

ASBESTOS REFURBISHMENT SURVEY REPORT



Client	Trust Inns
Site	Brunswick (B Lounge), 97 Piccadilly, Manchester, M1 2DB
Date report issued	6th January 2025
Recommended Date for Reinspection	18th December 2025
Survey reference	J1104079
Lead surveyor	Andrew Owen
Assistant surveyor	N/A
UPRN	6012

No. of Asbestos Risks Identified

	Category A	0
	Category B	5
	Category C	19
	Category D	12
	Areas not accessed (Presumed asbestos)	0

2 Moor Lane, Huddersfield HD8 0QS

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Surveyor Signature:


Andrew Owen

Claire Binns

Approval Signature:

1.0 INTRODUCTION

Tersus Consultancy Ltd of 2 Moor Lane, Highburton, Huddersfield received instructions from David Davies of:

Trust Inns, Blenheim House, Ackhurst Park, Foxhole Road, Chorley, Lancashire, PR7 1NY

to undertake an asbestos refurbishment survey, to HSG 264 standard, of:

Brunswick (B Lounge), 97 Piccadilly, Manchester, M1 2DB

Works were carried out on-site during the period 18 Dec 2024 to 18 Dec 2024. The Lead Surveyor was Andrew Owen

Records of previous surveys by Tersus:

Job Number	Survey type	Date of survey
J519917	Management Survey (with MA and PA) + Management Plan	13/08/2019
J524600	Reinspection Survey (MA and PA) + Management options	04/11/2020
J625717	Reinspection Survey (MA and PA) + Management options	30/07/2021
J751812	Reinspection Survey (MA and PA) + Management options	07/07/2022
J895651	Reinspection Survey (MA and PA) + Management options	28/07/2023

The agreed scope of works included:

Localised refurbishment survey to inspect the ceiling void above plasterboard ceiling in basement bottle store, inspect the ceiling finish to the ground floor areas (limit any damage in public areas), and inspect floor void on first floor to various locations.

Building notes:

Public house

The building was occupied during the time of the survey.

During this survey, localised refurbishment surveying was undertaken in line with proposed works to the areas listed below. In order to ascertain what areas required localised refurbishment surveying we used an email from Paul Dobb of Trust Inns.

1 - Inspect the ceiling void above plasterboard ceiling in basement bottle store, inspect the ceiling finish to the ground floor areas (limit any damage in public areas), and inspect floor void on first floor to various locations.

Tersus have carried out a reinspection report in line with a third-party report produced by; Lancall Limited on 24/06/2009 whose report was not undertaken under inspection body accreditation. Tersus cannot be held responsible for errors or omissions within that report, that have subsequently been reported within this report.

2.0 EXECUTIVE SUMMARY

The extent of this inspection was to undertake an asbestos refurbishment survey as defined in HSG264. The purpose of this survey is to assist the client in complying with requirements of the Control of Asbestos Regulations 2012.

A refurbishment survey is used to locate and describe, as far as reasonably practical all Asbestos Containing Materials (ACMs) in the area where refurbishment work will take place. The survey will be intrusive and involve destructive inspections as necessary to gain access to all relevant areas including these, that may be difficult to reach within the scope of the survey. Furthermore, a refurbishment survey may also be required in circumstances when more intrusive maintenance and repair work will be carried out e.g. for plant removal or replacement.

Information on the results of this inspection is detailed within report, including appendices and annotated drawings. The report and asbestos register must be maintained as one document, as all sections record information on the surveyor's opinions, findings and limitations.

This report includes priority assessment scores at the specific request of the client. It is not normally expected for a refurbishment survey to include priority assessments because all asbestos is expected to be removed prior to the refurbishment works. However, priority assessment scores have been included as it is anticipated that the management of asbestos risks identified in this report will need to take place for a period after the survey and before refurbishment.

Within the scope of this survey the findings were as follows:

ACMs identified:

Total Number of ACMs identified:	36
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ACMs Recommendation summary:

Remove:	3
Encapsulate & Manage:	2
Manage:	31

Full details of any ACMs requiring action, can also be found summarised within the 'Action Plan'. Details of all identified, presumed and strongly presumed asbestos can be found in the 'Asbestos register'.

Non-accessed areas:

Number of non-accessed areas:	0
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Non-accessed areas are noted within the 'Non-accessible areas register'. Any areas or items not accessed must be presumed to contain asbestos until such a time as full access and inspection can be undertaken.

Tersus can assist in compiling asbestos management plans, on-going re-inspection and assisting with the management of asbestos remediation.

Action Register

The following table summarises the asbestos-containing materials (ACMs) that require action based on our assessment of the ACMs identified, strongly presumed and presumed at Brunswick (B Lounge).

The Control of Asbestos Regulations place a duty on the duty-holder, as the person with the best understanding of the building and its use, to ensure a suitable and sufficient assessment is undertaken so that the risks from asbestos can be mitigated.

The recommended actions are provided here to assist in that assessment and mitigation. As refurbishment has been scheduled for the survey areas, it is recommended all asbestos is safely removed in advance. If it is intended that the asbestos will need to be managed for a time prior to refurbishment then the following recommendations may apply: Restrict Access / Remove / Encapsulate / Repair. Please refer to Sections 3.0 and 4.0 for further details.

Building	Floor Level	Room	Item/Inspection Reference	Item Description	Risk Category	Recommended Action
Brunswick, 97 Piccadilly, Manchester	External	Fire escape from flat roof to rear	#69	Insulating board debris	B	Restrict access to area and remove
Brunswick, 97 Piccadilly, Manchester	Ground Floor	Gents toilet	#63	Insulating board debris	B	Restrict access to area and remove
Brunswick, 97 Piccadilly, Manchester	Ground Floor	Gents toilet	#62	Insulating board	B	Encapsulate
Brunswick, 97 Piccadilly, Manchester	Ground Floor	Fire escape	#64	Insulating board	B	Encapsulate
Brunswick, 97 Piccadilly, Manchester	External	Fire escape from flat roof to rear	#68	Insulating board	B	Remove

Definition of Recommended Actions

Remove	Restrict Access / Remove (due to an immediate risk) - Restricting access and/or removal of asbestos containing materials is recommended on the basis that its condition, location could result in exposure to persons, spread of asbestos, or release to the environment..
	Remove (where the item falls into a refurbishment area) - It may be that the identified materials need to be removed ahead of any refurbishment or maintenance works.
Encapsulate/ Repair, then manage	Apply encapsulant coating to the asbestos material to safely contain the fibres. Encapsulation is an alternative to removal, where reasonably safe and practicable. Manage within the asbestos management plan once repaired.
For the above actions, there may be a requirement to prohibit access to a location that has been identified as containing damaged asbestos materials and poses a hazard. In addition, air testing may also be recommended to help ascertain if additional control measures are required.	
Manage	Where asbestos is left in-situ or an area has not been accessed during the survey, the person responsible for the premises has a duty to develop and implement a management plan to help prevent accidental damage and exposure occurring. This plan should ensure that: 1) a current record of the location, condition, maintenance and removal of asbestos-containing materials (ACMs) and/or areas of no access is kept; 2) the ACMs are maintained in a good state of repair through regular monitoring; 3) where there are areas of no access, these are presumed to contain asbestos until proven otherwise; 4) people are informed of the locations of ACMs to prevent accidental disturbance; 5) arrangements are in place to ensure that work which might disturb the ACMs, complies with the Control of Asbestos Regulations (CAR); 6) the plan is reviewed at regular intervals so that it remains relevant. Regulation 4 of CAR requires known and presumed ACMs to be monitored for any deterioration in their condition. How often the ACMs need to be checked varies depending on the type of ACM, its location and the activities around it, but the frequency of monitoring should not exceed 12 months. In some situations, the labelling of ACMs can assist with monitoring and management.

Non-Accessed Areas Register

The following table summarises specific areas at the property that have not been inspected as part of the survey methodology. **These areas should be presumed to contain asbestos until proven otherwise.**

Building	Floor level	Room	Item / Inspection Reference	Item Description	Position	Comments
All areas within the scope and limitations of this survey were accessed.						

3.0 Asbestos Survey Findings

The following table(s) list the areas included in the survey, whether asbestos was found or not and whether the area was accessible or not. For further details on room notes, the risk assessment scores, risk categorisation, recommendations and photographic records, refer to Section 4.0. Asbestos types marked with an (*) are strongly presumed to be visually consistent with other asbestos items identified at the site.

Priority Assessment undertaken?	Yes / No
	Yes

Building	Brunswick, 97 Piccadilly, Manchester								Room Notes
Floor Level	Room	Item/ Inspection Reference	Item Description	Item Location	Asbestos Type	Extent	Risk Category	Recommended Action	
External	Fire escape from flat roof to rear	#68	Insulating board	Ceiling	Chrysotile + Amosite	8m²	B	Remove	
External	Fire escape from flat roof to rear	#69	Insulating board debris	Floor	Chrysotile + Amosite	<1m²	B	Restrict access to area and remove	
Z-Sub Level 1	B/R001 - Drop area	#1	Insulating board debris - REMOVED	Floor & ledge below drop		<1m²	Removed		
Z-Sub Level 1	B/R001 - Drop area	#24	Insulating board - CONTAMINATED AREA	Ceiling above plasterboard	Amosite	15m²	C	Monitor and manage	
Z-Sub Level 1	B/R001 - Drop area	#37	Insulating board debris	Floor & ledge to door	No Asbestos Detected			None required	
Z-Sub Level 1	B/R001 - Drop area	#38	Insulating board debris - CONTAMINATED AREA	Floor & wall below stairs	Chrysotile + Amosite	<1m²	C	Monitor and manage	
Z-Sub Level 1	B/R002 - Staff room	#7	Cement flue	Above boiler	Presumed Crocidolite (or unknown)	1lm	C	Monitor and manage	
Z-Sub Level 1	B/R002 - Staff room	#22	Insulating board - CONTAMINATED AREA	Ceiling above plasterboard	Amosite	10m²	C	Monitor and manage	
Z-Sub Level 1	B/R002 - Staff room	#34	Insulating board debris - REMOVED	Debris		<1m²	Removed		
Z-Sub Level 1	B/R002 - Staff room	#39	Insulating board debris - REMOVED	Floor adjacent boiler		<1m²	Removed		

Building	Brunswick, 97 Piccadilly, Manchester								Room Notes
Floor Level	Room	Item/ Inspection Reference	Item Description	Item Location	Asbestos Type	Extent	Risk Category	Recommended Action	
Z-Sub Level 1	B/R003 - Corridor	#5	Insulating board debris - REMOVED	Ledges at high level adjacent to dry food store		<1m2	Removed		
Z-Sub Level 1	B/R003 - Corridor	#10	Insulating board	Ceiling above plasterboard	Amosite	20m2	C	Monitor and manage	
Z-Sub Level 1	B/R003 - Corridor	#36	Insulating board debris - REMOVED	Floor		<1m²	Removed		
Z-Sub Level 1	B/R004 - Corridor to staff room (ice maker area)	#2	Insulating board debris - REMOVED	Floor adjacent to drain		1m2	Removed		
Z-Sub Level 1	B/R004 - Corridor to staff room (ice maker area)	#21	Insulating board - CONTAMINATED AREA	Ceiling above plasterboard	Amosite	10m2	C	Monitor and manage	
Z-Sub Level 1	B/R004 - Corridor to staff room (ice maker area)	#25	Insulating board debris - REMOVED	Floor adjacent drain		<1m²	Removed		
Z-Sub Level 1	B/R004 - Corridor to staff room (ice maker area)	#35	Insulating board debris	Floor around safe	No Asbestos Detected			None required	
Z-Sub Level 1	B/R005 - Glass store	#6*	Insulating board debris - CONTAMINATED AREA	Ceiling above door	Chrysotile*	1m2	C	Monitor and manage	
Z-Sub Level 1	B/R005 - Glass store	#9	Insulating board - CONTAMINATED AREA	Ceiling above plasterboard	Amosite	4m2	C	Monitor and manage	
Z-Sub Level 1	B/R006 - Gas bottle store	#17	Insulating board - CONTAMINATED AREA	Ceiling above plasterboard	Chrysotile	16m2	C	Monitor and manage	

Building	Brunswick, 97 Piccadilly, Manchester								Room Notes
Floor Level	Room	Item/ Inspection Reference	Item Description	Item Location	Asbestos Type	Extent	Risk Category	Recommended Action	
Z-Sub Level 1	B/R006 - Gas bottle store	#23	Insulating board - CONTAMINATED AREA	Ceiling above plasterboard	Amosite	6m2	C	Monitor and manage	
Z-Sub Level 1	B/R007 - Beer cellar	#3	Insulating board debris - REMOVED	Shelf to rear of room		<1m2	Removed		
Z-Sub Level 1	B/R007 - Beer cellar	#20	Insulating board - CONTAMINATED AREA	Ceiling above plasterboard	Amosite	24m2	C	Monitor and manage	
Z-Sub Level 1	B/R007 - Beer cellar	#27	Insulating board debris - REMOVED	Shelf to rear of room		<1m2	Removed		
Z-Sub Level 1	B/R008 - Dry food store	#4	Insulating board debris - REMOVED	Floor below shelves		<1m2	Removed		
Z-Sub Level 1	B/R008 - Dry food store	#18	Insulating board - CONTAMINATED AREA	Ceiling above plasterboard	Amosite	6m2	C	Monitor and manage	
Z-Sub Level 1	B/R008 - Dry food store	#19	Insulating board	Wall around door	Amosite	2m2	C	Monitor and manage	
Z-Sub Level 1	B/R008 - Dry food store	#26	Insulating board debris - REMOVED	Floor below shelves		<1m2	Removed		
Z-Sub Level 1	B/R008 - Dry food store	#33*	Insulating board debris - REMOVED	In wall behind door adjacent to vent		<1m2	Removed		
Z-Sub Level 1	Bottle store off drop room	#79	Intrusive inspection	Ceiling	No asbestos observed			None Required	Plasterboard ceiling with lath and plaster ceilings above.

Building	Brunswick, 97 Piccadilly, Manchester								Room Notes
Floor Level	Room	Item/ Inspection Reference	Item Description	Item Location	Asbestos Type	Extent	Risk Category	Recommended Action	
Ground Floor	GF/R010 - Office 1 (rear building)	#11	Textured coating onto plasterboard	Ceiling above plaster skim	Chrysotile	20m ²	D	Monitor and manage	
Ground Floor	GF/R011 - Office 2 (rear building)	#12	Textured coating onto plasterboard	Ceiling	Chrysotile	12m ²	D	Monitor and manage	
Ground Floor	Front left hand side snug (trade area 5)	#41	Intrusive inspection	Ceiling finishes	No asbestos observed			None Required	Plasterboard ceiling modern plaster coving. No inspection above plasterboard from ground floor
Ground Floor	Front left hand side snug (trade area 5)	#42	Textured Coating onto plasterboard	Ceiling above plaster skim	Chrysotile	16m ²	C	Monitor and manage	
Ground Floor	Ladies toilet	#43	Intrusive inspection	Lowered ceiling finishes	No asbestos observed			None Required	Plasterboard ceiling. No inspection above lowered plasterboard ceiling from ground floor inspected from down lights only.
Ground Floor	Bar lounge (trade area 3 & 4)	#44	Intrusive inspection	Beam boxings	No asbestos observed			None Required	Plasterboard ceiling and beam boxings modern plaster coving. No inspection above plasterboard ceiling from ground floor
Ground Floor	Bar lounge (trade area 3 & 4)	#45	Textured Coating onto plasterboard	Ceiling & beams above plaster skim & paper	Chrysotile	18m ²	C	Monitor and manage	
Ground Floor	Bar lounge (trade area 3 & 4)	#46	Intrusive inspection	Ceiling finishes	No asbestos observed			None Required	
Ground Floor	Bar servery	#47	Intrusive inspection	Lowered ceiling finishes	No asbestos observed			None Required	Plasterboard ceiling and beam boxings with lath and plaster ceilings to the underside of the first floor. Limited inspection above lowered plasterboard ceiling inspected from ground floor down lights and ceiling hatch only.
Ground Floor	Bar servery	#48	Intrusive inspection	Above ceiling from hatch	No asbestos observed			None Required	

Building	Brunswick, 97 Piccadilly, Manchester								Room Notes
Floor Level	Room	Item/ Inspection Reference	Item Description	Item Location	Asbestos Type	Extent	Risk Category	Recommended Action	
Ground Floor	Bar servery	#49	Intrusive inspection	Beam boxing	No asbestos observed			None Required	
Ground Floor	Kitchen	#50	Intrusive inspection	Ceiling finishes	No asbestos observed			None Required	Plasterboard ceiling and beam boxings. No inspection above lowered plasterboard ceiling as kitchen to be in use after survey.
Ground Floor	Kitchen	#51	Intrusive inspection	Beam boxings	No asbestos observed			None Required	
Ground Floor	Raised area (trade area 2)	#52	Intrusive inspection	Ceiling finishes	No asbestos observed			None Required	Plasterboard ceiling and beam boxings modern plaster coving. No inspection above sampled insulating board.
Ground Floor	Raised area (trade area 2)	#53	Intrusive inspection	Beam boxings	No asbestos observed			None Required	
Ground Floor	Raised area (trade area 2)	#54	Insulating board	Underside of flat roof timbers above plasterboard	Chrysotile + Amosite	20m ²	C	Monitor and manage	
Ground Floor	Bar lounge adjacent to gents toilet	#55	Intrusive inspection	Ceiling finishes	No asbestos observed			None Required	Plasterboard ceiling. No inspection above sampled insulating board.
Ground Floor	Bar lounge adjacent to gents toilet	#57*	Insulating board	Underside of flat roof timbers above plasterboard	Chrysotile + Amosite*	6m ²	C	Monitor and manage	
Ground Floor	Bar lounge (trade area 1)	#58	Intrusive inspection	Beam boxings	No asbestos observed			None Required	Plasterboard ceiling and beam boxings modern plaster coving. No inspection above plasterboard ceiling from ground floor
Ground Floor	Bar lounge (trade area 1)	#59	Textured Coating onto plasterboard	Ceiling & beams above plaster skim & paper	Chrysotile	20m ²	C	Monitor and manage	

Building	Brunswick, 97 Piccadilly, Manchester								Room Notes
Floor Level	Room	Item/ Inspection Reference	Item Description	Item Location	Asbestos Type	Extent	Risk Category	Recommended Action	
Ground Floor	Bar lounge (trade area 1)	#60	Intrusive inspection	Ceiling finishes	No asbestos observed			None Required	
Ground Floor	Gents toilet	#61	Intrusive inspection	Ceiling finishes	No asbestos observed			None Required	Lower plasterboard ceiling. No inspection above sampled insulating board.
Ground Floor	Gents toilet	#62	Insulating board	Underside of flat roof timbers above lowered plasterboard ceiling	Chrysotile + Amosite	12m²	B	Encapsulate	
Ground Floor	Gents toilet	#63	Insulating board debris	Loose to top of ceiling adjacent hatch	Chrysotile + Amosite	<1m²	B	Restrict access to area and remove	
Ground Floor	Fire escape	#64	Insulating board	Ceiling throughout and soffit of stairs	Chrysotile + Amosite	14m²	B	Encapsulate	No inspection above sampled insulating board.
Ground Floor	Rear entrance (lobby 2)	#65	Textured Coating onto plasterboard	Ceiling	Chrysotile	1m²	C	Monitor and manage	Plasterboard ceiling
Ground Floor	Rear entrance (lobby 2)	#66	Textured Coating onto masonry	Wall	No Asbestos Detected			None required	
Ground Floor	Garage	#67	Insulating board (superlux)	Ceiling	No Asbestos Detected			None required	
1st Floor	1F/R009 - Office 1 (rear building)	#8	Textured coating onto plasterboard	Ceiling including beams on ceiling	Chrysotile	20m²	D	Monitor and manage	
1st Floor	1F/R012 - Office 2 (rear building)	#13	Textured coating onto plasterboard	Ceiling including beams on ceiling	Chrysotile	25m²	D	Monitor and manage	

Building	Brunswick, 97 Piccadilly, Manchester								Room Notes
Floor Level	Room	Item/ Inspection Reference	Item Description	Item Location	Asbestos Type	Extent	Risk Category	Recommended Action	
1st Floor	1F/R013 - Corridor (rear building)	#14	Textured coating onto plasterboard	Ceilings	Chrysotile	10m2	D	Monitor and manage	
1st Floor	1F/R014 - Office 3 (rear building)	#15	Textured coating onto plasterboard	Ceilings	Chrysotile	24m2	D	Monitor and manage	
1st Floor	1F/R014 - Stairwell (rear building)	#16	Textured coating onto plasterboard	Ceilings / soffit of stairs	Chrysotile	30m2	D	Monitor and manage	
1st Floor	Front office	#70	Intrusive inspection	Below floorboards	No asbestos observed			None Required	Carpet and vinyl onto timber floor with lath and plaster ceilings below
1st Floor	Front office	#71	Red vinyl floor covering	Floor below carpet	No Asbestos Detected			None required	
1st Floor	Reception store	#72	General view		No asbestos observed			None Required	Carpet onto timber floor
1st Floor	Corridor	#73	Intrusive inspection	Below floorboards	No asbestos observed			None Required	Carpet and vinyl onto timber floor with lath and plaster ceilings below
1st Floor	Front lounge	#74	Intrusive inspection	Below floorboards	No asbestos observed			None Required	Carpet onto timber floor with lath and plaster ceilings below
1st Floor	Bedroom adjacent flat roof	#75	General view		No asbestos observed			None Required	Carpet onto timber floor
1st Floor	Bathroom	#76	Intrusive inspection	Below floorboards	No asbestos observed			None Required	Carpet and modern vinyl onto timber floor with lath and plaster ceilings below

Building	Brunswick, 97 Piccadilly, Manchester								Room Notes
Floor Level	Room	Item/ Inspection Reference	Item Description	Item Location	Asbestos Type	Extent	Risk Category	Recommended Action	
1st Floor	Rear store	#77	Intrusive inspection	Below floorboards	No asbestos observed			None Required	Carpet and vinyl onto timber floor with lath and plaster ceilings below
1st Floor	Rear store	#78*	Red vinyl floor covering	Floor below carpet	No Asbestos Detected			None required	
2nd Floor	Rear left hand side room	#28*	Textured coating onto plasterboard	Ceiling	Chrysotile*	18m²	D	Monitor and manage	
2nd Floor	Corridor	#29*	Textured coating onto plasterboard	Ceiling	Chrysotile*	12m²	D	Monitor and manage	
2nd Floor	Stairwell	#30*	Textured coating onto plasterboard	Ceiling	Chrysotile*	10m²	D	Monitor and manage	
2nd Floor	Bathroom	#31*	Textured coating onto plasterboard	Ceilings	Chrysotile*	8m²	D	Monitor and manage	
2nd Floor	Bathroom	#40	Textured Coating debris - REMOVED	To horizontal surfaces & floor		<1m²	Removed		
2nd Floor	Rear lobby adjacent to bathroom	#32*	Textured coating onto plasterboard	Ceilings	Chrysotile*	12m²	D	Monitor and manage	

4.0 SAMPLE AND RISK ASSESSMENT INFORMATION - Please also refer to Appendix 1 - Survey Methodology and Limitations.

Item / Inspection Ref:	#1	Material Assessment	Product type:	2		
Sample Ref:	ES/68997/01 {IMP011707}		Condition / Damage:	3		
Survey date:	18/12/24		Surface Treatment:	2		
Analysis date:	August 13 2019		Asbestos Type:	1		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:			
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1		
Room:	B/R001 - Drop area		Location:	2		
Position:	Floor & ledge below drop		Accessibility:	1		
Item Description:	Insulating board debris - REMOVED		Extent/amount:	0	<1m2	
Level of Identification:	SAMPLED		Number of Occupants:	1		
Action:			Frequency of Use:	3		
RISK CODE:	Removed		Time in Area:	0		
			Maintenance activity:	1		
			Frequency of Maintenance:	1		
			Priority Score:			
			Total Score:			
Comments:	During the asbestos re-inspection undertaken on 28/07/2023 it was identified that this material has been removed, which is understood to have been completed by iES in July 2022.					

Item / Inspection Ref:	#2	Material Assessment	Product type:	2			
Sample Ref:	ES/68997/02 {IMP011708}		Condition / Damage:	3			
Survey date:	18/12/24		Surface Treatment:	2			
Analysis date:	August 13 2019		Asbestos Type:	1			
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:				
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1			
Room:	B/R004 - Corridor to staff room (ice maker area)		Location:	2			
Position:	Floor adjacent to drain		Accessibility:	1			
Item Description:	Insulating board debris - REMOVED		Extent/amount:	0			1m2
Level of Identification:	SAMPLED		Number of Occupants:	1			
Action:			Frequency of Use:	3			
RISK CODE:	Removed		Time in Area:	0			
			Maintenance activity:	1			
			Frequency of Maintenance:	1			
		Priority Score:					
		Total Score:					
Comments:	During the asbestos re-inspection undertaken on 28/07/2023 it was identified that this material has been removed, which is understood to have been completed by iES in July 2022.						

Item / Inspection Ref:	#3	Material Assessment	Product type:	2		
Sample Ref:	ES/68997/03 {IMP011709}		Condition / Damage:	3		
Survey date:	18/12/24		Surface Treatment:	2		
Analysis date:	August 13 2019		Asbestos Type:	1		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:			
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1		
Room:	B/R007 - Beer cellar		Location:	2		
Position:	Shelf to rear of room		Accessibility:	2		
Item Description:	Insulating board debris - REMOVED		Extent/amount:	0	<1m2	
Level of Identification:	SAMPLED		Number of Occupants:	1		
Action:			Frequency of Use:	3		
			Time in Area:	0		
RISK CODE:	Removed		Maintenance activity:	1		
			Frequency of Maintenance:	1		
			Priority Score:			
			Total Score:			
Comments:	During the asbestos re-inspection undertaken on 28/07/2023 it was identified that this material has been removed, which is understood to have been completed by iES in July 2022.					



Item / Inspection Ref:	#4	Material Assessment	Product type:	2		
Sample Ref:	ES/68997/04 {IMP011710}		Condition / Damage:	3		
Survey date:	18/12/24		Surface Treatment:	2		
Analysis date:	August 13 2019		Asbestos Type:	1		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:			
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1		
Room:	B/R008 - Dry food store		Location:	2		
Position:	Floor below shelves		Accessibility:	2		
Item Description:	Insulating board debris - REMOVED		Extent/amount:	0	<1m2	
Level of Identification:	SAMPLED		Number of Occupants:	1		
Action:			Frequency of Use:	3		
RISK CODE:	Removed		Time in Area:	0		
			Maintenance activity:	1		
			Frequency of Maintenance:	1		
			Priority Score:			
			Total Score:			
Comments:	During the asbestos re-inspection undertaken on 28/07/2023 it was identified that this material has been removed, which is understood to have been completed by iES in July 2022.					

Item / Inspection Ref:	#5	Material Assessment	Product type:	2	
Sample Ref:	ES/68997/05 {IMP011711}		Condition / Damage:	3	
Survey date:	18/12/24		Surface Treatment:	2	
Analysis date:	August 13 2019		Asbestos Type:	1	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1	
Room:	B/R003 - Corridor		Location:	2	
Position:	Ledges at high level adjacent to dry food store		Accessibility:	0	
Item Description:	Insulating board debris - REMOVED		Extent/amount:	0	<1m2
Level of Identification:	SAMPLED		Number of Occupants:	1	
Action:			Frequency of Use:	3	
RISK CODE:	Removed		Time in Area:	0	
			Maintenance activity:	1	
			Frequency of Maintenance:	1	
			Priority Score:		
		Total Score:			
Comments:	During the asbestos re-inspection undertaken on 28/07/2023 it was identified that this material has been removed, which is understood to have been completed by iES in July 2022.				



Item / Inspection Ref:	#6	Material Assessment	Product type:	2		
Sample Ref:	As Sample ES/68997/05 {IMP011711}		Condition / Damage:	3		
Survey date:	18/12/24		Surface Treatment:	2		
Analysis date:			Asbestos Type:	1		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	8		
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	0		
Room:	B/R005 - Glass store		Location:	2		
Position:	Ceiling above door		Accessibility:	0		
Item Description:	Insulating board debris - CONTAMINATED AREA		Extent/amount:	1	1m2	
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:	0		
Action:	Monitor and manage		Frequency of Use:	0		
RISK CODE:	C		Time in Area:	0		
			Maintenance activity:	0		
			Frequency of Maintenance:	1		
		Priority Score:	2			
		Total Score:	10			
Comments:	Strongly presumed to be as sample ES/68997/05. This material is presumed to continue throughout the void. On 04/08/2023 ARD Industrial Services Ltd removed the accessible area of this material and enclosed the hole in the ceiling. The ceiling void is contaminated and should not be accessed until removal works have been completed.					

Item / Inspection Ref:	#7	Material Assessment	Product type:	1		
Sample Ref:			Condition / Damage:	1		
Survey date:	18/12/24		Surface Treatment:	1		
Analysis date:			Asbestos Type:	3		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	6		
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1		
Room:	B/R002 - Staff room		Location:	2		
Position:	Above boiler		Accessibility:	0		
Item Description:	Cement flue		Extent/amount:	1		1lm
Level of Identification:	PRESUMED		Number of Occupants:	1		
Action:	Monitor and manage		Frequency of Use:	3		
RISK CODE:	C		Time in Area:	0		
			Maintenance activity:	1		
		Frequency of Maintenance:	1			
		Priority Score:	5			
Comments:		Total Score:	11			

Item / Inspection Ref:	#8	Material Assessment	Product type:	1		
Sample Ref:	5710-a {IMP011712}		Condition / Damage:	1		
Survey date:	18/12/24		Surface Treatment:	1		
Analysis date:	August 13 2019		Asbestos Type:	1		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	4		
Floor level:	1st Floor	Priority Assessment	Occupant Activity:	1		
Room:	1F/R009 - Office 1 (rear building)		Location:	2		
Position:	Ceiling including beams on ceiling		Accessibility:	1		
Item Description:	Textured coating onto plasterboard		Extent/amount:	2		20m2
Level of Identification:	SAMPLED		Number of Occupants:	0		
Action:	Monitor and manage		Frequency of Use:	0		
RISK CODE:	D		Time in Area:	0		
			Maintenance activity:	0		
		Frequency of Maintenance:	0			
		Priority Score:	3			
Comments:	Stipple effect	Total Score:	7			

Item / Inspection Ref:	#9	Material Assessment	Product type:	2		
Sample Ref:	5715-a {IMP011713}		Condition / Damage:	2		
Survey date:	18/12/24		Surface Treatment:	2		
Analysis date:	August 13 2019		Asbestos Type:	2		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	8		
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1		
Room:	B/R005 - Glass store		Location:	2		
Position:	Ceiling above plasterboard		Accessibility:	0		
Item Description:	Insulating board - CONTAMINATED AREA		Extent/amount:	1	4m2	
Level of Identification:	SAMPLED		Number of Occupants:	0		
Action:	Monitor and manage		Frequency of Use:	0		
RISK CODE:	C		Time in Area:	0		
			Maintenance activity:	0		
			Frequency of Maintenance:	1		
			Priority Score:	3		
		Total Score:	11			
Comments:	On 04/08/2023 ARD Industrial Services Ltd encapsulated the accessible unsealed areas of this material and enclosed the holes in the suspended ceiling. The ceiling void is contaminated and should not be accessed until removal works have been completed.					



Item / Inspection Ref:	#10	Material Assessment	Product type:	2	
Sample Ref:	5715-b {IMP011714}		Condition / Damage:	1	
Survey date:	18/12/24		Surface Treatment:	1	
Analysis date:	August 13 2019		Asbestos Type:	2	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	6	
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1	
Room:	B/R003 - Corridor		Location:	2	
Position:	Ceiling above plasterboard		Accessibility:	0	
Item Description:	Insulating board		Extent/amount:	2	20m2
Level of Identification:	SAMPLED		Number of Occupants:	1	
Action:	Monitor and manage		Frequency of Use:	3	
RISK CODE:	C		Time in Area:	0	
			Maintenance activity:	1	
			Frequency of Maintenance:	1	
			Priority Score:	6	
		Total Score:	12		
Comments:	Presumed to continue around the beams on the ceiling. This material was overboarded by Winsulate on 29/05/2020.				

Item / Inspection Ref:	#11	Material Assessment	Product type:	1		
Sample Ref:	606-a {IMP011715}		Condition / Damage:	1		
Survey date:	18/12/24		Surface Treatment:	1		
Analysis date:	August 13 2019		Asbestos Type:	1		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	4		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:	1		
Room:	GF/R010 - Office 1 (rear building)		Location:	2		
Position:	Ceiling above plaster skim		Accessibility:	1		
Item Description:	Textured coating onto plasterboard		Extent/amount:	2	20m2	
Level of Identification:	SAMPLED		Number of Occupants:	0		
Action:	Monitor and manage		Frequency of Use:	0		
RISK CODE:	D		Time in Area:	0		
			Maintenance activity:	0		
			Frequency of Maintenance:	0		
			Priority Score:	3		
		Total Score:	7			
Comments:	Continues to ceiling in lobby between offices					



Item / Inspection Ref:	#12	Material Assessment	Product type:	1	
Sample Ref:	606-b {IMP011716}		Condition / Damage:	1	
Survey date:	18/12/24		Surface Treatment:	1	
Analysis date:	August 13 2019		Asbestos Type:	1	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	4	
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:	1	
Room:	GF/R011 - Office 2 (rear building)		Location:	2	
Position:	Ceiling		Accessibility:	1	
Item Description:	Textured coating onto plasterboard		Extent/amount:	2	12m2
Level of Identification:	SAMPLED		Number of Occupants:	0	
Action:	Monitor and manage		Frequency of Use:	0	
RISK CODE:	D		Time in Area:	0	
			Maintenance activity:	0	
			Frequency of Maintenance:	0	
			Priority Score:	3	
		Total Score:	7		
Comments:	Stipple effect				



Item / Inspection Ref:	#13	Material Assessment	Product type:	1	
Sample Ref:	5710-b {IMP011717}		Condition / Damage:	1	
Survey date:	18/12/24		Surface Treatment:	1	
Analysis date:	August 13 2019		Asbestos Type:	1	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	4	
Floor level:	1st Floor	Priority Assessment	Occupant Activity:	1	
Room:	1F/R012 - Office 2 (rear building)		Location:	2	
Position:	Ceiling including beams on ceiling		Accessibility:	1	
Item Description:	Textured coating onto plasterboard		Extent/amount:	2	25m2
Level of Identification:	SAMPLED		Number of Occupants:	0	
Action:	Monitor and manage		Frequency of Use:	0	
RISK CODE:	D		Time in Area:	0	
			Maintenance activity:	0	
			Frequency of Maintenance:	0	
			Priority Score:	3	
		Total Score:	7		
Comments:	Stipple effect				



Item / Inspection Ref:	#14	Material Assessment	Product type:	1	
Sample Ref:	5710-c {IMP011718}		Condition / Damage:	1	
Survey date:	18/12/24		Surface Treatment:	1	
Analysis date:	August 13 2019		Asbestos Type:	1	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	4	
Floor level:	1st Floor	Priority Assessment	Occupant Activity:	1	
Room:	1F/R013 - Corridor (rear building)		Location:	2	
Position:	Ceilings		Accessibility:	1	
Item Description:	Textured coating onto plasterboard		Extent/amount:	1	10m2
Level of Identification:	SAMPLED		Number of Occupants:	0	
Action:	Monitor and manage		Frequency of Use:	0	
RISK CODE:	D		Time in Area:	0	
			Maintenance activity:	0	
			Frequency of Maintenance:	0	
			Priority Score:	3	
		Total Score:	7		
Comments:	Stipple effect				

Item / Inspection Ref:	#15	Material Assessment	Product type:	1		
Sample Ref:	5710-d {IMP011719}		Condition / Damage:	1		
Survey date:	18/12/24		Surface Treatment:	1		
Analysis date:	August 13 2019		Asbestos Type:	1		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	4		
Floor level:	1st Floor	Priority Assessment	Occupant Activity:	1		
Room:	1F/R014 - Office 3 (rear building)		Location:	2		
Position:	Ceilings		Accessibility:	1		
Item Description:	Textured coating onto plasterboard		Extent/amount:	2	24m2	
Level of Identification:	SAMPLED		Number of Occupants:	0		
Action:	Monitor and manage		Frequency of Use:	0		
RISK CODE:	D		Time in Area:	0		
			Maintenance activity:	0		
			Frequency of Maintenance:	0		
			Priority Score:	3		
		Total Score:	7			
Comments:	Stipple effect					

Item / Inspection Ref:	#16	Material Assessment	Product type:	1	
Sample Ref:	5710-e {IMP011720}		Condition / Damage:	1	
Survey date:	18/12/24		Surface Treatment:	1	
Analysis date:	August 13 2019		Asbestos Type:	1	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	4	
Floor level:	1st Floor	Priority Assessment	Occupant Activity:	1	
Room:	1F/R014 - Stairwell (rear building)		Location:	2	
Position:	Ceilings / soffit of stairs		Accessibility:	1	
Item Description:	Textured coating onto plasterboard		Extent/amount:	2	30m2
Level of Identification:	SAMPLED		Number of Occupants:	0	
Action:	Monitor and manage		Frequency of Use:	0	
RISK CODE:	D		Time in Area:	0	
			Maintenance activity:	0	
			Frequency of Maintenance:	0	
			Priority Score:	3	
		Total Score:	7		
Comments:	Stipple effect				



Item / Inspection Ref:	#17	Material Assessment	Product type:	2		
Sample Ref:	5715-c {IMP011721}		Condition / Damage:	1		
Survey date:	18/12/24		Surface Treatment:	1		
Analysis date:	August 13 2019		Asbestos Type:	1		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	5		
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1		
Room:	B/R006 - Gas bottle store		Location:	2		
Position:	Ceiling above plasterboard		Accessibility:	0		
Item Description:	Insulating board - CONTAMINATED AREA		Extent/amount:	2	16m2	
Level of Identification:	SAMPLED		Number of Occupants:	1		
Action:	Monitor and manage		Frequency of Use:	3		
RISK CODE:	C		Time in Area:	0		
			Maintenance activity:	1		
			Frequency of Maintenance:	1		
			Priority Score:	6		
		Total Score:	11			
Comments:	The unsealed areas have been encapsulated by Winsulate on 06/03/2019. This material was overboarded by Winsulate on 29/05/2020. Debris is presumed to be throughout the ceiling void and therefore this area is contaminated and access should be restricted until remedial works have been undertaken.					

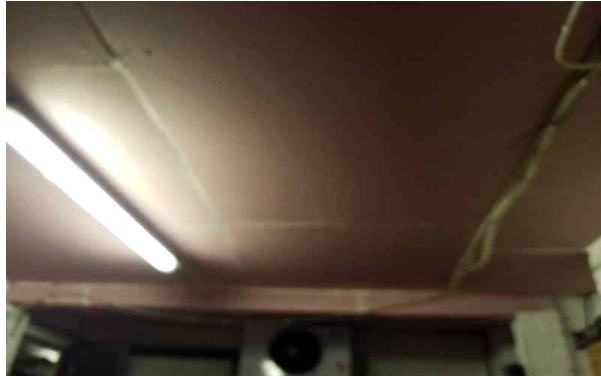


Item / Inspection Ref:	#18	Material Assessment	Product type:	2		
Sample Ref:	5715-d {IMP011722}		Condition / Damage:	1		
Survey date:	18/12/24		Surface Treatment:	1		
Analysis date:	August 13 2019		Asbestos Type:	2		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	6		
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1		
Room:	B/R008 - Dry food store		Location:	2		
Position:	Ceiling above plasterboard		Accessibility:	0		
Item Description:	Insulating board - CONTAMINATED AREA		Extent/amount:	1	6m2	
Level of Identification:	SAMPLED		Number of Occupants:	1		
Action:	Monitor and manage		Frequency of Use:	3		
RISK CODE:	C		Time in Area:	0		
			Maintenance activity:	1		
			Frequency of Maintenance:	1		
			Priority Score:	5		
		Total Score:	11			
Comments:	This material was overboarded by Winsulate on 29/05/2020. Debris is presumed to be throughout the ceiling void and therefore this area is contaminated and access should be restricted until remedial works have been undertaken.					

Item / Inspection Ref:	#19	Material Assessment	Product type:	2	
Sample Ref:	5715-e {IMP011723}		Condition / Damage:	1	
Survey date:	18/12/24		Surface Treatment:	1	
Analysis date:	August 13 2019		Asbestos Type:	2	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	6	
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1	
Room:	B/R008 - Dry food store		Location:	2	
Position:	Wall around door		Accessibility:	1	
Item Description:	Insulating board		Extent/amount:	1	2m2
Level of Identification:	SAMPLED		Number of Occupants:	1	
Action:	Monitor and manage		Frequency of Use:	3	
RISK CODE:	C		Time in Area:	0	
			Maintenance activity:	1	
			Frequency of Maintenance:	1	
			Priority Score:	6	
		Total Score:	12		
Comments:	The unsealed areas have been repaired and encapsulated by Winsulate on 06/03/2019.				



Item / Inspection Ref:	#20	Material Assessment	Product type:	2	
Sample Ref:	5715-f {IMP011724}		Condition / Damage:	1	
Survey date:	18/12/24		Surface Treatment:	1	
Analysis date:	August 13 2019		Asbestos Type:	2	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	6	
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	0	
Room:	B/R007 - Beer cellar		Location:	2	
Position:	Ceiling above plasterboard		Accessibility:	0	
Item Description:	Insulating board - CONTAMINATED AREA		Extent/amount:	2	24m2
Level of Identification:	SAMPLED		Number of Occupants:	1	
Action:	Monitor and manage		Frequency of Use:	3	
RISK CODE:	C		Time in Area:	0	
			Maintenance activity:	1	
			Frequency of Maintenance:	1	
		Priority Score:	5		
		Total Score:	11		
Comments:	The unsealed areas have been encapsulated by Winsulate on 06/03/2019. This material was overboarded by Winsulate on 29/05/2020. Debris is presumed to be throughout the ceiling void and therefore this area is contaminated and access should be restricted until remedial works have been undertaken.				



Item / Inspection Ref:	#21	Material Assessment	Product type:	2	
Sample Ref:	5715-g {IMP011725}		Condition / Damage:	1	
Survey date:	18/12/24		Surface Treatment:	1	
Analysis date:	August 13 2019		Asbestos Type:	2	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	6	
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1	
Room:	B/R004 - Corridor to staff room (ice maker area)		Location:	2	
Position:	Ceiling above plasterboard		Accessibility:	0	
Item Description:	Insulating board - CONTAMINATED AREA		Extent/amount:	1	10m2
Level of Identification:	SAMPLED		Number of Occupants:	1	
Action:	Monitor and manage		Frequency of Use:	3	
RISK CODE:	C		Time in Area:	0	
			Maintenance activity:	1	
			Frequency of Maintenance:	1	
			Priority Score:	5	
		Total Score:	11		
Comments:	This material was overboarded by Winsulate on 29/05/2020. This area is contaminated and therefore access should be restricted until remedial works have been undertaken.				



Item / Inspection Ref:	#22	Material Assessment	Product type:	2	
Sample Ref:	5715-h {IMP011726}		Condition / Damage:	2	
Survey date:	18/12/24		Surface Treatment:	2	
Analysis date:	August 13 2019		Asbestos Type:	2	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	8	
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	0	
Room:	B/R002 - Staff room		Location:	2	
Position:	Ceiling above plasterboard		Accessibility:	0	
Item Description:	Insulating board - CONTAMINATED AREA		Extent/amount:	1	10m2
Level of Identification:	SAMPLED		Number of Occupants:	0	
Action:	Monitor and manage		Frequency of Use:	0	
RISK CODE:	C		Time in Area:	0	
			Maintenance activity:	0	
			Frequency of Maintenance:	1	
			Priority Score:	2	
		Total Score:	10		
Comments:	This material was overboarded by Winsulate on 29/05/2020. This area is contaminated and therefore if any works are required in this area, remedial works will be required. On 04/08/2023 ARD Industrial Services enclosed the holes in the suspended ceiling.				



Item / Inspection Ref:	#23	Material Assessment	Product type:	2		
Sample Ref:	5715-i {IMP011727}		Condition / Damage:	1		
Survey date:	18/12/24		Surface Treatment:	1		
Analysis date:	August 13 2019		Asbestos Type:	2		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	6		
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1		
Room:	B/R006 - Gas bottle store		Location:	2		
Position:	Ceiling above plasterboard		Accessibility:	0		
Item Description:	Insulating board - CONTAMINATED AREA		Extent/amount:	1	6m2	
Level of Identification:	SAMPLED		Number of Occupants:	1		
Action:	Monitor and manage		Frequency of Use:	3		
RISK CODE:	C		Time in Area:	1		
			Maintenance activity:	1		
			Frequency of Maintenance:	1		
			Priority Score:	5		
		Total Score:	11			
Comments:	The unsealed areas have been encapsulated by Winsulate on 06/03/2019. This material was overboarded by Winsulate on 29/05/2020. Debris is presumed to be throughout the ceiling void and therefore this area is contaminated and access should be restricted until remedial works have been undertaken.					



Item / Inspection Ref:	#24	Material Assessment	Product type:	2	
Sample Ref:	5715-j {IMP011728}		Condition / Damage:	1	
Survey date:	18/12/24		Surface Treatment:	2	
Analysis date:	August 13 2019		Asbestos Type:	2	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	7	
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1	
Room:	B/R001 - Drop area		Location:	2	
Position:	Ceiling above plasterboard		Accessibility:	0	
Item Description:	Insulating board - CONTAMINATED AREA		Extent/amount:	2	15m2
Level of Identification:	SAMPLED		Number of Occupants:	0	
Action:	Monitor and manage		Frequency of Use:	0	
RISK CODE:	C		Time in Area:	0	
			Maintenance activity:	0	
			Frequency of Maintenance:	0	
			Priority Score:	3	
		Total Score:	10		
Comments:	This material was overboarded by Winsulate on 29/05/2020. During the asbestos re-inspection undertaken on 28/07/2023 it was identified that the hole in the ceiling had been over boarded, which is understood to have been completed by IES in July 2022. Debris is presumed to be throughout the ceiling void and therefore this area is contaminated and access should be restricted until remedial works have been undertaken.				



Item / Inspection Ref:	#25	Material Assessment	Product type:	2	
Sample Ref:	PD000167		Condition / Damage:	3	
Survey date:	18/12/24		Surface Treatment:	2	
Analysis date:	November 10 2020		Asbestos Type:	2	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1	
Room:	B/R004 - Corridor to staff room (ice maker area)		Location:	2	
Position:	Floor adjacent drain		Accessibility:	2	
Item Description:	Insulating board debris - REMOVED		Extent/amount:	0	<1m²
Level of Identification:	SAMPLED		Number of Occupants:	1	
Action:			Frequency of Use:	3	
RISK CODE:	Removed		Time in Area:	0	
			Maintenance activity:	1	
			Frequency of Maintenance:	1	
			Priority Score:		
		Total Score:			
Comments:	During the asbestos re-inspection undertaken on 28/07/2023 it was identified that this material has been removed, which is understood to have been completed by iES in July 2022.				



Item / Inspection Ref:	#26	Material Assessment	Product type:	2	
Sample Ref:	PD000168		Condition / Damage:	3	
Survey date:	18/12/24		Surface Treatment:	2	
Analysis date:	November 10 2020		Asbestos Type:	2	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1	
Room:	B/R008 - Dry food store		Location:	2	
Position:	Floor below shelves		Accessibility:	2	
Item Description:	Insulating board debris - REMOVED		Extent/amount:	0	<1m²
Level of Identification:	SAMPLED		Number of Occupants:	1	
Action:			Frequency of Use:	3	
RISK CODE:	Removed		Time in Area:	0	
			Maintenance activity:	1	
			Frequency of Maintenance:	1	
			Priority Score:		
		Total Score:			
Comments:	During the asbestos re-inspection undertaken on 28/07/2023 it was identified that this material has been removed, which is understood to have been completed by iES in July 2022.				

Item / Inspection Ref:	#27	Material Assessment	Product type:	2		
Sample Ref:	PD000169		Condition / Damage:	3		
Survey date:	18/12/24		Surface Treatment:	2		
Analysis date:	November 10 2020		Asbestos Type:	2		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:			
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1		
Room:	B/R007 - Beer cellar		Location:	2		
Position:	Shelf to rear of room		Accessibility:	2		
Item Description:	Insulating board debris - REMOVED		Extent/amount:	0	<1m²	
Level of Identification:	SAMPLED		Number of Occupants:	1		
Action:			Frequency of Use:	3		
			Time in Area:	0		
RISK CODE:	Removed		Maintenance activity:	1		
			Frequency of Maintenance:	1		
			Priority Score:			
			Total Score:			
Comments:	During the asbestos re-inspection undertaken on 28/07/2023 it was identified that this material has been removed, which is understood to have been completed by iES in July 2022.					

Item / Inspection Ref:	#28	Material Assessment	Product type:	1		
Sample Ref:	As Sample 5710-e {IMP011720}		Condition / Damage:	1		
Survey date:	18/12/24		Surface Treatment:	1		
Analysis date:			Asbestos Type:	1		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	4		
Floor level:	2nd Floor	Priority Assessment	Occupant Activity:	1		
Room:	Rear left hand side room		Location:	2		
Position:	Ceiling		Accessibility:	1		
Item Description:	Textured coating onto plasterboard		Extent/amount:	2	18m²	
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:	0		
Action:	Monitor and manage		Frequency of Use:	0		
RISK CODE:	D		Time in Area:	0		
			Maintenance activity:	0		
			Frequency of Maintenance:	0		
			Priority Score:	3		
			Total Score:	7		
Comments:	Stipple effect					



Item / Inspection Ref:	#29	Material Assessment	Product type:	1		
Sample Ref:	As Sample 5710-e {IMP011720}		Condition / Damage:	1		
Survey date:	18/12/24		Surface Treatment:	1		
Analysis date:			Asbestos Type:	1		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	4		
Floor level:	2nd Floor	Priority Assessment	Occupant Activity:	1		
Room:	Corridor		Location:	2		
Position:	Ceiling		Accessibility:	1		
Item Description:	Textured coating onto plasterboard		Extent/amount:	2	12m²	
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:	0		
Action:	Monitor and manage		Frequency of Use:	0		
RISK CODE:	D		Time in Area:	0		
			Maintenance activity:	0		
			Frequency of Maintenance:	0		
			Priority Score:	3		
		Total Score:	7			
Comments:	Stipple effect					



Item / Inspection Ref:	#30	Material Assessment	Product type:	1	
Sample Ref:	As Sample 5710-e {IMP011720}		Condition / Damage:	1	
Survey date:	18/12/24		Surface Treatment:	1	
Analysis date:			Asbestos Type:	1	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	4	
Floor level:	2nd Floor	Priority Assessment	Occupant Activity:	1	
Room:	Stairwell		Location:	2	
Position:	Ceiling		Accessibility:	1	
Item Description:	Textured coating onto plasterboard		Extent/amount:	1	10m²
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:	0	
Action:	Monitor and manage		Frequency of Use:	0	
RISK CODE:	D		Time in Area:	0	
			Maintenance activity:	0	
			Frequency of Maintenance:	0	
			Priority Score:	3	
Comments:	Stipple effect		Total Score:	7	



Item / Inspection Ref:	#31	Material Assessment	Product type:	1		
Sample Ref:	As Sample 5710-e {IMP011720}		Condition / Damage:	1		
Survey date:	18/12/24		Surface Treatment:	1		
Analysis date:			Asbestos Type:	1		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	4		
Floor level:	2nd Floor	Priority Assessment	Occupant Activity:	1		
Room:	Bathroom		Location:	2		
Position:	Ceilings		Accessibility:	1		
Item Description:	Textured coating onto plasterboard		Extent/amount:	1	8m²	
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:	0		
Action:	Monitor and manage		Frequency of Use:	0		
			Time in Area:	0		
RISK CODE:	D		Maintenance activity:	0		
			Frequency of Maintenance:	0		
			Priority Score:	3		
		Total Score:	7			
Comments:	Stipple effect. On 04/08/2023 ARD Industrial Services removed the damaged areas of this material and encapsulated the edges.					



Item / Inspection Ref:	#32	Material Assessment	Product type:	1		
Sample Ref:	As Sample 5710-e {IMP011720}		Condition / Damage:	1		
Survey date:	18/12/24		Surface Treatment:	1		
Analysis date:			Asbestos Type:	1		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	4		
Floor level:	2nd Floor	Priority Assessment	Occupant Activity:	1		
Room:	Rear lobby adjacent to bathroom		Location:	2		
Position:	Ceilings		Accessibility:	1		
Item Description:	Textured coating onto plasterboard		Extent/amount:	2	12m²	
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:	0		
Action:	Monitor and manage		Frequency of Use:	0		
RISK CODE:	D		Time in Area:	0		
			Maintenance activity:	0		
			Frequency of Maintenance:	0		
			Priority Score:	3		
		Total Score:	7			
Comments:	Stipple effect. On 04/08/2023 ARD Industrial Services encapsulated the damaged areas of this material.					



Item / Inspection Ref:	#33	Material Assessment	Product type:	2	
Sample Ref:	As Sample PD000168		Condition / Damage:	3	
Survey date:	18/12/24		Surface Treatment:	2	
Analysis date:			Asbestos Type:	2	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1	
Room:	B/R008 - Dry food store		Location:	2	
Position:	In wall behind door adjacent to vent		Accessibility:	2	
Item Description:	Insulating board debris - REMOVED		Extent/amount:	0	<1m²
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:	1	
Action:			Frequency of Use:	3	
RISK CODE:	Removed		Time in Area:	0	
			Maintenance activity:	1	
			Frequency of Maintenance:	1	
			Priority Score:		
		Total Score:			
Comments:	During the asbestos re-inspection undertaken on 28/07/2023 it was identified that this material has been removed, which is understood to have been completed by iES in July 2022.				



Item / Inspection Ref:	#34	Material Assessment	Product type:	2	
Sample Ref:	PD001931		Condition / Damage:	3	
Survey date:	18/12/24		Surface Treatment:	2	
Analysis date:	July 12 2022		Asbestos Type:	2	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1	
Room:	B/R002 - Staff room		Location:	2	
Position:	Debris		Accessibility:	2	
Item Description:	Insulating board debris - REMOVED		Extent/amount:	0	<1m²
Level of Identification:	SAMPLED		Number of Occupants:	1	
Action:			Frequency of Use:	3	
			Time in Area:	0	
RISK CODE:	Removed		Maintenance activity:	1	
			Frequency of Maintenance:	1	
			Priority Score:		
		Total Score:			
Comments:	During the asbestos re-inspection undertaken on 28/07/2023 it was identified that this material has been removed, which is understood to have been completed by iES in July 2022.				

Item / Inspection Ref:	#35	Material Assessment	Product type:		
Sample Ref:	PD001932		Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:	July 12 2022		Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:		
Room:	B/R004 - Corridor to staff room (ice maker area)		Location:		
Position:	Floor around safe		Accessibility:		
Item Description:	Insulating board debris		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#36	Material Assessment	Product type:	2	
Sample Ref:	PD001933		Condition / Damage:	3	
Survey date:	18/12/24		Surface Treatment:	2	
Analysis date:	July 12 2022		Asbestos Type:	2	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1	
Room:	B/R003 - Corridor		Location:	2	
Position:	Floor		Accessibility:	2	
Item Description:	Insulating board debris - REMOVED		Extent/amount:	0 <1m²	
Level of Identification:	SAMPLED		Number of Occupants:	1	
Action:			Frequency of Use:	3	
RISK CODE:	Removed		Time in Area:	0	
			Maintenance activity:	1	
		Frequency of Maintenance:	1		
		Priority Score:			
		Total Score:			
Comments:	During the asbestos re-inspection undertaken on 28/07/2023 it was identified that this material has been removed, which is understood to have been completed by iES in July 2022.				

Item / Inspection Ref:	#37	Material Assessment	Product type:		
Sample Ref:	PD001934		Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:	July 12 2022		Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:		
Room:	B/R001 - Drop area		Location:		
Position:	Floor & ledge to door		Accessibility:		
Item Description:	Insulating board debris		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#38	Material Assessment	Product type:	2	
Sample Ref:	PD001935		Condition / Damage:	3	
Survey date:	18/12/24		Surface Treatment:	2	
Analysis date:	July 12 2022		Asbestos Type:	2	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	9	
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1	
Room:	B/R001 - Drop area		Location:	2	
Position:	Floor & wall below stairs		Accessibility:	0	
Item Description:	Insulating board debris - CONTAMINATED AREA		Extent/amount:	0 <1m²	
Level of Identification:	SAMPLED		Number of Occupants:	0	
Action:	Monitor and manage		Frequency of Use:	0	
RISK CODE:	C		Time in Area:	0	
			Maintenance activity:	0	
		Frequency of Maintenance:	1		
		Priority Score:	3		
		Total Score:	12		
Comments:	On 04/08/2023 ARD Industrial Services made good the damaged sections of polythene. The area under the stairs is contaminated and should not be accessed until removal works have been completed.				

Item / Inspection Ref:	#39	Material Assessment	Product type:	2	
Sample Ref:	PD002857		Condition / Damage:	3	
Survey date:	18/12/24		Surface Treatment:	2	
Analysis date:	August 01 2023		Asbestos Type:	2	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:	1	
Room:	B/R002 - Staff room		Location:	2	
Position:	Floor adjacent boiler		Accessibility:	2	
Item Description:	Insulating board debris - REMOVED		Extent/amount:	0	<1m²
Level of Identification:	SAMPLED		Number of Occupants:	1	
Action:			Frequency of Use:	3	
RISK CODE:	Removed		Time in Area:	0	
			Maintenance activity:	1	
			Frequency of Maintenance:	1	
			Priority Score:		
		Total Score:			
Comments:	On 04/08/2023 ARD Industrial Services removed this material.				

Item / Inspection Ref:	#40	Material Assessment	Product type:	1		
Sample Ref:	PD002858		Condition / Damage:	2		
Survey date:	18/12/24		Surface Treatment:	1		
Analysis date:	August 01 2023		Asbestos Type:	1		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:			
Floor level:	2nd Floor	Priority Assessment	Occupant Activity:	0		
Room:	Bathroom		Location:	2		
Position:	To horizontal surfaces & floor		Accessibility:	2		
Item Description:	Textured Coating debris - REMOVED		Extent/amount:	0	<1m²	
Level of Identification:	SAMPLED		Number of Occupants:	1		
Action:			Frequency of Use:	0		
RISK CODE:	Removed		Time in Area:	0		
			Maintenance activity:	1		
			Frequency of Maintenance:	1		
			Priority Score:			
		Total Score:				
Comments:	On 04/08/2023 ARD Industrial Services removed this material.					

Item / Inspection Ref:	#41	Material Assessment	Product type:	
Sample Ref:			Condition / Damage:	
Survey date:	18/12/24		Surface Treatment:	
Analysis date:			Asbestos Type:	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:	
Room:	Front left hand side snug (trade area 5)		Location:	
Position:	Ceiling finishes		Accessibility:	
Item Description:	Intrusive inspection		Extent/amount:	
Level of Identification:	N/A		Number of Occupants:	
Action:	None Required		Frequency of Use:	
RISK CODE:	No Asbestos		Time in Area:	
			Maintenance activity:	
		Frequency of Maintenance:		
		Priority Score:		
		Total Score:		
Comments:				



Item / Inspection Ref:	#42	Material Assessment	Product type:	1
Sample Ref:	DJ003612		Condition / Damage:	1
Survey date:	18/12/24		Surface Treatment:	1
Analysis date:	January 02 2025		Asbestos Type:	1
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	4
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:	1
Room:	Front left hand side snug (trade area 5)		Location:	2
Position:	Ceiling above plaster skim		Accessibility:	0
Item Description:	Textured Coating onto plasterboard		Extent/amount:	2 16m ²
Level of Identification:	SAMPLED		Number of Occupants:	2
Action:	Monitor and manage		Frequency of Use:	3
RISK CODE:	C		Time in Area:	1
			Maintenance activity:	1
		Frequency of Maintenance:	1	
		Priority Score:	6	
		Total Score:	10	
Comments:	Stipple effect			



Item / Inspection Ref:	#43	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Ladies toilet		Location:		
Position:	Lowered ceiling finishes		Accessibility:		
Item Description:	Intrusive inspection		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
		Maintenance activity:			
		Frequency of Maintenance:			
		Priority Score:			
Comments:		Total Score:			

Item / Inspection Ref:	#44	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Bar lounge (trade area 3 & 4)		Location:		
Position:	Beam boxings		Accessibility:		
Item Description:	Intrusive inspection		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
		Maintenance activity:			
		Frequency of Maintenance:			
		Priority Score:			
Comments:		Total Score:			

Item / Inspection Ref:	#45	Material Assessment	Product type:	1		
Sample Ref:	DJ003613		Condition / Damage:	1		
Survey date:	18/12/24		Surface Treatment:	1		
Analysis date:	January 02 2025		Asbestos Type:	1		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	4		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:	1		
Room:	Bar lounge (trade area 3 & 4)		Location:	2		
Position:	Ceiling & beams above plaster skim & paper		Accessibility:	0		
Item Description:	Textured Coating onto plasterboard		Extent/amount:	2	18m²	
Level of Identification:	SAMPLED		Number of Occupants:	2		
Action:	Monitor and manage		Frequency of Use:	3		
RISK CODE:	C		Time in Area:	1		
			Maintenance activity:	1		
			Frequency of Maintenance:	1		
			Priority Score:	6		
			Total Score:	10		
Comments:	Stipple effect. Visible within hatch and adjacent light fittings					



Item / Inspection Ref:	#46	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Bar lounge (trade area 3 & 4)		Location:		
Position:	Ceiling finishes		Accessibility:		
Item Description:	Intrusive inspection		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
			Frequency of Maintenance:		
			Priority Score:		
		Total Score:			
Comments:					



Item / Inspection Ref:	#47	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Bar servery		Location:		
Position:	Lowered ceiling finishes		Accessibility:		
Item Description:	Intrusive inspection		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
			Time in Area:		
RISK CODE:	No Asbestos	Maintenance activity:			
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#49	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Bar servery		Location:		
Position:	Beam boxing		Accessibility:		
Item Description:	Intrusive inspection		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
			Time in Area:		
RISK CODE:	No Asbestos	Maintenance activity:			
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#50	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Kitchen		Location:		
Position:	Ceiling finishes		Accessibility:		
Item Description:	Intrusive inspection		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
Comments:		Total Score:			

Item / Inspection Ref:	#51	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Kitchen		Location:		
Position:	Beam boxings		Accessibility:		
Item Description:	Intrusive inspection		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
Comments:		Total Score:			

Item / Inspection Ref:	#52	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Raised area (trade area 2)		Location:		
Position:	Ceiling finishes		Accessibility:		
Item Description:	Intrusive inspection		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
		Maintenance activity:			
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#53	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Raised area (trade area 2)		Location:		
Position:	Beam boxings		Accessibility:		
Item Description:	Intrusive inspection		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
		Maintenance activity:			
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#54	Material Assessment	Product type:	2	
Sample Ref:	DJ003614		Condition / Damage:	1	
Survey date:	18/12/24		Surface Treatment:	1	
Analysis date:	January 02 2025		Asbestos Type:	2	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	6	
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:	1	
Room:	Raised area (trade area 2)		Location:	2	
Position:	Underside of flat roof timbers above plasterboard		Accessibility:	0	
Item Description:	Insulating board		Extent/amount:	2	20m²
Level of Identification:	SAMPLED		Number of Occupants:	2	
Action:	Monitor and manage		Frequency of Use:	3	
RISK CODE:	C		Time in Area:	1	
			Maintenance activity:	1	
			Frequency of Maintenance:	1	
			Priority Score:	6	
		Total Score:	12		
Comments:	Visible above extract vent				



Item / Inspection Ref:	#55	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Bar lounge adjacent to gents toilet		Location:		
Position:	Ceiling finishes		Accessibility:		
Item Description:	Intrusive inspection		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
			Frequency of Maintenance:		
		Priority Score:			
		Total Score:			
Comments:					



Item / Inspection Ref:	#57	Material Assessment	Product type:	2		
Sample Ref:	As Sample DJ003614		Condition / Damage:	1		
Survey date:	18/12/24		Surface Treatment:	1		
Analysis date:			Asbestos Type:	2		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	6		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:	1		
Room:	Bar lounge adjacent to gents toilet		Location:	2		
Position:	Underside of flat roof timbers above plasterboard		Accessibility:	0		
Item Description:	Insulating board		Extent/amount:	2		6m²
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:	2		
Action:	Monitor and manage		Frequency of Use:	3		
RISK CODE:	C		Time in Area:	1		
			Maintenance activity:	1		
			Frequency of Maintenance:	1		
		Priority Score:	6			
		Total Score:	12			
Comments:						

Item / Inspection Ref:	#58	Material Assessment	Product type:			
Sample Ref:			Condition / Damage:			
Survey date:	18/12/24		Surface Treatment:			
Analysis date:			Asbestos Type:			
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:			
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:			
Room:	Bar lounge (trade area 1)		Location:			
Position:	Beam boxings		Accessibility:			
Item Description:	Intrusive inspection		Extent/amount:			
Level of Identification:	N/A		Number of Occupants:			
Action:	None Required		Frequency of Use:			
RISK CODE:	No Asbestos		Time in Area:			
			Maintenance activity:			
			Frequency of Maintenance:			
		Priority Score:				
		Total Score:				
Comments:						

Item / Inspection Ref:	#59	Material Assessment	Product type:	1	
Sample Ref:	DJ003615		Condition / Damage:	1	
Survey date:	18/12/24		Surface Treatment:	1	
Analysis date:	January 02 2025		Asbestos Type:	1	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	4	
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:	1	
Room:	Bar lounge (trade area 1)		Location:	2	
Position:	Ceiling & beams above plaster skim & paper		Accessibility:	0	
Item Description:	Textured Coating onto plasterboard		Extent/amount:	2	20m²
Level of Identification:	SAMPLED		Number of Occupants:	2	
Action:	Monitor and manage		Frequency of Use:	3	
RISK CODE:	C		Time in Area:	1	
			Maintenance activity:	1	
			Frequency of Maintenance:	1	
			Priority Score:	6	
		Total Score:	10		
Comments:	Stipple effect. Visible above lowered ceiling and adjacent light fittings continues to ceiling above bulkhead towards bar servery.				



Item / Inspection Ref:	#60	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Bar lounge (trade area 1)		Location:		
Position:	Ceiling finishes		Accessibility:		
Item Description:	Intrusive inspection		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
			Frequency of Maintenance:		
			Priority Score:		
		Total Score:			
Comments:					



Item / Inspection Ref:	#61	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Gents toilet		Location:		
Position:	Ceiling finishes		Accessibility:		
Item Description:	Intrusive inspection		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
		Maintenance activity:			
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#62	Material Assessment	Product type:	2		
Sample Ref:	DJ003616		Condition / Damage:	2		
Survey date:	18/12/24		Surface Treatment:	2		
Analysis date:	January 02 2025		Asbestos Type:	2		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	8		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:	1		
Room:	Gents toilet		Location:	2		
Position:	Underside of flat roof timbers above lowered plasterboard ceiling		Accessibility:	0		
Item Description:	Insulating board		Extent/amount:	2		12m ²
Level of Identification:	SAMPLED		Number of Occupants:	1		
Action:	Encapsulate		Frequency of Use:	3		
RISK CODE:	B		Time in Area:	0		
		Maintenance activity:	1			
		Frequency of Maintenance:	1			
		Priority Score:	6			
		Total Score:	14			
Comments:	Visible from ceiling hatch. Repair damaged areas and encapsulate as far as reasonably practicable.					

Item / Inspection Ref:	#63	Material Assessment	Product type:	2		
Sample Ref:	DJ003617		Condition / Damage:	3		
Survey date:	18/12/24		Surface Treatment:	2		
Analysis date:	January 02 2025		Asbestos Type:	2		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	9		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:	1		
Room:	Gents toilet		Location:	2		
Position:	Loose to top of ceiling adjacent hatch		Accessibility:	0		
Item Description:	Insulating board debris		Extent/amount:	0	<1m²	
Level of Identification:	SAMPLED		Number of Occupants:	1		
Action:	Restrict access to area and remove		Frequency of Use:	3		
RISK CODE:	B		Time in Area:	0		
			Maintenance activity:	1		
			Frequency of Maintenance:	1		
			Priority Score:	5		
		Total Score:	14			
Comments:						



Item / Inspection Ref:	#64	Material Assessment	Product type:	2	
Sample Ref:	DJ003618		Condition / Damage:	2	
Survey date:	18/12/24		Surface Treatment:	2	
Analysis date:	January 02 2025		Asbestos Type:	2	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	8	
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:	1	
Room:	Fire escape		Location:	2	
Position:	Ceiling throughout and soffit of stairs		Accessibility:	0	
Item Description:	Insulating board		Extent/amount:	2	14m²
Level of Identification:	SAMPLED		Number of Occupants:	1	
Action:	Encapsulate		Frequency of Use:	2	
RISK CODE:	B		Time in Area:	0	
			Maintenance activity:	1	
			Frequency of Maintenance:	1	
			Priority Score:	5	
		Total Score:	13		
Comments:	Some areas have superlux overboarding. Presumed to remain behind timber to soffit of stairs.				

Item / Inspection Ref:	#65	Material Assessment	Product type:	1		
Sample Ref:	DJ003619		Condition / Damage:	1		
Survey date:	18/12/24		Surface Treatment:	1		
Analysis date:	January 02 2025		Asbestos Type:	1		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	4		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:	1		
Room:	Rear entrance (lobby 2)		Location:	2		
Position:	Ceiling		Accessibility:	0		
Item Description:	Textured Coating onto plasterboard		Extent/amount:	1		1m²
Level of Identification:	SAMPLED		Number of Occupants:	1		
Action:	Monitor and manage		Frequency of Use:	3		
RISK CODE:	C		Time in Area:	0		
Comments:	Stipple effect	Maintenance activity:	1			
		Frequency of Maintenance:	1			
		Priority Score:	5			
		Total Score:	9			

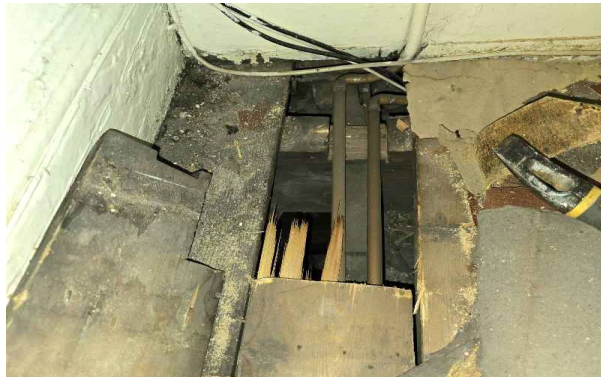
Item / Inspection Ref:	#66	Material Assessment	Product type:		
Sample Ref:	DJ003620		Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:	January 02 2025		Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Rear entrance (lobby 2)		Location:		
Position:	Wall		Accessibility:		
Item Description:	Textured Coating onto masonry		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
Comments:	Bobble effect	Maintenance activity:			
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			

Item / Inspection Ref:	#67	Material Assessment	Product type:		
Sample Ref:	DJ003621		Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:	January 02 2025		Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Ground Floor	Priority Assessment	Occupant Activity:		
Room:	Garage		Location:		
Position:	Ceiling		Accessibility:		
Item Description:	Insulating board (superlux)		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:	No inspection above sampled superlux, insulating board may be present above.				

Item / Inspection Ref:	#68	Material Assessment	Product type:	2	
Sample Ref:	DJ003622		Condition / Damage:	3	
Survey date:	18/12/24		Surface Treatment:	2	
Analysis date:	January 02 2025		Asbestos Type:	2	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	9	
Floor level:	External	Priority Assessment	Occupant Activity:	1	
Room:	Fire escape from flat roof to rear		Location:	2	
Position:	Ceiling		Accessibility:	0	
Item Description:	Insulating board		Extent/amount:	1 8m²	
Level of Identification:	SAMPLED		Number of Occupants:	1	
Action:	Remove		Frequency of Use:	2	
RISK CODE:	B		Time in Area:	0	
			Maintenance activity:	1	
		Frequency of Maintenance:	1		
		Priority Score:	4		
		Total Score:	13		
Comments:	Replace damaged boards and encapsulate				

Item / Inspection Ref:	#69	Material Assessment	Product type:	2	
Sample Ref:	DJ003623		Condition / Damage:	3	
Survey date:	18/12/24		Surface Treatment:	2	
Analysis date:	January 02 2025		Asbestos Type:	2	
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:	9	
Floor level:	External	Priority Assessment	Occupant Activity:	1	
Room:	Fire escape from flat roof to rear		Location:	2	
Position:	Floor		Accessibility:	2	
Item Description:	Insulating board debris		Extent/amount:	0	<1m²
Level of Identification:	SAMPLED		Number of Occupants:	1	
Action:	Restrict access to area and remove		Frequency of Use:	2	
RISK CODE:	B		Time in Area:	0	
			Maintenance activity:	1	
			Frequency of Maintenance:	1	
			Priority Score:	5	
		Total Score:	14		
Comments:	<1m2 over 4m2				

Item / Inspection Ref:	#70	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	1st Floor	Priority Assessment	Occupant Activity:		
Room:	Front office		Location:		
Position:	Below floorboards		Accessibility:		
Item Description:	Intrusive inspection		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
			Frequency of Maintenance:		
		Priority Score:			
		Total Score:			
Comments:	Limited inspection below floorboards due to amount of stored items and furniture in room				



Item / Inspection Ref:	#71	Material Assessment	Product type:		
Sample Ref:	DJ003624		Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:	January 02 2025		Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	1st Floor	Priority Assessment	Occupant Activity:		
Room:	Front office		Location:		
Position:	Floor below carpet		Accessibility:		
Item Description:	Red vinyl floor covering		Extent/amount:		
Level of Identification:	SAMPLED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#72	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	1st Floor	Priority Assessment	Occupant Activity:		
Room:	Reception store		Location:		
Position:			Accessibility:		
Item Description:	General view		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:	Unable to access below floor coverings due to amount of stored items and furniture in room				

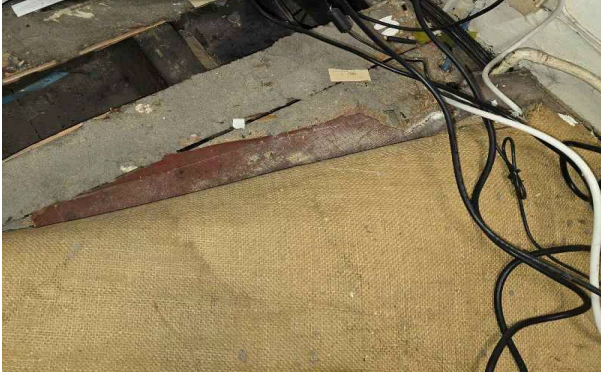
Item / Inspection Ref:	#73	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	1st Floor	Priority Assessment	Occupant Activity:		
Room:	Corridor		Location:		
Position:	Below floorboards		Accessibility:		
Item Description:	Intrusive inspection		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#74	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	1st Floor	Priority Assessment	Occupant Activity:		
Room:	Front lounge		Location:		
Position:	Below floorboards		Accessibility:		
Item Description:	Intrusive inspection		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:	Limited inspection below floorboards due to amount of stored items and furniture in room				

Item / Inspection Ref:	#75	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	1st Floor	Priority Assessment	Occupant Activity:		
Room:	Bedroom adjacent flat roof		Location:		
Position:			Accessibility:		
Item Description:	General view		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:	Unable to access below floor coverings due to amount of stored items and furniture in room				

Item / Inspection Ref:	#76	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	1st Floor	Priority Assessment	Occupant Activity:		
Room:	Bathroom		Location:		
Position:	Below floorboards		Accessibility:		
Item Description:	Intrusive inspection		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:	Limited inspection below floorboards due to fixed floor coverings in room				

Item / Inspection Ref:	#77	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	1st Floor	Priority Assessment	Occupant Activity:		
Room:	Rear store		Location:		
Position:	Below floorboards		Accessibility:		
Item Description:	Intrusive inspection		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:	Limited inspection below floorboards due to amount of stored items and furniture in room				

Item / Inspection Ref:	#78	Material Assessment	Product type:		
Sample Ref:	As Sample DJ003624		Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	1st Floor	Priority Assessment	Occupant Activity:		
Room:	Rear store		Location:		
Position:	Floor below carpet		Accessibility:		
Item Description:	Red vinyl floor covering		Extent/amount:		
Level of Identification:	STRONGLY PRESUMED		Number of Occupants:		
Action:	None required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					

Item / Inspection Ref:	#79	Material Assessment	Product type:		
Sample Ref:			Condition / Damage:		
Survey date:	18/12/24		Surface Treatment:		
Analysis date:			Asbestos Type:		
Building:	Brunswick, 97 Piccadilly, Manchester		Material Score:		
Floor level:	Z-Sub Level 1	Priority Assessment	Occupant Activity:		
Room:	Bottle store off drop room		Location:		
Position:	Ceiling		Accessibility:		
Item Description:	Intrusive inspection		Extent/amount:		
Level of Identification:	N/A		Number of Occupants:		
Action:	None Required		Frequency of Use:		
RISK CODE:	No Asbestos		Time in Area:		
			Maintenance activity:		
		Frequency of Maintenance:			
		Priority Score:			
		Total Score:			
Comments:					



APPENDIX 1 - SURVEY METHODOLOGY AND LIMITATIONS

Methodology

Asbestos Refurbishment Survey

This type of survey is used to locate and describe the condition and extent of Asbestos containing materials (ACMs) in the building to areas requiring refurbishment, so far as reasonably practicable.

The survey is designed to be used as a basis for the safe removal of ACMs prior to the refurbishment works occurring. It may involve destructive inspection techniques as necessary to gain access to these areas. The level of intrusive inspection may be tailored to the customers' requirements as detailed in the quote.

Due to the inherent risk to health, refurbishment asbestos surveys should only be conducted in un-occupied buildings or sites which will remain un-occupied until any remedial or removal measures have been undertaken. Refurbishment asbestos surveys require substantial disruption to the building; the level of this destructive element will be agreed with the client in contract review prior to the site survey taking place. Intrusive inspections will be impeded where the immediate area of inspection cannot be vacated fully.

The material assessment scores reflect the surveyor's evaluation of risk from the ACM, identified and/or presumed, regardless of the refurbishment project plan: asbestos containing materials likely to be damaged during the refurbishment work should be removed. Any damage to ACM after our assessment, and prior to remediation, will elevate the potential risk.

Although every effort was made to access all areas of the building it is possible that concealed cavities, floor voids etc will only be accessible during demolition, and therefore contingencies must be made to include the potential risks that asbestos containing materials may remain unidentified.

If the survey has been undertaken to specific locations, then this will be clearly stated in the body of the report.

Methods used to carry out the survey were agreed with the client prior to any works being carried out. All reasonable attempts were made to access all areas within the scope of the survey. Areas not accessed are reported in the executive summary; further details are provided in sections 3.0 and 4.0. Our surveying work is carried out in line with published guidance and our in-house procedures.

Inspection Procedure

Each room or area is inspected individually noting relevant building materials and those which may contain asbestos. All heating, ventilation, services, riser, voids etc, are accessed where reasonably practicable. Occupied areas can impose restrictions on sampling, and on the type and level of inspection that can be undertaken. Any such limitations will be noted in section 3.0.

The surveyor will not go beyond asbestos containing materials but will record substrates to decorative finishes where possible.

Depending on the detailed scope agreed with the client, representative inspection will be undertaken where reasonably practicable. Where there is a limitation on access, this will be detailed in the report and asbestos should be assumed to be present unless proven otherwise.

Sampling

Sampling is carried in line with published guidance and in-house procedures. The number of samples collected is dependent on the extent and range of materials present and the extent of variation in those materials. In addition, the occupancy and operation of a site may also have an impact on the ability for sampling to take place safely. This being so, the surveyor will determine an appropriate and representative sampling strategy at site during the survey. Materials that are not obviously asbestos (e.g. brick, glass, wood) will not be sampled, but may be detailed in the room notes.

Findings with the survey report, including samples are referred to as follows:

Sampled items - these are identified by the following reference number format e.g. J999999#01. The item has been sampled and will have been analysed for asbestos using polarised light microscopy to determine whether asbestos is present and the type of asbestos fibre.

Strongly Presumed - these items are identified by the following reference number format e.g. As Sample J99999#01*. Such items are observed to be visually consistent with a similar material sampled within this survey.

Presumed - these items are identified by the following reference number format e.g. J999999#Presumed. Such items have not been sampled but may contain asbestos and/or it is unsafe to obtain a sample. Asbestos may also be presumed to be present in inaccessible areas.

Samples of textured coating

The sampling of textured coating is undertaken carefully, in-line with published guidance and our in-house procedures. However, the asbestos fibres in textured coating are not uniformly present and this can make the positive identification of asbestos fibres in samples difficult. Therefore, it is recommended that where a building/area is proven to contain asbestos textured coating through sample analysis, that all textured coating in that building/area is assumed to contain asbestos, irrespective of any analysis that indicates otherwise.

Samples of dust

Unless specifically requested by the client the sampling of dust has not been undertaken. Guidance in HSG248 states that sampling and analysis of asbestos in settled dust is not recommended except in specific circumstances where the spread of asbestos from a substantial recent release incident is being investigated - it should not be routine or part of a bulk sampling programme.

Sampling is not advised due to the technical difficulties (e.g. efficacy of collection methods) and surface deposit/settled dust variability (i.e. representativeness) as well as uncertainties in the statistical relevance and in the assessment and evaluation of risk that arises from the detection of low numbers of fibres.

Soil and made ground

This report does not include any sampling for asbestos in soil and/or made ground.

Inaccessible areas within scope

Although every effort was made to access all areas of the building it is possible that concealed cavities, floor voids etc will only be accessible during actual demolition. The client's management plan should include arrangements to mitigate any latent risks relating resulting from areas not accessed.

Potential asbestos containing materials or areas of the buildings that were inaccessible must be presumed to contain asbestos until proven otherwise.

Miscellaneous

All quantities given are approximated without the use of measuring aids. The quantities are for guidance purposes only and Tersus do not take any responsibility for the accuracy of the quantities.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based on content and visual appearance alone. Water absorption tests on materials have not been carried out unless otherwise stated.

The survey report remains the intellectual property of Tersus until full and final payment has been received. On settlement, the information in this report remains the property of the client only and does not allow for or imply any collateral warranty to third parties.

LIMITATIONS & RESTRICTIONS

These are general limitations, some of which may have been unforeseen during our review of your specific requirements.

These may include concealed spaces, unknown spaces, locked rooms and high-level areas, for example.

Restrictions place constraints on the inspection process, due to the need to protect health and safety, structural stability, security and/or or weather tightness of the property, on completion of the survey.

Access limitations may trigger the need for a re-visit when the restrictions can be safely lifted and/or may require specialist contractors, or more extensive/controlled demolition. Materials, products, items and areas not identified in this report should be presumed as asbestos containing in the absence of information to the contrary. Please contact your Tersus contract team in the event additional work is required or for more advice.

Additional asbestos containing materials (ACM) may be present behind or above suspected/known ACM and so additional surveying may be required in such areas following initial asbestos removal. Consequently, we are unable to quantify/qualify nor report on asbestos in these areas. In particular if any plant or equipment cannot be confirmed as isolated, asbestos may be presumed to be present.

Plans

If plans of the premises to be inspected are not made available, it may not be assumed that all areas have been identified or accessed. Plans may be hand sketched in order to avoid misinterpretation. However, in complex premises, Tersus cannot guarantee that all areas have been identified. It is the client's responsibility to check the supplied drawing and to highlight to us any concealed or obstructed areas not shown.

Reasonable access

Furniture, fixtures or fittings shall be moved where possible during the survey. Access to areas obstructed by these items where known will be restricted and have been recorded within the survey report.

Representative access into voids, risers, ducts etc. was made through existing removable access hatches, panels, ceiling tiles etc. which can be replaced in the same condition. In areas that cannot be vacated by the occupants and excessive damage is required, then this will be recorded as a not accessed.

Site conditions at the time of the survey may mean that floors under large carpeted areas have not been surveyed in their entirety; the carpeted area may be very large, have furniture placed upon it, or it may be stuck down etc.

Where materials exist at a height and these were beyond which it was reasonably practical to access the materials have been visually determined and presumptions may have been made.

Potential Access restrictions

In the event that specific restrictions are encountered these are documented within the survey report. Examples of these might include:

Confined spaces that were not evident during the scoping process.

Live mechanical and electrical services i.e. in the absence of an isolation certificate or similar.

Lift shafts, where no lift engineer was provided.

Any area which is required to be occupied after the survey, where more substantial re-instatement is required, beyond what was originally agreed in the scope of work.

RISK ASSESSMENT PROCESS

Material Assessment

Number scores are allocated to ACM depending on product type, extent of damage/ deterioration, surface treatment and asbestos type (which shall be scored as Crocidolite (blue) asbestos unless similar samples show otherwise or it is likely that another type of asbestos is almost always used).

ACMs with scores of 10 or more are regarded as having a high potential to release fibres if disturbed, 7- 9 medium potential, 5-6 low potential and 4 or less very low potential.

These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocate a risk code, which provides some basic advice on how the ACM should be treated in our opinion.

Material Assessment Algorithm

Sample Characteristic	Score	Example description
Product Type	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 (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of Damage (Condition)	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 revealing loose 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 laggings, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos Fibre Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

Priority Assessment

If specifically requested by the client, number scores are allocated to each ACM location to assess the risk of someone disturbing the ACM. Factors assessed are, Occupant Activity, Likelihood of Disturbance, Human Exposure Potential and Maintenance Activity.

The Priority Assessment scores are added to the Material Assessment scores to provide an overall risk assessment for each ACM. ACMs with scores of 19 or more are regarded as being at a high risk, 13-18 medium risk, 9-12 low risk and 8 or less very low risk.

These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocate a risk code to assist in the prioritisation of mitigation actions to reduce the risk.

IMPORTANT: The priority assessment is based on that detailed within HSG227 - A comprehensive guide to managing asbestos in premises - 2002 and where provided, is given as an indication only. The duty-holder retains the responsibility to check that the priority assessment reflects the activities at the site and he/she should update the assessment as necessary. Should you require any further assistance with that, please contact us. Priority assessments scores (PAS) are outside the scope of our UKAS accreditation.

Priority Assessment Algorithm

Sample Characteristic	Score	Example description
Normal Occupant Activity (Repeat for secondary activities as necessary)	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activity (e.g. offices) Periodic disturbance (e.g. industrial or vehicular) High levels of disturbance (e.g. fire door with asbestos insulating board sheet in constant use)
Likelihood of disturbance <i>Location</i> <i>Accessibility</i> <i>Extent/amount</i>	0 1 2 3 0 1 2 3 0 1 2 3	Outdoors Large rooms or well-ventilated areas Rooms up to 100m ² Confined spaces Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed Small amounts or items (e.g. gaskets, fuse linings) <10m ² or <10m pipe run >10m ² to ≥50m ² or >10m to ≥50m pipe run >50m ² or >50m pipe run
Human exposure potential <i>Number of occupants</i> <i>Frequency of use</i> <i>Average time in use</i>	0 1 2 3 0 1 2 3 0 1 2 3	None 1 to 3 4 to 10 >10 Infrequent Monthly Weekly Daily <1 Hour >1 to <3 Hours >3 to <6 Hours >6 Hours
Maintenance activity <i>Type of maintenance</i>	0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing a light bulb in asbestos insulating board ceilings) Medium disturbance (e.g. lifting one or two asbestos ceiling tiles to gain access) High levels of disturbance (e.g. removal of numerous asbestos insulating board ceiling tiles)
<i>Frequency of maintenance</i>	0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month

Risk Category Selection

HIGH RISK (A) - 19 points or more with the Priority Assessment and Material Assessment combined, 10 points or more with only the Material Assessment.

This is the highest risk category level and ACMs in this category require urgent action to reduce the risks. Items in this category are either damaged and/or friable and may be in a position likely to cause an exposure to occupants. In most cases it would be necessary to prevent access to the area and plan for remediation. Typically, this will mean removal of the material, however in certain circumstances encapsulation or repair may be possible.

MEDIUM RISK (B) - 13-18 points with the Priority Assessment and Material Assessment combined, 7-9 points with only the Material Assessment.

This category indicates that there is a potential for asbestos fibre release to occupiers. Remediation of the ACM will normally be necessary, such as encapsulation or repair. In some cases it may be necessary to prevent access or occupation. Following remediation measures, normal management procedures should be followed (e.g. annual inspection for damage).

LOW RISK (C) - 9-12 points with the Priority Assessment and Material Assessment combined, 5-6 points with only the Material Assessment.

This category indicates that there is a low risk overall from the material due to its characteristics and/or there is a low possibility of accessing the material. Normal management procedures should be followed (e.g. annual inspection for damage).

VERY LOW RISK (D) - 1-8 points with the Priority Assessment and Material Assessment combined, 1-4 points with only the Material Assessment.

This category indicates that there is very low risk of the ACM releasing fibre into the air, or that it is so remote from the occupants that any airborne asbestos would not be present in the breathing zone. Normal management procedures should be followed (e.g. annual inspection for damage).

APPENDIX 2 - BULK ANALYSIS CERTIFICATE (IF APPLICABLE)



For the attention of David Davies

Client Address:

Trust Inns
Blenheim House
Ackhurst Park
Foxhole Road
Chorley
Lancashire
PR7 1NY

Unit 1 Manor Drive, Outgang Lane, Dinnington, Sheffield, S25 3QU

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MARLOWE Environmental Services

REPORT OF ANALYTICAL EXAMINATION FOR ASBESTOS IN BULK SAMPLE(S)

Job number	J1104079
Number of samples	13
Date sampled / received	02/01/2025
Date analysed / issued	02/01/2025
Analyst	Jack Holmes
Sampled By	Andrew Owen
Site address	Brunswick (B Lounge), 97 Piccadilly, Manchester, M1 2DB
Client order number	PO0067894

METHOD OF ANALYSIS

The sample(s) were analysed using Polarised Light Microscopy by the method given in HSG248, Appendix 2 and will be retained for at least six months. This is an accredited test method under ISO 17025. We disclaim responsibility for the accuracy of information provided by and sampling undertaken by the client. "Trace" is reported as defined in HSG248 where applicable. All opinions and descriptions ie. non asbestos fibre types and material types in this report fall outside the scope of our accreditation. Reports are retained for at least six years.

Sample ref. no.	Building	Floor level	Room	Position	Item	Material	Result
DJ003612	Brunswick, 97 Piccadilly, Manchester	Ground Floor	Front left hand side snug (trade area 5)	Ceiling above plaster skim	Textured Coating onto plasterboard	Textured Coating	Chrysotile
DJ003613	Brunswick, 97 Piccadilly, Manchester	Ground Floor	Bar lounge (trade area 3 & 4)	Ceiling & beams above plaster skim & paper	Textured Coating onto plasterboard	Textured Coating	Chrysotile
DJ003614	Brunswick, 97 Piccadilly, Manchester	Ground Floor	Raised area (trade area 2)	Underside of flat roof timbers above plasterboard	Insulating board	Asbestos Insulating Board	Chrysotile + Amosite

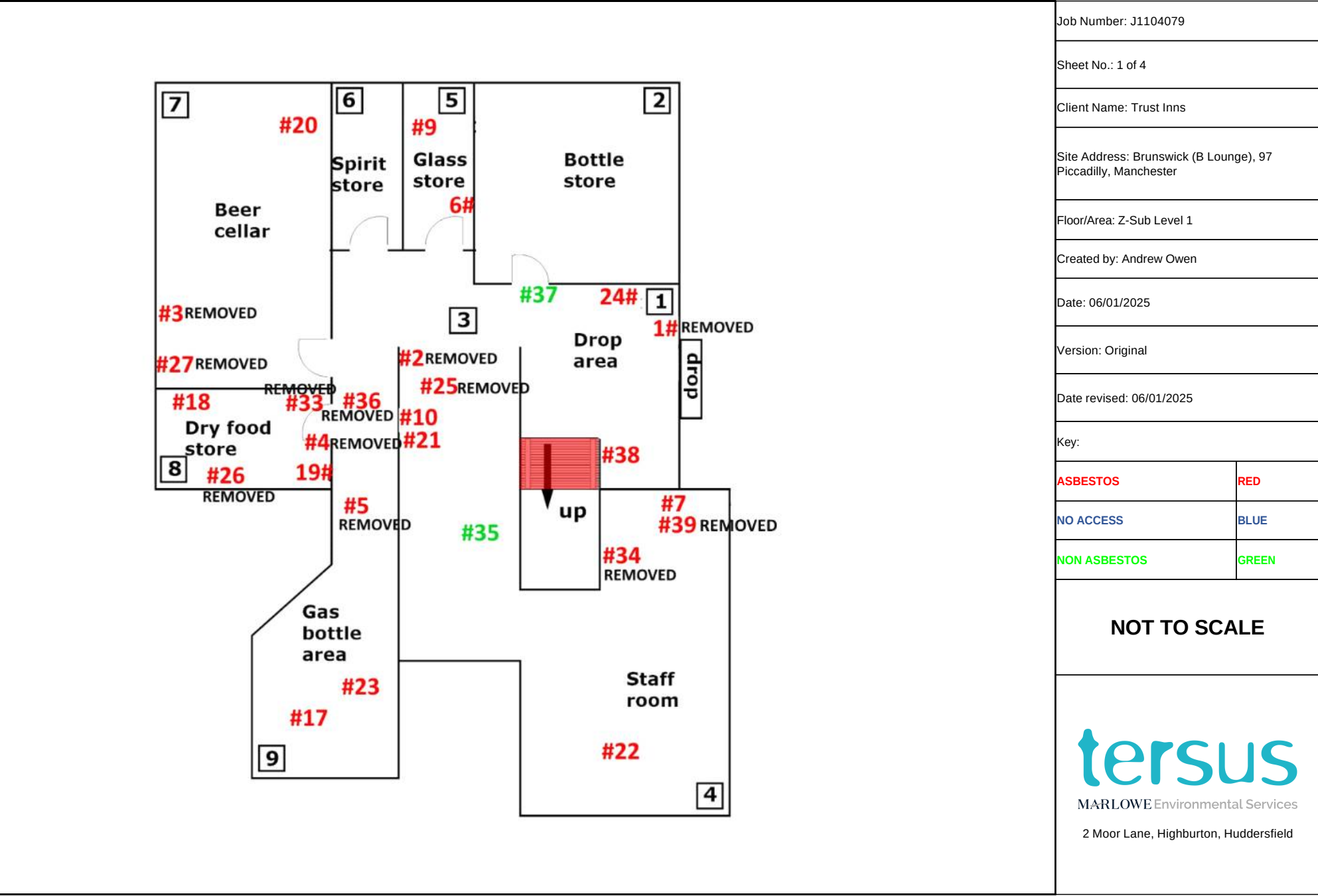
Sample ref. no.	Building	Floor level	Room	Position	Item	Material	Result
DJ003615	Brunswick, 97 Piccadilly, Manchester	Ground Floor	Bar lounge (trade area 1)	Ceiling & beams above plaster skim & paper	Textured Coating onto plasterboard	Textured Coating	Chrysotile
DJ003616	Brunswick, 97 Piccadilly, Manchester	Ground Floor	Gents toilet	Underside of flat roof timbers above lowered plasterboard ceiling	Insulating board	Asbestos Insulating Board	Chrysotile + Amosite
DJ003617	Brunswick, 97 Piccadilly, Manchester	Ground Floor	Gents toilet	Loose to top of ceiling adjacent hatch	Insulating board debris	Asbestos Insulating Board	Chrysotile + Amosite
DJ003618	Brunswick, 97 Piccadilly, Manchester	Ground Floor	Fire escape	Ceiling throughout and soffit of stairs	Insulating board	Asbestos Insulating Board	Chrysotile + Amosite
DJ003619	Brunswick, 97 Piccadilly, Manchester	Ground Floor	Rear entrance (lobby 2)	Ceiling	Textured Coating onto plasterboard	Textured Coating	Chrysotile
DJ003620	Brunswick, 97 Piccadilly, Manchester	Ground Floor	Rear entrance (lobby 2)	Wall	Textured Coating onto masonry	Paint	No Asbestos Detected
DJ003621	Brunswick, 97 Piccadilly, Manchester	Ground Floor	Garage	Ceiling	Insulating board (superlux)	Insulating Board	No Asbestos Detected
DJ003622	Brunswick, 97 Piccadilly, Manchester	External	Fire escape from flat roof to rear	Ceiling	Insulating board	Asbestos Insulating Board	Chrysotile + Amosite
DJ003623	Brunswick, 97 Piccadilly, Manchester	External	Fire escape from flat roof to rear	Floor	Insulating board debris	Asbestos Insulating Board	Chrysotile + Amosite
DJ003624	Brunswick, 97 Piccadilly, Manchester	1st Floor	Front office	Floor below carpet	Red vinyl floor covering	Lino	No Asbestos Detected

Authorised Signatures:

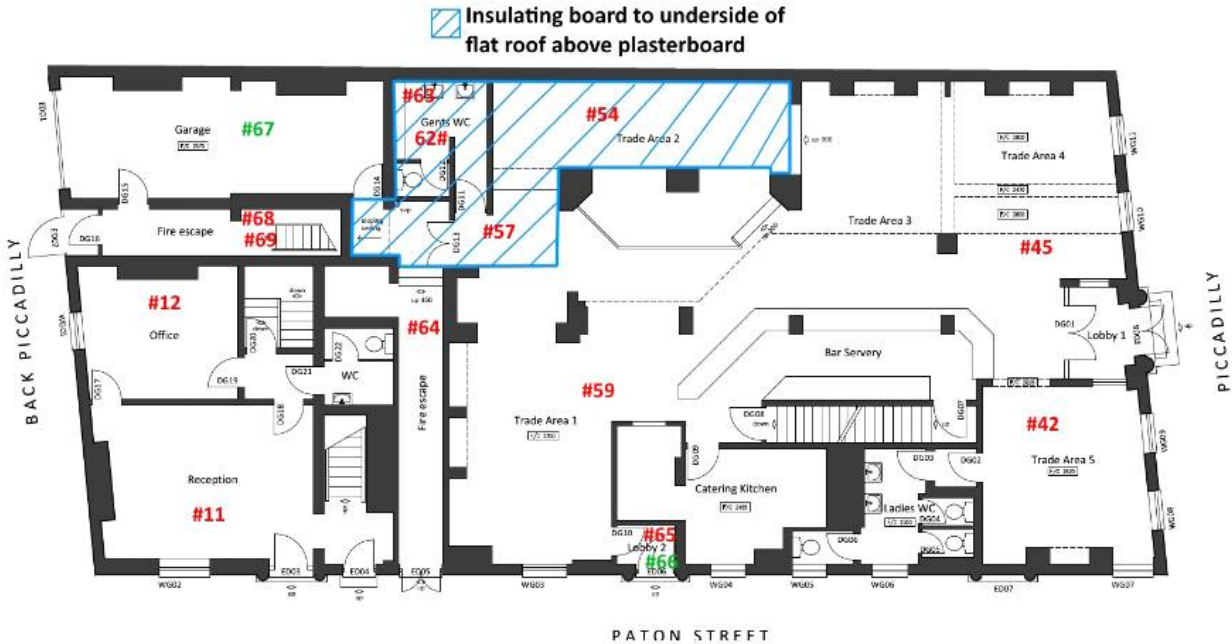
Dan Ancliff



APPENDIX 3 - ANNOTATED PLANS (IF APPLICABLE)



The drawing only includes items of asbestos, areas of no access and non-asbestos items. Non-asbestos rooms are excluded. Consequently, item reference numbers may not appear consecutive.



Job Number: J1104079

Sheet No.: 2 of 4

Client Name: Trust Inns

Site Address: Brunswick (B Lounge), 97
Piccadilly, Manchester

Floor/Area: Ground Floor

Created by: Andrew Owen

Date: 06/01/2025

Version: Original

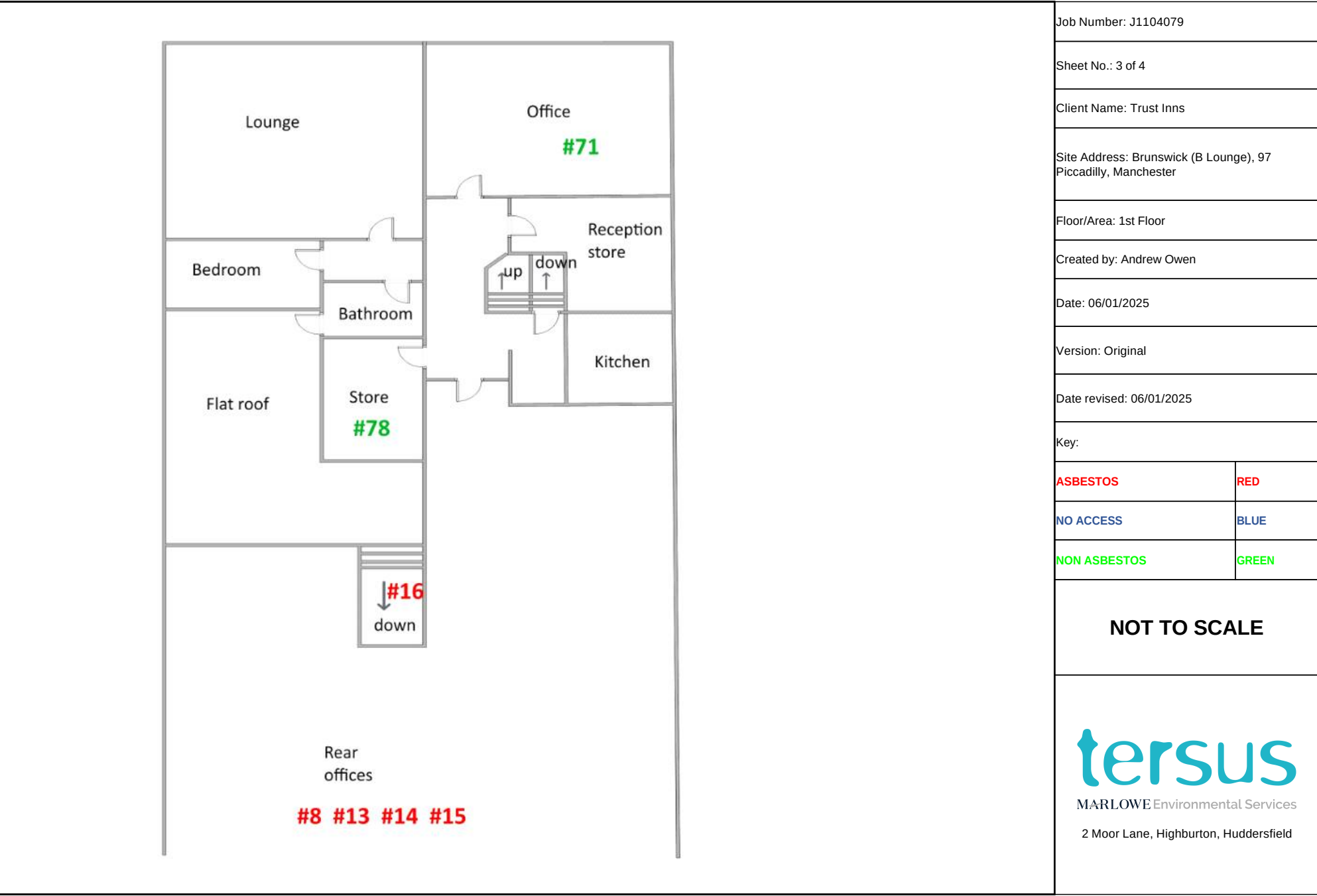
Date revised: 06/01/2025

Key:

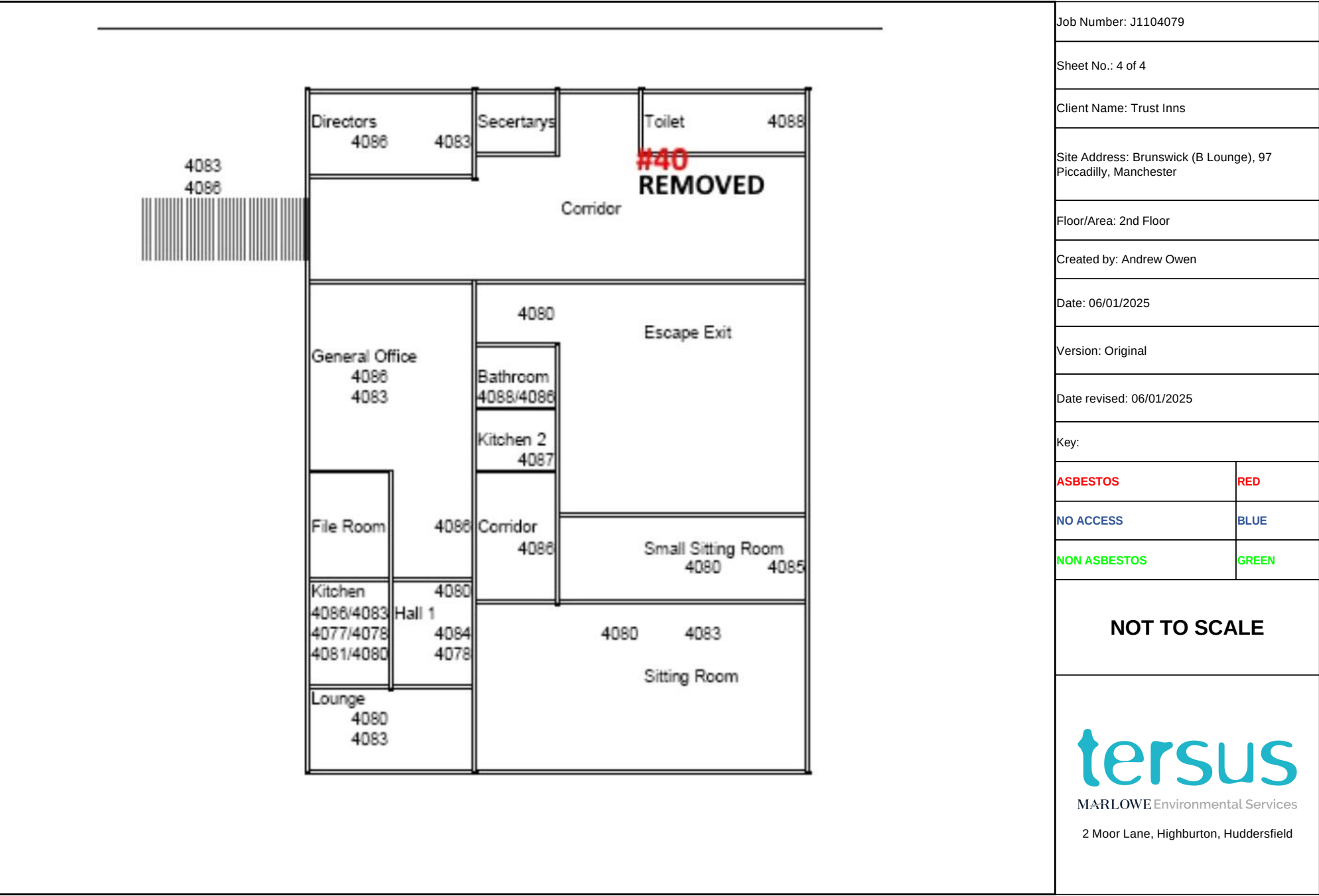
ASBESTOS	RED
NO ACCESS	BLUE
NON ASBESTOS	GREEN

NOT TO SCALE

tersus
MARLOWE Environmental Services
2 Moor Lane, Highburton, Huddersfield



The drawing only includes items of asbestos, areas of no access and non-asbestos items. Non-asbestos rooms are excluded. Consequently, item reference numbers may not appear consecutive.



The drawing only includes items of asbestos, areas of no access and non-asbestos items. Non-asbestos rooms are excluded. Consequently, item reference numbers may not appear consecutive.