection Date	13 Feb 2024	**Sample Number**	45-MW1074/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 6

Action	Remove prior to demolition	**Priority**		**Notifiable**	Yes

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	06913	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on right wall rear of boilers & internal nib wall



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	261011/062
Next Inspection Date		**Sample Number**	46-MW1075/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Residue	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action **Priority** **Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	06906	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on right wall rear of flue & surrounding window



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	261011/063
Next Inspection Date	13 Feb 2024	**Sample Number**	47-MW1076/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 6

Action	Remove prior to demolition	**Priority**		**Notifiable**	Yes

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	06907	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on front wall rear of 2 x calorifiers & surrounding control panel



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	261011/064
Next Inspection Date	13 Feb 2024	**Sample Number**	48-MW1077/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 6

Action	Remove prior to demolition	**Priority**		**Notifiable**	Yes

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	06914	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Boarding on brick flue stack surrounding flue



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	261011/065
Next Inspection Date		**Sample Number**	49-MW1078/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Superlux	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	06908	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on ceiling surrounding skylight



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	261011/066
Next Inspection Date	13 Feb 2024	**Sample Number**	50-MW1079/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Amosite Chrysotile

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 7

Action	Remove prior to demolition	**Priority**		**Notifiable**	Yes

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	06915	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on ceiling above pumps & boiler



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	261011/067
Next Inspection Date		**Sample Number**	51-MW1080/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Residue	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	06909	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Gasket seals to flange joints on pipes throughout



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	261011/068
Next Inspection Date	13 Feb 2024	**Sample Number**	52-MW1081/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 3

Material	Gaskets	**Surface Treatment**	Composite materials containing asbestos
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	20 Units	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 3

Action	Remove prior to demolition	**Priority**		**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	06910	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue to concrete plinth beneath 2 x calorifiers



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	261011/069
Next Inspection Date	12 Feb 2025	**Sample Number**	53-MW1082/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 6

Action	Remove prior to demolition	**Priority**		**Notifiable**	Yes

Comments: A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	06916	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Packing sealant - seal to flue collar top of boiler



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	261011/070
Next Inspection Date		**Sample Number**	54-MW1083/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Sealant	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	06917	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Boarding - firebreak to left & right of nib wall





Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	
Next Inspection Date		**Sample Number**	Visually similar to sample 49
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Superlux	**Surface Treatment**	
Condition		**Sample Result**	Visually similar to non-asbestos product

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	15 F0 B3 9D	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Rope/ mastic - seals to cast iron boiler sections (Not visible)





Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	
Next Inspection Date	11 Feb 2025	**Sample Number**	Strongly presumed
Survey Type	Demolition		

MATERIAL ASSESSMENT = 5

Material	Rope / mastic	**Surface Treatment**	Enclosed woven fabric
Condition	Low damage	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	10 Lin m	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 5

Action	Remove prior to demolition	**Priority**		**Notifiable**	No

Comments: There is no access into the body of the boiler as this is live and connected to all services, therefore we strongly presume that rope / mastic products are present between the cast iron sections and that this material would contain Chrysotile (white asbestos).

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	83 74 E7 99	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue - on floor, walls & ceiling beneath / behind fixed M & E plant equipment, pipe work & pipe brackets





Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	
Next Inspection Date	12 Feb 2025	**Sample Number**	Strongly presumed
Survey Type	Demolition		

MATERIAL ASSESSMENT = 8

Material	Lagging residue	**Surface Treatment**	Enclosed lagging
Condition	High Damage	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 8

Action	Remove prior to demolition	**Priority**		**Notifiable**	Yes

Comments: It has to be noted, asbestos residue deposits maybe present, concealed on floor, walls and ceiling surfaces beneath / behind fixed mechanical and electrical plant equipment. Therefore, this equipment must be removed from its location by the licensed asbestos removal contractor adopting the necessary precautions and control measures to be able to clean the floor, wall and ceiling surfaces beyond.

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	9B 38 28 9F	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue - beyond outer "Succo" aluminium cladding to right hand side calorifier



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	
Next Inspection Date	13 Feb 2024	**Sample Number**	Strongly presumed
Survey Type	Demolition		

MATERIAL ASSESSMENT = 8

Material	Lagging residue	**Surface Treatment**	Enclosed lagging
Condition	High Damage	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 8

Action	Remove prior to demolition	**Priority**		**Notifiable**	Yes

Comments: Although the calorifiers appear to be redundant now, inspections could not be made beyond the outer “Succo” aluminium wrap to the right hand calorifier due to the presence of newly installed M & E equipment, which hinders safe access. Therefore, although not visible it must be presumed that lagging residue deposits are present both beyond the outer “Succo” aluminium to the calorifier and trapped beneath on the concrete plinth, which is assumed to contain Chrysotile (white asbestos).

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	06918	**Room / Area**	E-008 - Toilet & washroom
Building	Block E	**Description**	WC cistern in left hand cubicle



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	261011/057
Next Inspection Date	13 Feb 2024	**Sample Number**	41-MW1070/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 3

Material	Cistern	**Surface Treatment**	Composite materials containing asbestos
Condition	Good condition	**Sample Result**	Amosite (brown)

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	1 Units	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 3

Action	Remove prior to demolition	**Priority**		**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	06919	**Room / Area**	E-014 - Circulation corridor
Building	Block E	**Description**	Insulation packing surrounding 2 x pipe openings at floor level



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	261011/056
Next Inspection Date		**Sample Number**	40-MW1069/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Insulation packing	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	2D 1B 69 40	**Room / Area**	E-015 - Cupboard under stairs
Building	Block E	**Description**	Woven fabric - insulation to remnants of mains feed electrical cable



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	
Next Inspection Date	11 Feb 2025	**Sample Number**	Strongly presumed
Survey Type	Demolition		

MATERIAL ASSESSMENT = 6

Material	Woven Fabric	**Surface Treatment**	Unsealed woven fabric
Condition	Low damage	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	< 1 Lin m	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 6

Action	Remove prior to demolition	**Priority**		**Notifiable**	No

Comments: We were unable to sample the woven fabric insulating the former mains feed cable on the original survey for safety reasons as this is live, therefore we must presume this to contain Chrysotile (white asbestos) until further investigation can be carried out if required when the cable is isolated

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground Floor
Location ID	06920	**Room / Area**	E-019 - Main kitchen
Building	Block E	**Description**	Rope - seals to patent glazed skylights



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	
Next Inspection Date	13 Feb 2024	**Sample Number**	Strongly presumed to sample 39
Survey Type	Demolition		

MATERIAL ASSESSMENT = 4

Material	Rope	**Surface Treatment**	Enclosed woven fabric
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = N/A4

Main Activity	Low disturbance activity		
Secondary Activity			
Number of Occupants	1 to 3	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	>= 1 to <= 3 hours
Accessibility	Unlikely to be disturbed		
Maintenance Activity	Minor disturbance		
Amount	15 Lin m	**Maintenance Frequency**	Unlikely to be disturbed

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 8

Action	Remove prior to demolition	**Priority**		**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	First Floor
Location ID	06924	**Room / Area**	Roof void
Building	Block E	**Description**	Sarking felt - Within roof void lining to the underside of the majority of the pitched roof - taken above area E-033





Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	261011/071
Next Inspection Date		**Sample Number**	55-MW1084/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Sarking felt	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	First Floor
Location ID	47 B6 EF B5	**Room / Area**	Roof void
Building	Block E	**Description**	Strawboard & paper coating - Underside of part of the roof - accessed off area E-033 - taken above area E-035



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	TVS/24/870
Next Inspection Date		**Sample Number**	210-SLT1307/24
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Sarking felt	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	First Floor
Location ID	06921	**Room / Area**	E-038 - "Long room"
Building	Block E	**Description**	Sink pad beneath sink



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	261011/072
Next Inspection Date		**Sample Number**	56-MW1085/11
Survey Type	Demolition		

MATERIAL ASSESSMENT =

Material	Sink pad	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT =

Action		**Priority**	**Notifiable** No
Comments:	This was sampled on the original management survey however the former sink unit has been removed and replaced		
Recommendations:			

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	E5 6D 75 34	**Room / Area**	E-040 - Balcony
Building	Block E	**Description**	Mastic - sealing glazing to steel window & door frames outside area E-038



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	TVS/24/870
Next Inspection Date		**Sample Number**	212-SLT1309/24
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Mastic	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	2A 2A FB 5E	**Room / Area**	E-040 - Balcony
Building	Block E	**Description**	Putty - sealing window & door frames to surrounding brickwork outside area E-038



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	TVS/24/870
Next Inspection Date		**Sample Number**	213-SLT1310/24
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Putty sealant	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	C4 0B 07 93	**Room / Area**	E-040 - Balcony
Building	Block E	**Description**	Felt flashing at floor level adjacent to main building area E-038



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	TVS/24/870
Next Inspection Date		**Sample Number**	214-SLT1311/24
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Felt	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	7E 7D 77 07	**Room / Area**	E-041 - Store / score display room
Building	Block E	**Description**	Felt - lining all wall cavities



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	TVS/24/870
Next Inspection Date		**Sample Number**	211-SLT1308/24
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Felt	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	First Floor
Location ID	06922	**Room / Area**	E-042 - Tank room
Building	Block E	**Description**	Dust debris on floor



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	12 Feb 2024	**Lab Reference**	261011/073
Next Inspection Date		**Sample Number**	57-MW1086/11
Survey Type	Demolition		

MATERIAL ASSESSMENT =

Material	Dust debris	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT =

Action		**Priority**	**Notifiable** No
Comments:	This material was sampled on the original management survey and confirmed to be non-asbestos, however is no longer visible		
Recommendations:			

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	First Floor
Location ID	06923	**Room / Area**	E-042 - Tank room
Building	Block E	**Description**	Felt & Paper backing to the perimter of the ceiling



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	261011/074
Next Inspection Date		**Sample Number**	58-MW1087/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Felt & paper backing	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action **Priority** **Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	06925	**Room / Area**	All elevations
Building	Block E	**Description**	Damp proof course within low level brickwork throughout - taken outside area E-020



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	261011/076
Next Inspection Date		**Sample Number**	60-MW1089/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Damp proof course	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	18 BD 1C 44	**Room / Area**	Front elevation
Building	Block E	**Description**	Felt - Lining all wall cavities beyond tongue & groove timber cladding outside area E-041



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	
Next Inspection Date		**Sample Number**	Visually similar to sample 211
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Felt	**Surface Treatment**	
Condition		**Sample Result**	Visually similar to non-asbestos product

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	8A 70 12 C0	**Room / Area**	Front elevation
Building	Block E	**Description**	Mastic - sealing glazing to steel window frames outside area E-005



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	
Next Inspection Date		**Sample Number**	Visually similar to sample 212
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Mastic	**Surface Treatment**	
Condition		**Sample Result**	Visually similar to non-asbestos product

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	A4 C1 71 F8	**Room / Area**	Front elevation
Building	Block E	**Description**	Putty - sealing window & door frames to surrounding brickwork outside area E-005



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	
Next Inspection Date		**Sample Number**	Visually similar to sample 213
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Putty sealant	**Surface Treatment**	
Condition		**Sample Result**	Visually similar to non-asbestos product

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	89 FF A6 E6	**Room / Area**	Left elevation
Building	Block E	**Description**	Mastic - sealing glazing to steel window frames outside area E-039



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	
Next Inspection Date		**Sample Number**	Visually similar to sample 212
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Mastic	**Surface Treatment**	
Condition		**Sample Result**	Visually similar to non-asbestos product

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	6A 45 BC FA	**Room / Area**	Left elevation
Building	Block E	**Description**	Putty - sealing window frames to surrounding brickwork outside area E-039



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	
Next Inspection Date		**Sample Number**	Visually similar to sample 213
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Putty sealant	**Surface Treatment**	
Condition		**Sample Result**	Visually similar to non-asbestos product

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	64 E5 4A ED	**Room / Area**	Rear elevation
Building	Block E	**Description**	Mastic - sealing glazing to steel window frames outside area E-007 & E-008





Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	
Next Inspection Date		**Sample Number**	Visually similar to sample 212
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Mastic	**Surface Treatment**	
Condition		**Sample Result**	Visually similar to non-asbestos product

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	C7 45 46 FE	**Room / Area**	Rear elevation
Building	Block E	**Description**	Putty - sealing window frames to surrounding brickwork outside areas E-007 & E-008





Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	
Next Inspection Date		**Sample Number**	Visually similar to sample 213
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Putty sealant	**Surface Treatment**	
Condition		**Sample Result**	Visually similar to non-asbestos product

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	14 A6 48 FE	**Room / Area**	Rear elevation
Building	Block E	**Description**	Putty - sealing window frames to surrounding brickwork outside areas E-011, E-012, E-013 & E-016



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	
Next Inspection Date		**Sample Number**	Visually similar to sample 213
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Putty sealant	**Surface Treatment**	
Condition		**Sample Result**	Visually similar to non-asbestos product

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	BD 70 54 ED	**Room / Area**	Rear elevation
Building	Block E	**Description**	Mastic - sealing glazing to steel window frames outside areas E-011, E-012, E-013 & E-016



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	
Next Inspection Date		**Sample Number**	Visually similar to sample 212
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Mastic	**Surface Treatment**	
Condition		**Sample Result**	Visually similar to non-asbestos product

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	A4 AC 4F ED	**Room / Area**	Rear elevation
Building	Block E	**Description**	Mastic - sealing glazing to steel window frames outside areas E-020 & E-022



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	
Next Inspection Date		**Sample Number**	Visually similar to sample 212
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Mastic	**Surface Treatment**	
Condition		**Sample Result**	Visually similar to non-asbestos product

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	40 7F 41 FE	**Room / Area**	Rear elevation
Building	Block E	**Description**	Putty - sealing window frames to surrounding brickwork outside areas E-020 & E-022



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	
Next Inspection Date		**Sample Number**	
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Putty sealant	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	C3 D1 41 8B	**Room / Area**	Roof
Building	Block E	**Description**	Roof felt - Covering to pitched roof above areas E-006 & E-006a



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	TVS/24/870
Next Inspection Date		**Sample Number**	215-SLT1312/24
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Roof Felt	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	04 58 EC FF	**Room / Area**	Roof
Building	Block E	**Description**	Rope - seals to patent glazed skylights above area E-006





Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	
Next Inspection Date	13 Feb 2024	**Sample Number**	Strongly presumed to sample 39
Survey Type	Demolition		

MATERIAL ASSESSMENT = 4

Material	Rope	**Surface Treatment**	Enclosed woven fabric
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	35 Lin m	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 4

Action	Remove prior to demolition	**Priority**		**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	06927	**Room / Area**	Roof
Building	Block E	**Description**	Cement cowl above pitched roof - taken above areas E-006 & E-006a



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	261011/075
Next Inspection Date	13 Feb 2024	**Sample Number**	59-MW1088/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 4

Material	Cement Cowl	**Surface Treatment**	Cement Product
Condition	Low damage	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	2 Units	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 4

Action	Remove prior to demolition	**Priority**		**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	AC F4 D1 8A	**Room / Area**	Roof
Building	Block E	**Description**	Felt flashing - To the perimeter of the flat roof above areas E-007 & E-008 - taken above area E-007



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	TVS/24/870
Next Inspection Date		**Sample Number**	216-SLT1313/24
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Felt	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	FB 9E 13 51	**Room / Area**	Roof
Building	Block E	**Description**	Rope - seals to patent glazed skylights above area E-019



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	
Next Inspection Date	13 Feb 2024	**Sample Number**	
Survey Type	Demolition		

MATERIAL ASSESSMENT = 4

Material	Rope	**Surface Treatment**	Enclosed woven fabric
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	15 Lin m	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 4

Action	Remove prior to demolition	**Priority**		**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	E4 02 9C C0	**Room / Area**	Roof
Building	Block E	**Description**	Roof felt - Covering to pitched roof above area E-042



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	13 Feb 2024	**Lab Reference**	TVS/24/870
Next Inspection Date		**Sample Number**	217-SLT1314/24
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Roof Felt	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action **Priority** **Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground floor
Location ID	48 02 65 F2	**Room / Area**	G-004 - Sieff Theatre
Building	Block G	**Description**	Felt barrier - in cavity wall surrounding fire exit door



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	14 Feb 2024	**Lab Reference**	TVS/24/870
Next Inspection Date		**Sample Number**	218-SLT1315/24
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Felt	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action **Priority** **Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground floor
Location ID	72 3A 93 15	**Room / Area**	G-004 - Sieff Theatre
Building	Block G	**Description**	Vapour barrier - behind plasterboard to external wall



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	14 Feb 2024	**Lab Reference**	TVS/24/870
Next Inspection Date		**Sample Number**	219-SLT1316/24
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Vapour barrier	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action **Priority** **Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	Ground floor
Location ID	DD F3 8D 36	**Room / Area**	G-005 - Circulation corridor
Building	Block G	**Description**	Gasket - seals to flange joints on disused pipe work within void behind timber panels



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	14 Feb 2024	**Lab Reference**	TVS/11/6993ag
Next Inspection Date	13 Feb 2025	**Sample Number**	72-DC3952/11
Survey Type	Demolition		

MATERIAL ASSESSMENT = 5

Material	Gaskets	**Surface Treatment**	Composite materials containing asbestos
Condition	Medium damage	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	2 Units	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 5

Action	Remove prior to demolition	**Priority**		**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	2E E3 2B AC	**Room / Area**	All elevations
Building	Block G	**Description**	Damp proof course - Within low level brickwork throughout - taken outside area G-004



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	14 Feb 2024	**Lab Reference**	TVS/24/870
Next Inspection Date		**Sample Number**	221-SLT1318/24
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Damp proof course	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E & G	**Floor**	External
Location ID	61 5F 2D CE	**Room / Area**	Roof
Building	Block G	**Description**	Roof felt flashing - To the perimeter of the flat roof above the link corridor areas G-001 & G-005 - Taken above area G-001



Surveyed	YES	**Source of Information**	S.Thomas & D.Catlow
Last Inspection Date	14 Feb 2024	**Lab Reference**	TVS/24/870
Next Inspection Date		**Sample Number**	220-SLT1317/24
Survey Type	Demolition		

MATERIAL ASSESSMENT = 0

Material	Felt	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/A

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No

Comments:

Recommendations:

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CERTIFICATE OF ASBESTOS FIBRE IDENTIFICATION.

Supplementary to Test Certificate TVS/11/6993a

Certificate Number: TVS/11/6993ae

Customer:	Richard L Thomas Associates Limited, 1st Floor, 120, Ashton Road, Denton, Manchester. M34 3JE.
Site Reference:	ORTA/10/11/2962 Manchester Grammar School Old Hall Lane Manchester M13 0XT
Sampled By:	Customer
Date Received:	3rd & 25th October & 8th, 15th & 22nd December 2011
Date Analysed:	3rd & 26th October & 8th, 15th & 22nd December 2011
Method Analysed:	Samples detailed have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2.
Analysed By:	J Chamun, N Tully & M Shaw

Samples detailed above have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2. *Description of Product is outside the scope of our UKAS accreditation. **TVS Analysis Ltd accepts no responsibility for errors which may have arisen during sampling or transportation of samples and cannot take responsibility for the accuracy, representative nature and location of samples taken by external customers.

SAMPLE RESULTS **Certificate Number: TVS/11/6993ae**

SAMPLE NO	LAB REF	*ELEMENT SAMPLED	**SAMPLE LOCATION	ASBESTOS TYPE DETECTED
39 MW 1068-11	261011/055	Rope	Ground Floor – Block E – Seals to Patent Glazed Skylights (x2) – Area E-006	Chrysotile
40 MW 1069-11	261011/056	Insulation Packing	Ground Floor – Block E – Insulation Surrounding 2 Pipe Work Openings at Floor Level Area E-014	No Asbestos Detected
41 MW 1070-11	261011/057	WC Cistern	Ground Floor – Block E – Toilet Cistern in Left Hand Cubicle – Area E-008	Amosite
42 MW 1071-11	261011/058	Dust Debris	Ground Floor – Block E – Floor Surrounding Entrance Door – Area E-007	No Asbestos Detected
43 MW 1072-11	261011/059	Dust Debris	Ground Floor – Block E – Floor In Front & to Rear of Boilers & Pumps – Area E-007	No Asbestos Detected
44 MW 1073-11	261011/060	Residue	Ground Floor – Block E – Left Wall Surrounding Electrics – Area E-007	Amosite Chrysotile
45 MW 1074-11	261011/061	Residue	Ground Floor – Block E – Rear Wall Surrounding External Doors – Area E-007	Chrysotile
46 MW 1075-11	261011/062	Residue	Ground Floor – Block E – Right Wall Rear of Boilers & Internal NIB Wall – Area E-00 7	No Asbestos Detected
47 MW 1076-11	261011/063	Residue	Ground Floor – Block E – Right Wall Rear of Flue & Surrounding Window – Area E-007	Chrysotile
48 MW 1077-11	261011/064	Residue	Ground Floor – Block E – Front Wall Rear of 2x Calorifiers & Surrounding Control Panel – Area E-007	Chrysotile
49 MW 1078-11	261011/065	Boarding	Ground Floor – Block E – Brick Flue Stack Firebreak Surrounding Flue – Area E-007	No Asbestos Detected
50 MW 1079-11	261011/066	Residue	Ground Floor – Block E – Ceiling Surrounding Skylight – Area E-007	Amosite Chrysotile
51 MW 1080-11	261011/067	Residue	Ground Floor – Block E – Ceiling Above Pumps & Boiler – Area E-007	No Asbestos Detected
52 MW 1081-11	261011/068	Gasket	Ground Floor – Block E – Seals to Flange Joints on Pipes Throughout – Area E-007	Chrysotile
53 MW 1082-11	261011/069	Dust Debris	Ground Floor – Block E – To Concrete Plinth Beneath 2x Calorifier – Area E-007	Chrysotile

Samples detailed above have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2. *Description of Product is outside the scope of our UKAS accreditation. **TVS Analysis Ltd accepts no responsibility for errors which may have arisen during sampling or transportation of samples and cannot take responsibility for the accuracy, representative nature and location of samples taken by external customers.

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Supplementary to Test Certificate TVS/11/6993a

SAMPLE RESULTS **Certificate Number: TVS/11/6993ae**

SAMPLE NO	LAB REF	*ELEMENT SAMPLED	**SAMPLE LOCATION	ASBESTOS TYPE DETECTED
54 MW 1083-11	261011/070	Packing Sealant	Ground Floor – Block E – Seal to Flue Collar Top of Boiler – Area E-007	No Asbestos Detected
55 MW 1084-11	261011/071	Sarking Felt (Bituminous)	1st Floor – Block E – Within Roof Void Lining to Underside of Pitched Roof Throughout Taken Above Area E-033	No Asbestos Detected
56 MW 1085-11	261011/072	Sink Pad (Bituminous)	1st Floor – Block E – Beneath Sink – Area E-038	No Asbestos Detected
57 MW 1086-11	261011/073	Dust Debris	1st Floor – Block E – Tank Room Floor – Area E-042	No Asbestos Detected
58 MW 1087-11	261011/074	Felt & Paper Backing (Bituminous)	1st Floor – Block E – Tank Room to Perimeter of Ceiling – Area E-042	No Asbestos Detected
59 MW 1088-11	261011/075	Cement Cowl	External – Block E – Above Pitched Roof Taken Above Area E-006	Chrysotile
60 MW 1089-11	261011/076	Damp Proof Course (Bituminous)	External – Block E – Within Low Level Brickwork Throughout Taken Outside Area E-020	No Asbestos Detected

REPORTED BY M Shaw (Approved Signatory) **DATE: 16/01/12**

~~Nicola Tully/Susan Thomas/~~ Michelle Shaw (Delete as Applicable)

Samples detailed above have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2. *Description of Product is outside the scope of our UKAS accreditation. **TVS Analysis Ltd accepts no responsibility for errors which may have arisen during sampling or transportation of samples and cannot take responsibility for the accuracy, representative nature and location of samples taken by external customers.

2684

TVS Analysis

Suite 9B, Cavendish House, The Village, Birchwood Technology Park, Birchwood, Warrington, Cheshire. WA3 6BU.

Telephone/Fax: (01925) 811622 E-mail: tvsanalysis@btconnect.com

CERTIFICATE OF ASBESTOS FIBRE IDENTIFICATION.

Supplementary to Test Certificate TVS/11/6993a

Certificate Number: TVS/11/6993ag

Customer:	Richard L Thomas Associates Limited, 1st Floor, 120, Ashton Road, Denton, Manchester. M34 3JE.
Site Reference:	ORTA/10/11/2962 Manchester Grammar School Old Hall Lane Manchester M13 0XT
Sampled By:	Customer
Date Received:	3rd & 25th October & 8th, 15th & 22nd December 2011
Date Analysed:	3rd & 26th October & 8th, 15th & 22nd December 2011
Method Analysed:	Samples detailed have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2.
Analysed By:	J Chamun, N Tully & M Shaw

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Samples taken in areas outside the scope of the work for this survey

2684

Supplementary to Test Certificate TVS/11/6993a

SAMPLE RESULTS **Certificate Number: TVS/11/6993ag**

SAMPLE NO	LAB REF	*ELEMENT SAMPLED	**SAMPLE LOCATION	ASBESTOS TYPE DETECTED
62 DC 3942-11	081211/012	Textured Coating	Ground Floor – Block G – Ceiling to Underside of Staircase & Side Elevation of Staircase – Area G-002	No Asbestos Detected
63 DC 3943-11	081211/013	Fibreboard & Paper Backing	Ground Floor – Block G – Panel Above Opening Adjacent to Area G-009 Taken in Area G-008	No Asbestos Detected
64 DC 3944-11	081211/014	Vinyl Tiles & Adhesive	Ground Floor – Block G – To Top of Built In Cupboards Taken Within Area G-010	No Asbestos Detected
65 DC 3945-11	081211/015	Fibreboard & Adhesive	Ground Floor – Block G – Remnants of Ceiling Panels & Adhesive Above Suspended Ceiling – Area G-019	No Asbestos Detected
66 DC 3946-11	081211/016	Cement Boarding	Ground Floor – Block G – Fluted Panels Beneath Windows – Area G-019	Chrysotile
67 DC 3947-11	081211/017	Dust Debris	Ground Floor – Block G – Within Timber Riser on Pipes & Floor – Area G-023	No Asbestos Detected
68 DC 3948-11	081211/018	Textured Coating	Ground Floor – Block G – Ceiling to Underside & Side Elevation of Staircase – Area G-027	No Asbestos Detected
69 DC 3949-11	081211/019	Debris Vapour Paper	Ground Floor – Block G – Within Timber Riser – Area G-028	No Asbestos Detected
70 DC 3950-11	081211/020	Toilet Cistern	Ground Floor – Block G – 2x Cisterns – Area G-031	Crocidolite Amosite
71 DC 3951-11	081211/021	Sink Pad (Bituminous)	Ground Floor – Block G – Beneath 2x Sinks & Drainers – Area G-035	Chrysotile
72 DC 3952-11	081211/022	Gasket	Ground Floor – Block G – Seals to Flange Joints on Disused Pipe Work Within Void Behind Timber Panels – Area G-005	Chrysotile
73 DC 3953-11	151211/001	Textured Coating	1st Floor – Block G – Ceiling to Landing & Ground Floor Mid Landing, Ceiling to 1st Floor Mid – Area G-040	No Asbestos Detected
74 DC 3954-11	151211/002	Floor Covering Backing & Adhesive	1st Floor – Block G – Floor Throughout – Area G-041	No Asbestos Detected
75 DC 3955-11	151211/003	Floor Covering Backing & Adhesive	1st Floor – Block G – Beneath Carpet – Area G-048	No Asbestos Detected
76 DC 3956-11	151211/004	Gasket	1st Floor – Block G – Seals to Flange Joints on Pipework Within Timber Riser – Area G-049	Chrysotile
77 DC 3957-11	151211/005	Textured Coating	1st Floor – Block G – Ceiling to Ground Floor to 1st Floor Mid Landing & Landing – Area G-053	No Asbestos Detected

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Samples taken in areas outside the scope of the work for this survey

2684

Supplementary to Test Certificate TVS/11/6993a

SAMPLE RESULTS **Certificate Number: TVS/11/6993ag**

SAMPLE NO	LAB REF	*ELEMENT SAMPLED	**SAMPLE LOCATION	ASBESTOS TYPE DETECTED
78 DC 3958-11	151211/006	Floor Covering Backing & Adhesive	1st Floor – Floor – Area G-057	No Asbestos Detected
79 DC 3959-11	151211/007	Sink Pad (Bituminous)	1st Floor – Beneath Sink & Drainer – Area G-058	No Asbestos Detected
80 DC 4013-11	221211/003	Boarding	External – Block G – Rear Elevation Infill Panel Beneath Windows Outside Area G-021 & G-022	No Asbestos Detected
81 DC 4014-11	221211/004	Damp Proof Course (Bituminous)	External – Block G – Within Low Level Brickwork Taken Outside G-022	No Asbestos Detected

REPORTED BY (Approved Signatory) **DATE: 16/01/12**

~~Nicola Tully/Susan Thomas/~~ Michelle Shaw (Delete as Applicable)

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2684

TVS Analysis

Unit 821, Birchwood Boulevard, Birchwood, Warrington, Cheshire.
WA3 7QZ

Telephone/Fax: (01925) 811622 E-mail: tvsanalysis@btconnect.com

CERTIFICATE OF ASBESTOS FIBRE IDENTIFICATION.

Certificate Number: TVS/24/870

Customer: Richard L Thomas Associates Limited,
1st Floor,
120, Ashton Road,
Denton,
Manchester.
M34 3JE

Site Reference: ORTA/02/24/6426
Manchester Grammar School
Old Hall Lane
Manchester
M13 0XT

Sampled By: Client

Date Received: 22nd February 2024

Date Analysed: 26th February 2024

Method Analysed: Samples detailed have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2.

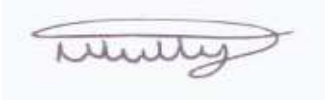
Analysed By: N Tully

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SAMPLE RESULTS **Certificate Number: TVS/24/870**

SAMPLE NO	LAB REF	*ELEMENT SAMPLED	**SAMPLE LOCATION	ASBESTOS TYPE DETECTED
209 SLT 1306-24	260224/002	Strawboard & Paper Coating	Block E – Ground Floor – Underside of Pitched Roof Above Plasterboard – Area E-006a	No Asbestos Detected
210 SLT 1307-24	260224/003	Strawboard & Paper Coating	Block E – 1st Floor – Roof Void Underside of Part of Roof Accessed off Area E-033 Taken Above Area E-035	No Asbestos Detected
211 SLT 1308-24	260224/004	Felt (Bituminous)	Block E – 1st Floor – Lining All Wall Cavities – Area E-041	No Asbestos Detected
212 SLT 1309-24	260224/005	Mastic	Block E – External – Sealing Glazing to Steel Window & Door Frames Outside Area E-038 in Area E-040	No Asbestos Detected
213 SLT 1310-24	260224/006	Putty	Block E – External – Sealing Window & Door Frames to Surrounding Brick Work Outside Area E-038 in Area E-040	No Asbestos Detected
214 SLT 1311-24	260224/007	Felt Flashing (Bituminous)	Block E – External – At Floor Level Adjacent to Main Building Area E-038 Taken in Area E-040	No Asbestos Detected
215 SLT 1312-24	260224/008	Roof Felt (Bituminous)	Block E – External – Covering Pitched Roof Above Areas E-006 & E-006a	No Asbestos Detected
216 SLT 1313-24	260224/009	Felt Flashing (Bituminous)	Block E – External – To The Perimeter of Flat Roof Above Areas E-007 & E-008 Taken Above E-007	No Asbestos Detected
217 SLT 1314-24	260224/010	Roof Felt (Bituminous)	Block E – External – Covering Flat Roof Above Tank Room – Area E-042	No Asbestos Detected
218 SLT 1315-24	260224/011	Felt Barrier (Bituminous)	Block G – Ground Floor – In Cavity Wall Surrounding Exit Door – Area G-004	No Asbestos Detected
219 SLT 1316-24	260224/012	Vapour Paper	Block G – Ground Floor – Behind Plasterboard to External Wall – Area G-004	No Asbestos Detected
220 SLT 1317-24	260224/013	Roof Felt Flashing (Bituminous)	Block G – External – To Perimeter of Flat Roof Above Link Corridor Areas G-001 & G-005 Taken Above Area G-001	No Asbestos Detected
221 SLT 1318-24	260224/014	Damp Proof Course	Block G – External – Within Low Level Brick Work to All Elevations Taken Outside Area G-004	No Asbestos Detected

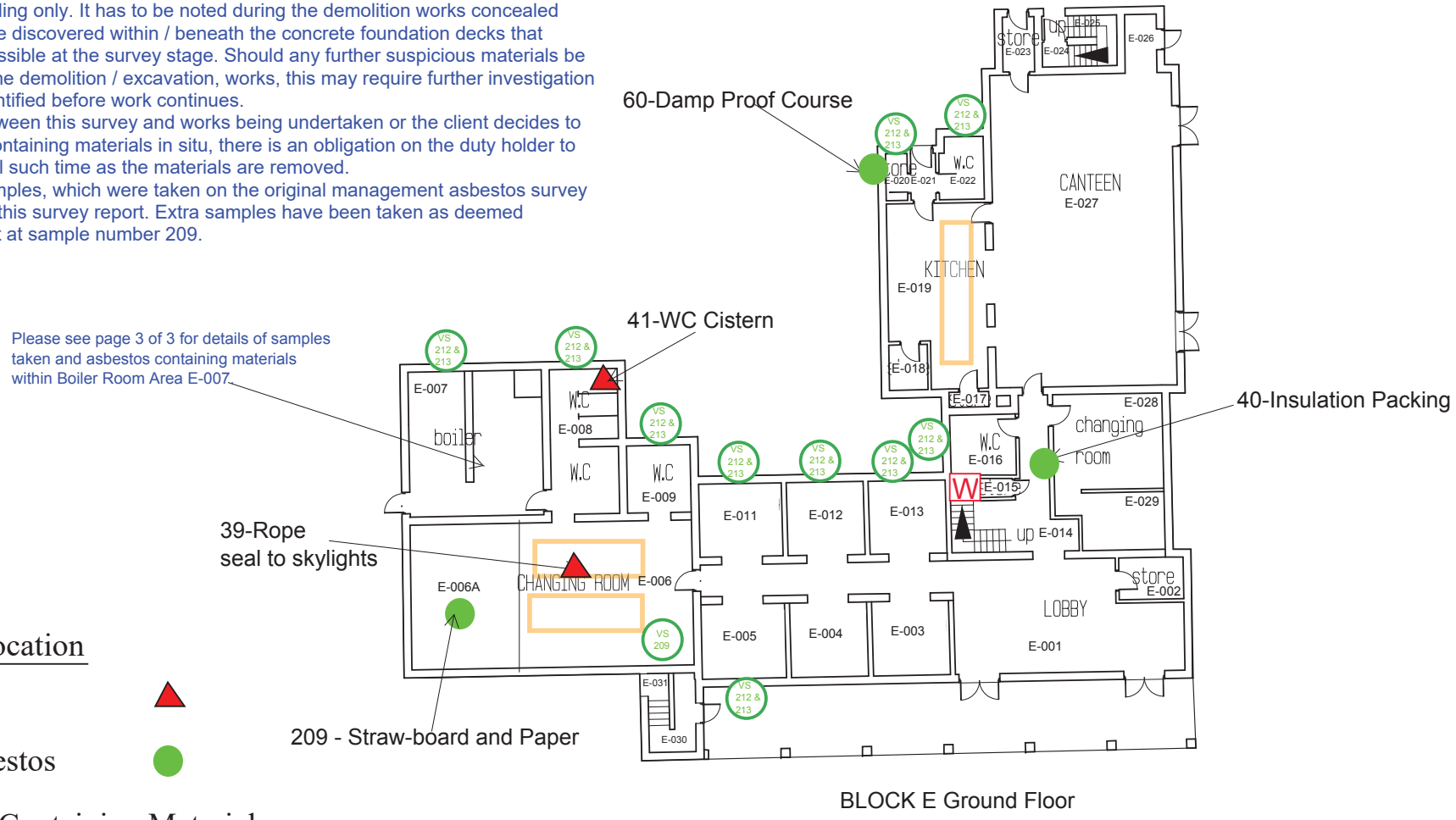
REPORTED BY:  (Approved Signatory) **DATE: 26/02/24**

Nicola Tully~~/Susan Thomas~~ (Delete as Applicable)

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Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E - Ground floor

Whilst this survey is described as a “Demolition” asbestos survey it has to be noted that this building was to be re-occupied following the survey and it was explained to the client that intrusive inspections could only be conducted where practicable.
The demolition asbestos survey includes inspections of all internal areas and external elevations of the building only. It has to be noted during the demolition works concealed service ducts could be discovered within / beneath the concrete foundation decks that possibly are not accessible at the survey stage. Should any further suspicious materials be encountered during the demolition / excavation, works, this may require further investigation and the materials identified before work continues.
If there is a delay between this survey and works being undertaken or the client decides to leave the asbestos containing materials in situ, there is an obligation on the duty holder to manage the risks until such time as the materials are removed.
The results of the samples, which were taken on the original management asbestos survey have been utilised in this survey report. Extra samples have been taken as deemed necessary which start at sample number 209.



BLOCK E Ground Floor

Sample Location

Asbestos

Non Asbestos

Asbestos Containing Materials

Rope seals to skylights

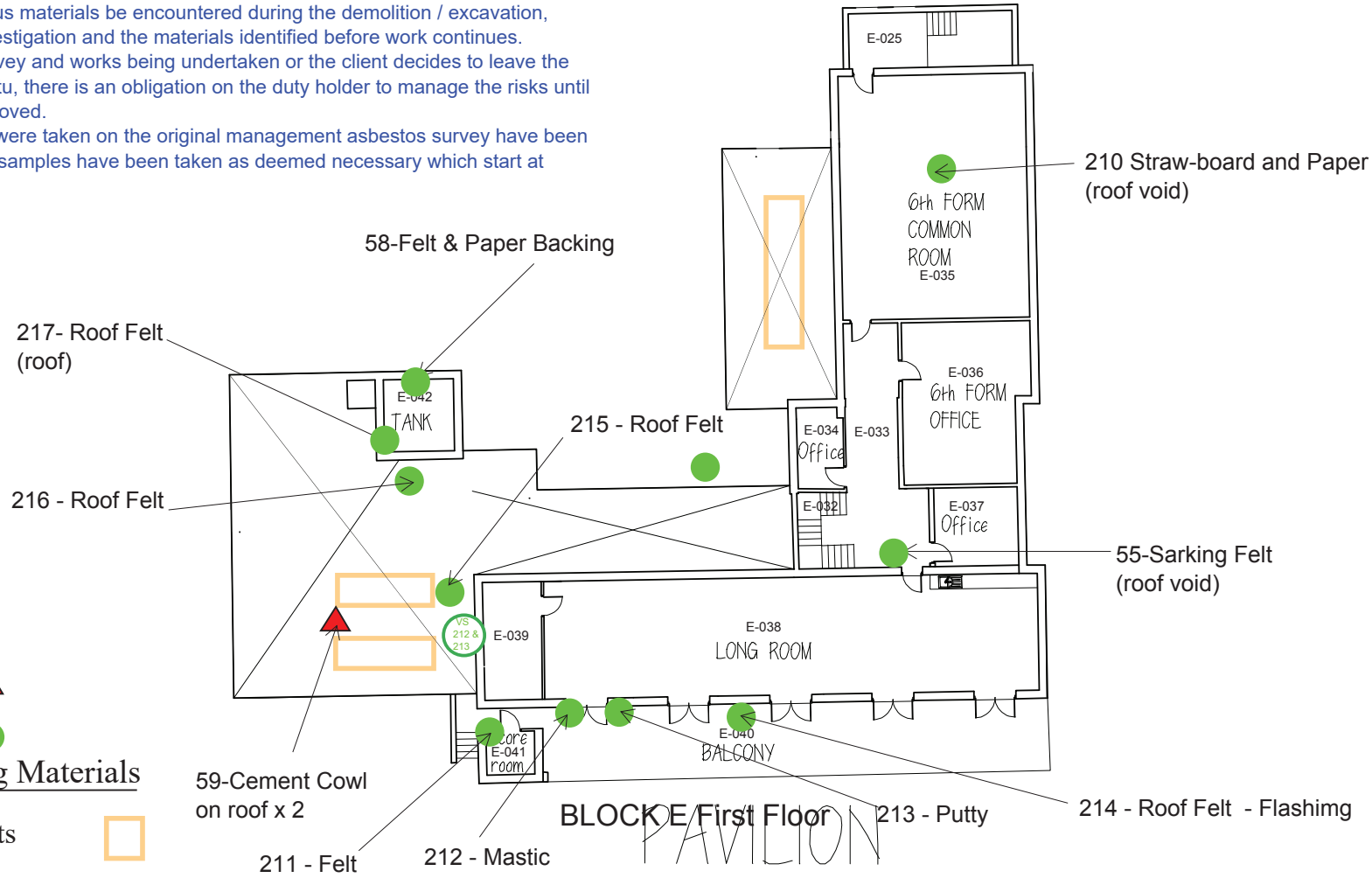
Woven fabric insulation to electrical cable W

Other areas, where material not sampled but contain visually similar material as sampled in other areas, which proved to be non-asbestos VS

Please note: - Limitations of survey / areas outside the scope of the work as agreed with Mike Simon
(By the acceptance of this report you acknowledge and confirm your agreement to all limitations / omissions as detailed below)
to the calorifier and trapped beneath on the concrete plinth, which is assumed to contain Chrysotile (white asbestos).
Area E-014 - To the perimeter edges of the floor are terrazzo slabs forming duct covers these are firmly sealed and therefore inaccessible without causing permanent damage.
Area E-015 - We were unable to sample the woven fabric insulating the former mains feed cable on the original survey for safety reasons as this is live, therefore we must presume this to contain Chrysotile (white asbestos) until further investigation can be carried out if required when the cable is isolated.
Area E-029 - A section of the floor is the base of the shower cubicles which are raised plastic shower trays, access beneath these has not been gained as this would cause permanent damage rendering the showers unusable.

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E - First floor

Whilst this survey is described as a “Demolition” asbestos survey it has to be noted that this building was to be re-occupied following the survey and it was explained to the client that intrusive inspections could only be conducted where practicable.
The demolition asbestos survey includes inspections of all internal areas and external elevations of the building only. It has to be noted during the demolition works concealed service ducts could be discovered within / beneath the concrete foundation decks that possibly are not accessible at the survey stage. Should any further suspicious materials be encountered during the demolition / excavation, works, this may require further investigation and the materials identified before work continues.
If there is a delay between this survey and works being undertaken or the client decides to leave the asbestos containing materials in situ, there is an obligation on the duty holder to manage the risks until such time as the materials are removed.
The results of the samples, which were taken on the original management asbestos survey have been utilised in this survey report. Extra samples have been taken as deemed necessary which start at sample number 209.



Sample Location

Asbestos

Non Asbestos

Asbestos Containing Materials

Rope Seals to skylights

Other areas, where material not sampled but contain visually similar material as sampled in other areas, which proved to be non-asbestos

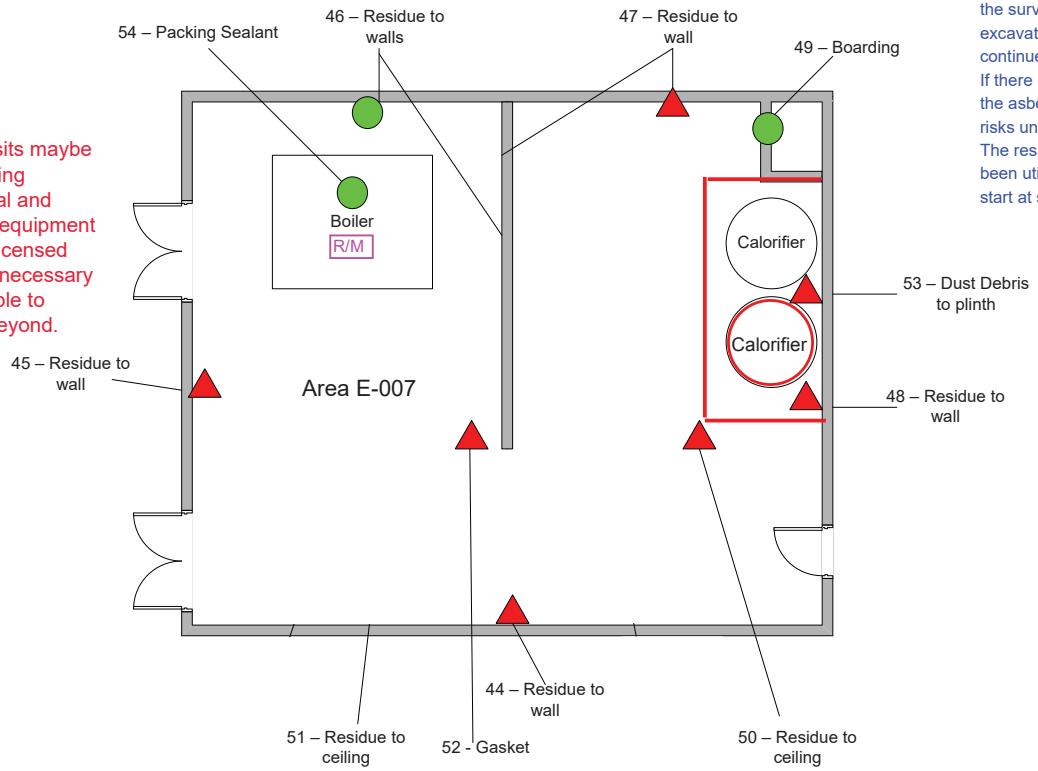
VS

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Area E-033 – Roof void - The inspection within the roof void was limited to the walkways only for safety reasons.
Area E-034 - In the centre of the right wall in between the plywood panel covered alcoves is a concealed dumb waiter shaft, which has been covered with plasterboard. A section of this was removed to reveal where accessible is a brick lined shaft, however full access could not be gained at the time of the survey.

Manchester Grammar School Sports Pavilion Old Hall Lane
Manchester M13 0XT

Block E - Boiler room - Area E-007

It has to be noted, asbestos residue deposits maybe present, concealed on floor, walls and ceiling surfaces beneath / behind fixed mechanical and electrical plant equipment. Therefore, this equipment must be removed from its location by the licensed asbestos removal contractor adopting the necessary precautions and control measures to be able to clean the floor, wall and ceiling surfaces beyond.



Whilst this survey is described as a "Demolition" asbestos survey it has to be noted that this building was to be re-occupied following the survey and it was explained to the client that intrusive inspections could only be conducted where practicable.
The demolition asbestos survey includes inspections of all internal areas and external elevations of the building only. It has to be noted during the demolition works concealed service ducts could be discovered within / beneath the concrete foundation decks that possibly are not accessible at the survey stage. Should any further suspicious materials be encountered during the demolition / excavation, works, this may require further investigation and the materials identified before work continues.
If there is a delay between this survey and works being undertaken or the client decides to leave the asbestos containing materials in situ, there is an obligation on the duty holder to manage the risks until such time as the materials are removed.
The results of the samples, which were taken on the original management asbestos survey have been utilised in this survey report. Extra samples have been taken as deemed necessary which start at sample number 209.

Sample Locations

Asbestos ▲

Non-asbestos ●

Asbestos Containing Materials

Residue lagging ▭

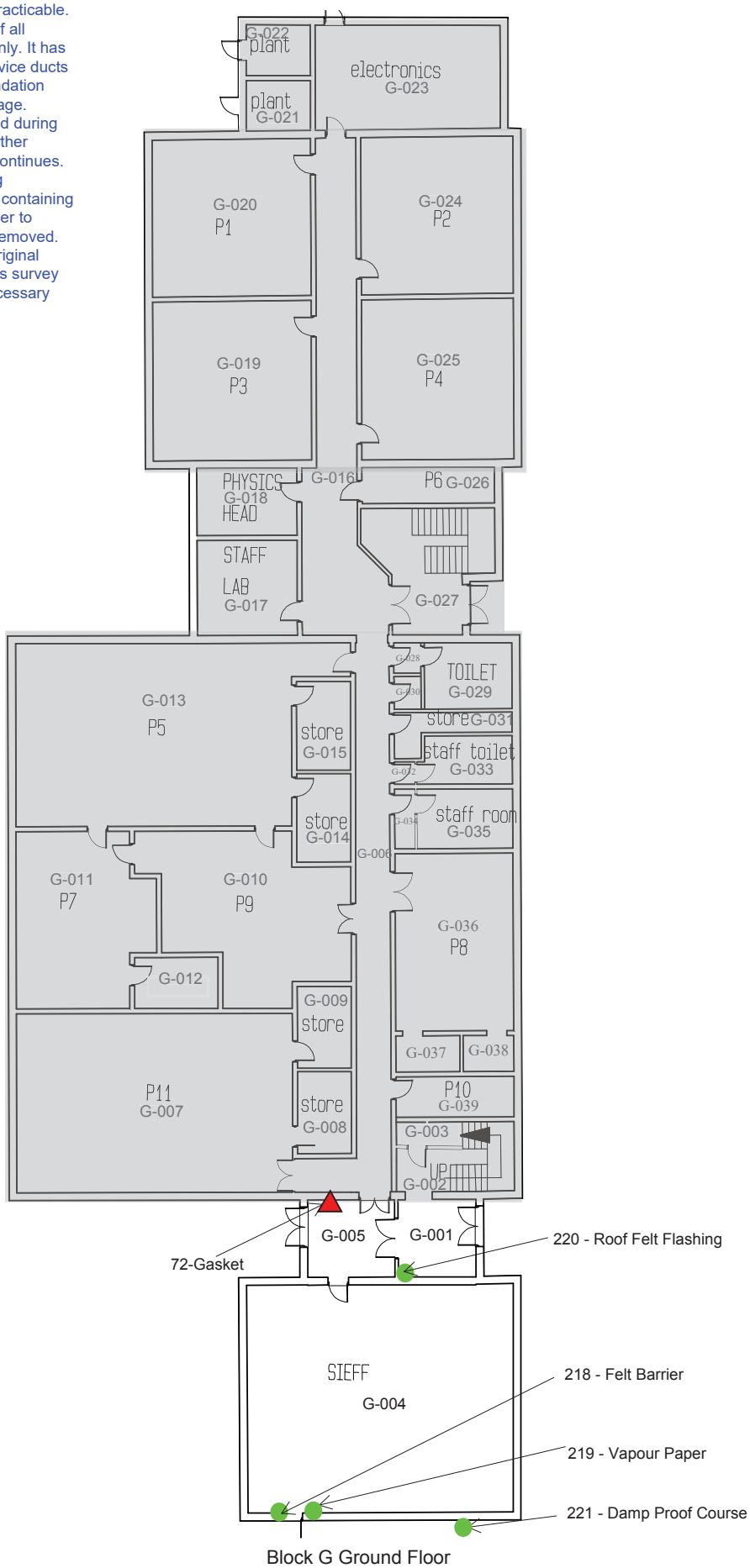
Rope/Mastic presumed seal to cast iron boiler sections R/M

Please note: - Limitations of survey / areas outside the scope of the work as agreed with Mike Simon
(By the acceptance of this report you acknowledge and confirm your agreement to all limitations / omissions as detailed below)
Area E-007 - Following the original management survey and prior to this survey new M & E equipment and ancillary pipe work has been installed and as agreed with Mike Simon no inspections were deemed to be necessary, therefore this equipment has been excluded from this survey.
Area E-007 - It has to be noted, asbestos residue deposits maybe present, concealed on floor, walls and ceiling surfaces beneath / behind fixed mechanical and electrical plant equipment. Therefore, this equipment must be removed from its location by the licensed asbestos removal contractor adopting the necessary precautions and control measures to be able to clean the floor, wall and ceiling surfaces beyond.
Area E-007 - Although the calorifiers appear to be redundant now, inspections could not be made beyond the outer "Succo" aluminium wrap to the right hand calorifier due to the presence of newly installed M & E equipment, which hinders safe access. Therefore, although not visible it must be presumed that lagging residue deposits are present both beyond the outer "Succo" aluminium to the calorifier and trapped beneath on the concrete plinth, which is assumed to contain Chrysotile (white asbestos).
Area E-007 - There is no access into the body of the boiler as this is live and connected to all services, therefore we strongly presume that rope / mastic products are present between the cast iron sections and that this material would contain Chrysotile (white asbestos).

Drawing not to scale

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block G - Ground floor

Whilst this survey is described as a “Demolition” asbestos survey it has to be noted that this building was to be re-occupied following the survey and it was explained to the client that intrusive inspections could only be conducted where practicable. The demolition asbestos survey includes inspections of all internal areas and external elevations of the building only. It has to be noted during the demolition works concealed service ducts could be discovered within / beneath the concrete foundation decks that possibly are not accessible at the survey stage. Should any further suspicious materials be encountered during the demolition / excavation, works, this may require further investigation and the materials identified before work continues. If there is a delay between this survey and works being undertaken or the client decides to leave the asbestos containing materials in situ, there is an obligation on the duty holder to manage the risks until such time as the materials are removed. The results of the samples, which were taken on the original management asbestos survey have been utilised in this survey report. Extra samples have been taken as deemed necessary which start at sample number 209.



Block G Ground Floor

Sample Locations

Asbestos

Non-asbestos

Areas excluded from the scope of works

Please note: - Limitations of survey / areas outside the scope of the work as agreed with Mike Simon
(By the acceptance of this report you acknledge and confirm your agreement to all limitations / omissions as detailed below)
Area G-005 - Only limited access could be gained within the riser due to the presence of a modern steel casement heater and live electrical cables, which fixed to the plywood panels.