



PILLARS

ENVIRONMENTAL CONSULTANTS LTD

REFURBISHMENT / DEMOLITION ASBESTOS SURVEY



Project site Address:

Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street,
Gorton, Manchester, M12 5DD

Pillars Environmental Consultants Ltd, Jubilee House, East Beach, Lytham Saint Anne's FY8 5FT
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Project coordinates:	53°28'17"N 2°11'35"W
Project Reference:	PEC1483
Report Prepared on behalf of:	GK Construction & Project Management Suite 22, Railway House, Railway Road, Chorley, PR6 0HW
Project date:	Tuesday 7 th May 2024

Report Contents	
Section 1	Introduction
	Scope of survey
	Control of Asbestos Regulations
	Executive summary
	The report
	Inaccessible areas and restrictions
	Findings and Recommendations
Section 2	Sample register
Section 3	Site specific layout plans
Section 4	Sample information sheets
	Certificate of Bulk sample analysis
	Sample information sheets guidance / Material algorithm
Section 5	General site constructions
	Table of abbreviations & terminology
Section 6	General restrictions

SECTION 1 – Introduction

Pillars Environmental Consultants was instructed to conduct a Refurbishment / Demolition asbestos survey to Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Manchester on behalf of GK Construction & Project Management Ltd. The purpose of the survey was to, so far as reasonably practicable locate, identify and assess the extent of asbestos containing materials on the site.

The survey was conducted by an experienced asbestos survey team in full accordance with HSG 264 Asbestos: The survey guide on Tuesday 7th May 2024. The survey team were able to take a total of 36 samples of materials they considered could contain asbestos. All samples taken were analysed by Scopes AA which holds a UKAS accreditation for sample analysis. The site at the time of the survey was partially live and was awaiting proposed demolition works as highlighted to us by the client.

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

Project completed by:	
	Chris Hall – Lead Surveyor
Report Approved by:	
	Roy E Tindall – Operations Director

SECTION 1 – Scope of survey

The survey undertaken was in line with HSG264 demolition/refurbishment surveys. This type of survey involved destructive inspection to locate so far as reasonably practical all ACMs within the areas inspected, including concealed or embedded ACM. Reasonably practical does not extend into searching for concealed Asbestos materials in areas that would cause potential destabilisation of the structure. This Survey is to be undertaken on the site(s) where refurbishment or demolition works are to be undertaken.

The survey will be conducted by means of visual and intrusive inspections leading to any subsequent sampling of suspect bulk materials. Where the surveyor suspected a material to contain asbestos, a sample will be taken for analysis. The samples taken will be chosen as being representative of the material under investigation. Therefore, visually similar areas should be regarded as being of uniform composition. All areas which are under investigation must be unoccupied and not likely to be re-occupied (unless agreed) to allow for intrusion into the fabric of the survey area.

Samples will be taken in relation to the site-specific risk assessment and method statement. Labels will be left in areas of sampling which will indicate the sample number for cross-reference with this report. Photographs will be taken at every sampling location to confirm site details, the object of carrying out sampling is to identify the nature and extent of any visible asbestos-bearing material and where necessary air testing may be carried out to determine airborne respirable fibre levels.

If no building plans are made available for the surveying team at the time of the survey, the plans detailed in this report (produced during the survey) illustrate the only areas inspected. Pillars Environmental Consultants Ltd cannot be held responsible for any unidentified areas unforeseen due to lack of plans or specific building knowledge i.e. sealed areas/rooms, which may be encountered during any works undertaken.

This report is based upon the condition of the materials at the time of the survey only. Any recommendations made are based upon the material at the time of the inspection. If materials are left in situ for a significant amount of time after the survey it should be re-inspected before work commences in or around the material.

SECTION 1 – Control of Asbestos Regulations 2012

Under the control of Asbestos regulations 2012 there is a specified duty to manage asbestos within none domestic properties. This survey helps form a foundation to comply with regulation 4 and 5 of the regulations.

The Duty to manage Asbestos – Regulation 4

“4. — (1) in this regulation “the duty holder” means—

(a) every person who has, by virtue of a contract or tenancy, an obligation of any extent in relation to the maintenance or repair of non-domestic premises or any means of access thereto or egress therefrom; or

(b) in relation to any part of non-domestic premises where there is no such contract or tenancy, every person who has, to any extent, control of that part of those non-domestic premises or any means of access thereto or egress therefrom,

And where there is more than one such duty holder, the relative contribution to be made by each such person in complying with the requirements of this regulation will be determined by the nature and extent of the maintenance and repair obligation owed by that person.”

Identification of the presence of asbestos – Regulation 5

“5. An employer shall not undertake work in demolition, maintenance, or any other work which exposes or is liable to expose his employees to asbestos in respect of any premises unless either—

(a) he has carried out a suitable and sufficient assessment as to whether asbestos, what type of asbestos, contained in what material and in what condition is present or is liable to be present in those premises; or

(b) if there is doubt as to whether asbestos is present in those premises, he—

(i) assumes that asbestos is present, and that it is not chrysotile alone, and

(ii) observes the applicable provisions of these Regulations.”

It is also a requirement of the Control of Asbestos regulations 2012 that all asbestos remedial / removal works must be undertaken by an HSE licensed Asbestos contractor unless the below conditions of regulations 3 (2) are met.

(2) Regulations 9 (notification of work with asbestos), 18(1) (a) (designated areas) and 22 (health records and medical surveillance) do not apply where—

(a) The exposure to asbestos of employees is sporadic and of low intensity; and

(b) It is clear from the risk assessment that the exposure to asbestos of any employee will not exceed the control limit; and

(c) The work involves—

(i) short, non-continuous maintenance activities in which only nonfriable materials are handled, or

(ii) Removal without deterioration of non-degraded materials in which the asbestos fibres are firmly linked in a matrix, or

(iii) Encapsulation or sealing of asbestos-containing materials which are in good condition, or

(iv) Air monitoring and control, and the collection and analysis of samples to ascertain whether a specific material contains asbestos.

Other legal legislation relating to asbestos management is defined within:

- Health and safety at work Act 1974
- Management of Health and safety at work regulations 1999
- The Construction Design and Management Regulations (CDM) 2015

SECTION 1 – Executive Summary

A Refurbishment / Demolition survey has been undertaken at the request of our client to Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Manchester on Tuesday 7th May 2024. Following our site inspection and bulk sampling the following materials have been identified within the surveyed area:

Asbestos Insulating board debris
Asbestos Insulating board
Asbestos Textiles
Asbestos Cement
Asbestos Thermoplastic floor tiles

Total ACMS	High Risk ACMS (Risk Band 1)	Medium Risk ACMS (Risk Band 2)	Low Risk ACMS (Risk Band 3)	None Asbestos samples
38	3	13	22	2

All details retaining to these materials are found within 2, 3 and 4 of this report including estimated quantify, materials scores and locations.

SECTION 1 – The Report

HSG 264 recommends that, whenever possible, a preliminary desk study be carried out in order to gather information pertinent to the building(s) or areas under investigation. All relevant information has been recorded and given to the surveying team. The general materials identified within the buildings are detailed within section 5, where a sample has been taken, it will be referred in sections 2, 3 and 4 of this report.

The survey was undertaken within 8 no units which constituted the scope of the survey.

Building Reference:	Unit 1	
General description of building	Large single storey warehouse	
Approx. year of construction	1970	
Main Activity of the building	Vacant – awaiting demolition works	
Original or current building plans provided?	Yes	
Are there any risers / service ducts or lift shafts within the building?	No	
Were services live at the time of the survey	Yes	

Building Reference:	Unit 2	
General description of building	Large single storey warehouse with small office	
Approx. year of construction	1970	
Main Activity of the building	Vacant – awaiting demolition works	
Original or current building plans provided?	Yes	
Are there any risers / service ducts or lift shafts within the building?	No	
Were services live at the time of the survey	Yes	

Building Reference:	Unit 3	
General description of building	Large single storey warehouse	
Approx. year of construction	1970	
Main Activity of the building	Food storage	
Original or current building plans provided?	Yes	
Are there any risers / service ducts or lift shafts within the building?	No	
Were services live at the time of the survey	Yes	

Building Reference:	Unit 4	
General description of building	2 storey warehouse with large workshop and office / storage rooms to rear	
Approx. year of construction	1970	
Main Activity of the building	Trailer repair workshop / offices	
Original or current building plans provided?	Yes	
Are there any risers / service ducts or lift shafts within the building?	No	
Were services live at the time of the survey	Yes	

Building Reference:	Unit 5	
General description of building	Single storey storage unit	
Approx. year of construction	1990	
Main Activity of the building	Storage	
Original or current building plans provided?	Yes	
Are there any risers / service ducts or lift shafts within the building?	No	
Were services live at the time of the survey	Yes	

Building Reference:	Unit 6	
General description of building	Single storey storage unit	
Approx. year of construction	1990	
Main Activity of the building	Storage	
Original or current building plans provided?	Yes	
Are there any risers / service ducts or lift shafts within the building?	No	
Were services live at the time of the survey	Yes	

Building Reference:	Unit 7	
General description of building	Large warehouse with 2 storey office / welfare block and large walk-in refrigeration unit	
Approx. year of construction	1970	
Main Activity of the building	Storage of food items	
Original or current building plans provided?	Yes	
Are there any risers / service ducts or lift shafts within the building?	No	
Were services live at the time of the survey	Yes	

Building Reference:	Unit 8	
General description of building	Large single storey warehouse	
Approx. year of construction	1970	
Main Activity of the building	Storage	
Original or current building plans provided?	Yes	
Are there any risers / service ducts or lift shafts within the building?	No	
Were services live at the time of the survey	Yes	

SECTION 1 – Inaccessible areas and restrictions

During the course of the survey the following areas could not be accessed by the surveying team. These areas / items are classed as inaccessible and should be presumed to contain asbestos until the areas / items have been inspected and any suspect materials have been sampled.

item not accessed	Rooms / areas the item not accessed relates to	Reason for not accessed. If client restriction, please state	Example Picture(s) showing item for reference
Restricted access	Unit 3 walls	Although checks have been undertaken at regular intervals access was restricted throughout walls due to stored food stock items on high level racking	
Restricted access	Unit 4, throughout	Although checks have been undertaken at regular intervals access was restricted throughout the unit due to the live nature and stored materials / items	
No access	Unit 5, throughout	No keys at the time of on-site inspection	
Restricted access	Unit 7, areas behind refrigeration unit	No physical access to walls due to refrigeration unit	
Units outside scope of works	Adjacent storage units	Self-storage porta cabin units have not been within the scope of works as agreed with the client	
Within brick wall voids / column voids at low level	Units 1, 2, 7, 8	No access due to restrictions by highlighted ACM's. due to slipped and damaged boards identified throughout the units it cannot be ruled out that AIB debris have fallen within the confines of the columns / block wall voids. This should be reinspected when removal works are taking place and access is achievable	

We have not reported on confined spaces which may exist within the fabric of the building, where the extent and presence of these is not evident, due to inaccessibility or insufficient knowledge of the structure at the time of the survey. Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned.

General restrictions and exclusions can be found within **Section 6** of this report.

SECTION 1 – Findings and recommendations

During the course of the survey and following an extensive visual investigation the surveying team have found the following materials which contain asbestos.

Material type	Location	Risk category	Recommended actions
Asbestos insulating board debris	Unit 3	HIGH RISK	Restrict access, remove at the soonest convenience
	Unit 8, external		Restrict access, remove at the soonest convenience
	Units 1, 2, 7, 8		Restrict access, remove at the soonest convenience
Asbestos insulating board	Unit 1	MEDIUM RISK	Undertake remedial works, encapsulate, label, monitor & review
	Unit 2		Undertake remedial works, encapsulate, label, monitor & review
	Unit 3		Undertake remedial works, encapsulate, label, monitor & review
	Unit 7		Undertake remedial works, encapsulate, label, monitor & review
	Unit 8		Undertake remedial works, encapsulate, label, monitor & review
Asbestos textiles	Units 1, 2, 3, 4	LOW RISK	Label, monitor & review
Asbestos cement	Unit 1		Label, monitor & review
	Unit 2		Label, monitor & review
	Unit 7		Label, monitor & review
	Unit 8		Label, monitor & review
Asbestos thermoplastic floor tiles	Unit 2	LOW RISK	Label, monitor & review
	Unit 4		Label, monitor & review

Due to the proposed Demolition works planned for the buildings surveyed we recommend the following actions undertaken.

- Where Risk Band 1 or 2 materials are present, the locations should be made restricted areas and entrances sealed with appropriate warning signs displayed
- Asbestos materials should be labelled with asbestos warning signs.
- All asbestos materials should be removed prior to the proposed works in accordance with the Control of asbestos at work regulations 2012
- Sufficient Risk assessments and method statements to account for the above submitted prior to asbestos removal.
- The asbestos materials to be taken to a licensed tip
- Asbestos areas should be marked out and clearly indicated as asbestos contaminated area for other contractors on site until removed
- Staff or contractors on site must be aware of ACMs in their relevant work areas

All recommendations are made based upon the surveyor's knowledge of the surveyed areas and material conditions at the time of the survey. The application and implementation of the above recommendations should be implemented in the event the proposed works do not occur following this survey and the areas surveyed are left vacated or occupied for a significant time.

SECTION 2 – Sample Register

Unique Sample reference	Asbestos Present?	Type of material	Asbestos Content (s)	Location	Position	Extent / Quantity	Material Score	Risk Band Score
PEC1483 / 01	Yes	Asbestos Insulating board	Amosite / Chrysotile	Unit 1	Lining panels to walls and vertical steels at high level	170m ²	8	2
PEC1483 / 02	Yes	Asbestos Insulating board	Amosite / Chrysotile	Unit 1	Lining panels to walls and vertical steels at high level	As sample 01	8	2
PEC1483 / 03	Yes	Asbestos Insulating board	Amosite / Chrysotile	Unit 1	Lining panels to walls and vertical steels at high level	As sample 01	8	2
PEC1483 / 04	Yes	Asbestos Insulating board	Amosite / Chrysotile	Unit 2	Lining panels to walls and vertical steels at high level	250m ²	8	2
PEC1483 / 05	Yes	Asbestos Insulating board	Amosite / Chrysotile	Unit 2	Lining panels to walls and vertical steels at high level	As sample 04	8	2
PEC1483 / 06	Yes	Asbestos Insulating board	Amosite / Chrysotile	Unit 2	Lining panels to walls and vertical steels at high level	As sample 04	8	2
PEC1483 / 07	Yes	Asbestos Textile	Chrysotile	Units 1, 2, 3 & 4	Textile pad within fuse holders	6 x boxes throughout units inspected	4	3
PEC1483 / 08	Yes	Asbestos Cement	Chrysotile	Units 1, 2, 7, 8	Gutter trough at high level between units	85 linear metres	4	3
PEC1483 / 09	Yes	Asbestos Cement	Chrysotile	Units 1, 2, 7, 8	Gutter trough at high level between units	As sample 08	4	3
PEC1483 / 10	Yes	Asbestos Cement	Chrysotile	Unit 1	Corrugated sheets to external of roof	330m ²	4	3

Unique Sample reference	Asbestos Present?	Type of material	Asbestos Content (s)	Location	Position	Extent / Quantity	Material Score	Risk Band Score
PEC1483 / 11	Yes	Asbestos Cement	Chrysotile	Unit 1	Corrugated sheets to external of roof	As sample 11	4	3
PEC1483 / 12	Yes	Asbestos Cement	Chrysotile	Unit 2	Corrugated sheets to external of roof	460m ²	4	3
PEC1483 / 13	Yes	Asbestos Cement	Chrysotile	Unit 2	Corrugated sheets to external of roof	As sample 12	4	3
PEC1483 / 14	Yes	Asbestos Thermoplastic floor tile	Chrysotile	Unit 2, office	To floor throughout room beneath floor coverings	10m ²	3	3
PEC1483 / 15	Yes	Asbestos Cement	Chrysotile	Units 1 & 8	Corrugated sheets to external wall	240m ²	4	3
PEC1483 / 16	Yes	Asbestos Cement	Chrysotile	Unit 1	Cement downspouts and gutter troughs to rear of unit	40 linear metres	4	3
PEC1483 / 17	Yes	Asbestos Insulating board	Amosite / Chrysotile	Unit 2	Board above door frame to entrance	1m ²	8	2
PEC1483 / 18	Yes	Asbestos Cement	Chrysotile	Unit 1	Corrugated sheets to wall at high level	40m ²	4	3
PEC1483 / 19	No	Putty	NAD	Unit 2, office	To seal of office windows	7 linear metres	N/A	N/A
PEC1483 / 20	Yes	Asbestos Insulating board	Amosite / Chrysotile	Unit 8	Lining panels to walls and vertical steels at high level	210m ²	8	2
PEC1483 / 21	Yes	Asbestos Insulating board	Amosite / Chrysotile	Unit 8	Lining panels to walls and vertical steels at high level	As sample 20	8	2
PEC1483 / 22	Yes	Asbestos Insulating board	Amosite / Chrysotile	Unit 8	Lining panels to walls and vertical steels at high level	As sample 20	8	2

Unique Sample reference	Asbestos Present?	Type of material	Asbestos Content (s)	Location	Position	Extent / Quantity	Material Score	Risk Band Score
PEC1483 / 23	Yes	Asbestos Cement	Chrysotile	Unit 8	Lining panels to internal of roof	320m ²	4	3
PEC1483 / VIM23 - 01	Yes	Asbestos Cement	Chrysotile	Unit 8	Lining panels to internal of roof at low level	50m ²	4	3
PEC1483 / 24	Yes	Asbestos Cement	Chrysotile	Unit 8	Lining panels to internal of roof	As sample 23	4	3
PEC1483 / 25	Yes	Asbestos Cement	Chrysotile	Unit 8	Corrugated sheets to external of roof	320m ²	4	3
PEC1483 / 26	Yes	Asbestos Cement	Chrysotile	Unit 8	Corrugated sheets to external of roof	As sample 25	4	3
PEC1483 / 27	Yes	Asbestos Insulating board	Amosite / Chrysotile	Unit 7	To cladding of columns at high level	20m ²	8	2
PEC1483 / VIM27 - 01	Yes	Asbestos Insulating board	Amosite / Chrysotile	Unit 7	To cladding of columns at high level	20m ²	8	2
PEC1483 / 28	Yes	Asbestos Cement	Chrysotile	Unit 7	Lining panels to internal of roof	630m ²	4	3
PEC1483 / 29	Yes	Asbestos Cement	Chrysotile	Unit 7	Lining panels to internal of roof	As sample 28	4	3
PEC1483 / 30	Yes	Asbestos Cement	Chrysotile	Unit 7	Corrugated sheets to external of roof	630m ²	4	3
PEC1483 / 31	Yes	Asbestos Cement	Chrysotile	Unit 7	Corrugated sheets to external of roof	As sample 30	4	1
PEC1483 / 32	Yes	Asbestos Insulating board	Amosite / Chrysotile	Unit 3	Boarding to side of rear shutter at high level	2m ²	8	1

Unique Sample reference	Asbestos Present?	Type of material	Asbestos Content (s)	Location	Position	Extent / Quantity	Material Score	Risk Band Score
PEC1483 / 33	Yes	Asbestos Insulating board	Amosite / Chrysotile	Unit 3	Debris to timber and ledges above rear shutter at high level	10m ²	9	1
PEC1483 / 34	Yes	Asbestos Insulating board	Amosite / Chrysotile	Unit 8, external	Boarding debris within embankment from damaged lining panels of the unit	6m ² visible	9	1
PEC1483 / 35	No	Cement product	NAD	Unit 3	Loose corrugated sheet to front of unit	2m ²	N/A	N/A
PEC1483 / 36	Yes	Asbestos Thermoplastic floor tiles	Chrysotile	Unit 4, ground floor office	To floor throughout room	55m ²	3	3
PEC1483 / SP001	Yes	Asbestos Insulating board debris	Amosite / Chrysotile	Units 1, 2, 7, 8	Potential insulating board debris within brick wall and column voids at low level from damaged / slipped boards above	Not quantified presumed throughout	9	1
PEC1483 / SP002	Yes	Asbestos Textile rope	Chrysotile	Unit 4	Rope seal to northern light windows within roof	Up to 500 linear metres	5	3

SECTION 3 – Sample Location Plans

SAMPLE LOCATION PLAN

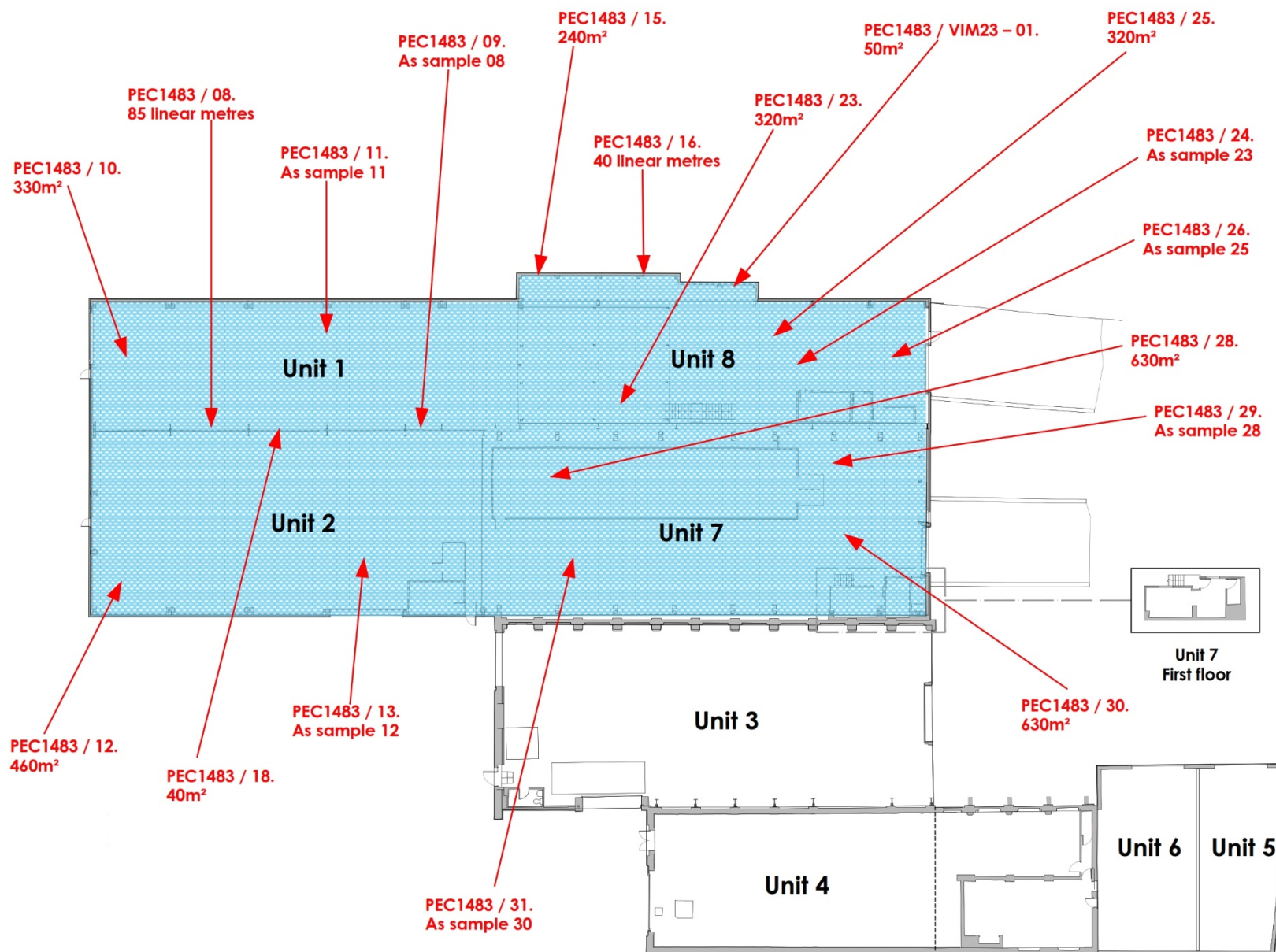
Drawings are not to Scale

Site Address	Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD
Project Number	PEC1483
Drawing Reference	001 – Layout 1

Material Identification Key

	Asbestos Sprayed Coating
	Asbestos Insulation / Debris
	Asbestos Insulating Board
	Asbestos Cement Products
	Asbestos Textiles / Rope / Gaskets
	Asbestos Textured Coating (Artex)
	Asbestos Paper (Not classed as insulation)
	Asbestos Floor coverings and Bitumen adhesives
	Asbestos Composite / Reinforced plastic
	None Asbestos material
	None Accessed areas

Red Text – Asbestos Material
Black Text – Non Asbestos Material



SAMPLE LOCATION PLAN

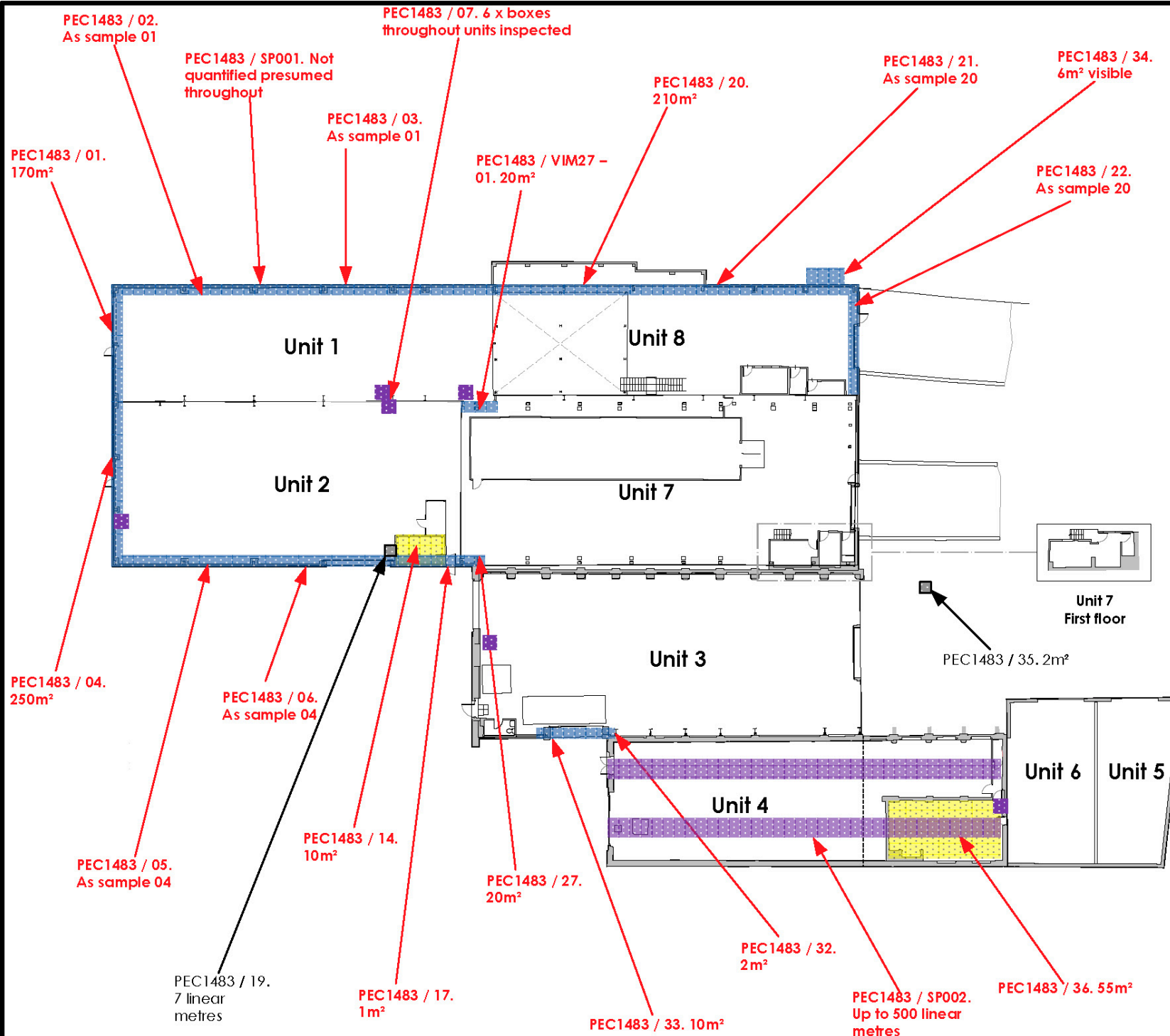
Drawings are not to Scale

Site Address	Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD
Project Number	PEC1483
Drawing Reference	002 – Layout 2

Material identification Key

	Asbestos Sprayed Coating
	Asbestos Insulation / Debris
	Asbestos Insulating Board
	Asbestos Cement Products
	Asbestos Textiles / Rope / Gaskets
	Asbestos Textured Coating (Artex)
	Asbestos Paper (Not classed as insulation)
	Asbestos Floor coverings and Bitumen adhesives
	Asbestos Composite / Reinforced plastic
	None Asbestos material
	None Accessed areas

Red Text – Asbestos Material
Black Text – Non Asbestos Material



SECTION 4 – Sample Information Sheets

		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 01	Is Asbestos Present?	Yes
Type of material	Asbestos Insulating board		
Content of material	Amosite / Chrysotile		
Sample Location	Unit 1		
Sample position	Lining panels to walls and vertical steels at high level		
Extent / Quantity of material	170m ²		
MATERIAL SCORE			
Product Type	2		
Deterioration	2		
Surface Treatment	2		
Asbestos Type	2		
Overall score	8		
Accessibility score	2		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site		2	
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Remedial works to damaged areas or displaced boards, Encapsulate, label and monitor the material with regular and pre planned inspection. Prior to any demolition or refurbishment work involving the material it should be removed under full conditions using a licensed contractor in accordance with the Control of Asbestos Regulations 2012		

		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 02	Is Asbestos Present?	Yes
Type of material	Asbestos Insulating board		
Content of material	Amosite / Chrysotile		
Sample Location	Unit 1		
Sample position	Lining panels to walls and vertical steels at high level		
Extent / Quantity of material	As sample 01		
MATERIAL SCORE			
Product Type	2		
Deterioration	2		
Surface Treatment	2		
Asbestos Type	2		
Overall score	8		
Accessibility score	2		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			2
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Remedial works to damaged areas or displaced boards, Encapsulate, label and monitor the material with regular and pre planned inspection. Prior to any demolition or refurbishment work involving the material it should be removed under full conditions using a licensed contractor in accordance with the Control of Asbestos Regulations 2012		

		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 03	Is Asbestos Present?	Yes
Type of material	Asbestos Insulating board		
Content of material	Amosite / Chrysotile		
Sample Location	Unit 1		
Sample position	Lining panels to walls and vertical steels at high level		
Extent / Quantity of material	As sample 01		
MATERIAL SCORE			
Product Type	2		
Deterioration	2		
Surface Treatment	2		
Asbestos Type	2		
Overall score	8		
Accessibility score	2		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			2
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Remedial works to damaged areas or displaced boards, Encapsulate, label and monitor the material with regular and pre planned inspection. Prior to any demolition or refurbishment work involving the material it should be removed under full conditions using a licensed contractor in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 04	Is Asbestos Present?	Yes
Type of material	Asbestos Insulating board		
Content of material	Amosite / Chrysotile		
Sample Location	Unit 2		
Sample position	Lining panels to walls and vertical steels at high level		
Extent / Quantity of material	250m ²		
MATERIAL SCORE			
Product Type	2		
Deterioration	2		
Surface Treatment	2		
Asbestos Type	2		
Overall score	8		
Accessibility score	2		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			2
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Remedial works to damaged areas or displaced boards, Encapsulate, label and monitor the material with regular and pre planned inspection. Prior to any demolition or refurbishment work involving the material it should be removed under full conditions using a licensed contractor in accordance with the Control of Asbestos Regulations 2012		

		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 05	Is Asbestos Present?	Yes
Type of material	Asbestos Insulating board		
Content of material	Amosite / Chrysotile		
Sample Location	Unit 2		
Sample position	Lining panels to walls and vertical steels at high level		
Extent / Quantity of material	As sample 04		
MATERIAL SCORE			
Product Type	2		
Deterioration	2		
Surface Treatment	2		
Asbestos Type	2		
Overall score	8		
Accessibility score	2		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			2
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Remedial works to damaged areas or displaced boards, Encapsulate, label and monitor the material with regular and pre planned inspection. Prior to any demolition or refurbishment work involving the material it should be removed under full conditions using a licensed contractor in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 06	Is Asbestos Present?	Yes
Type of material	Asbestos Insulating board		
Content of material	Amosite / Chrysotile		
Sample Location	Unit 2		
Sample position	Lining panels to walls and vertical steels at high level		
Extent / Quantity of material	As sample 04		
MATERIAL SCORE			
Product Type	2		
Deterioration	2		
Surface Treatment	2		
Asbestos Type	2		
Overall score	8		
Accessibility score	2		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			2
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Remedial works to damaged areas or displaced boards, Encapsulate, label and monitor the material with regular and pre planned inspection. Prior to any demolition or refurbishment work involving the material it should be removed under full conditions using a licensed contractor in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 07	Is Asbestos Present?	Yes
Type of material	Asbestos Textile		
Content of material	Chrysotile		
Sample Location	Units 1, 2, 3 & 4		
Sample position	Textile pad within fuse holders		
Extent / Quantity of material	6 x boxes throughout units inspected		
MATERIAL SCORE			
Product Type	2		
Deterioration	0		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	3		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Label, monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 08	Is Asbestos Present?	Yes
Type of material	Asbestos Cement		
Content of material	Chrysotile		
Sample Location	Units 1, 2, 7, 8		
Sample position	Gutter trough at high level between units		
Extent / Quantity of material	85 linear metres		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 09	Is Asbestos Present?	Yes
Type of material	Asbestos Cement		
Content of material	Chrysotile		
Sample Location	Units 1, 2, 7, 8		
Sample position	Gutter trough at high level between units		
Extent / Quantity of material	As sample 08		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 10	Is Asbestos Present?	Yes
Type of material	Asbestos Cement		
Content of material	Chrysotile		
Sample Location	Unit 1		
Sample position	Corrugated sheets to external of roof		
Extent / Quantity of material	330m ²		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 11	Is Asbestos Present?	Yes
Type of material	Asbestos Cement		
Content of material	Chrysotile		
Sample Location	Unit 1		
Sample position	Corrugated sheets to external of roof		
Extent / Quantity of material	As sample 11		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 12	Is Asbestos Present?	Yes
Type of material	Asbestos Cement		
Content of material	Chrysotile		
Sample Location	Unit 2		
Sample position	Corrugated sheets to external of roof		
Extent / Quantity of material	460m ²		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site		3	
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 13	Is Asbestos Present?	Yes
Type of material	Asbestos Cement		
Content of material	Chrysotile		
Sample Location	Unit 2		
Sample position	Corrugated sheets to external of roof		
Extent / Quantity of material	As sample 12		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 14	Is Asbestos Present?	Yes
Type of material	Asbestos Thermoplastic floor tile		
Content of material	Chrysotile		
Sample Location	Unit 2, office		
Sample position	To floor throughout room beneath floor coverings		
Extent / Quantity of material	10m ²		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	0		
Asbestos Type	1		
Overall score	3		
Accessibility score	3		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site		3	
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Label, monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 15	Is Asbestos Present?	Yes
Type of material	Asbestos Cement		
Content of material	Chrysotile		
Sample Location	Units 1 & 8		
Sample position	Corrugated sheets to external wall		
Extent / Quantity of material	240m ²		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	2		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Label, monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 16	Is Asbestos Present?	Yes
Type of material	Asbestos Cement		
Content of material	Chrysotile		
Sample Location	Unit 1		
Sample position	Cement downspouts and gutter troughs to rear of unit		
Extent / Quantity of material	40 linear metres		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	2		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Label, monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 17	Is Asbestos Present?	Yes
Type of material	Asbestos Insulating board		
Content of material	Amosite / Chrysotile		
Sample Location	Unit 2		
Sample position	Board above door frame to entrance		
Extent / Quantity of material	1m ²		
MATERIAL SCORE			
Product Type	2		
Deterioration	2		
Surface Treatment	2		
Asbestos Type	2		
Overall score	8		
Accessibility score	3		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			2
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Remedial works to damaged areas or displaced boards, Encapsulate, label and monitor the material with regular and pre planned inspection. Prior to any demolition or refurbishment work involving the material it should be removed under full conditions using a licensed contractor in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 18	Is Asbestos Present?	Yes
Type of material	Asbestos Cement		
Content of material	Chrysotile		
Sample Location	Unit 1		
Sample position	Corrugated sheets to wall at high level		
Extent / Quantity of material	40m ²		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 19	Is Asbestos Present?	No
Type of material	Putty		
Content of material	NAD		
Sample Location	Unit 2, office		
Sample position	To seal of office windows		
Extent / Quantity of material	7 linear metres		
MATERIAL SCORE			
Product Type	N/A		
Deterioration	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Overall score	N/A		
Accessibility score	N/A		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			N/A
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	None required as no Asbestos detected within sample		

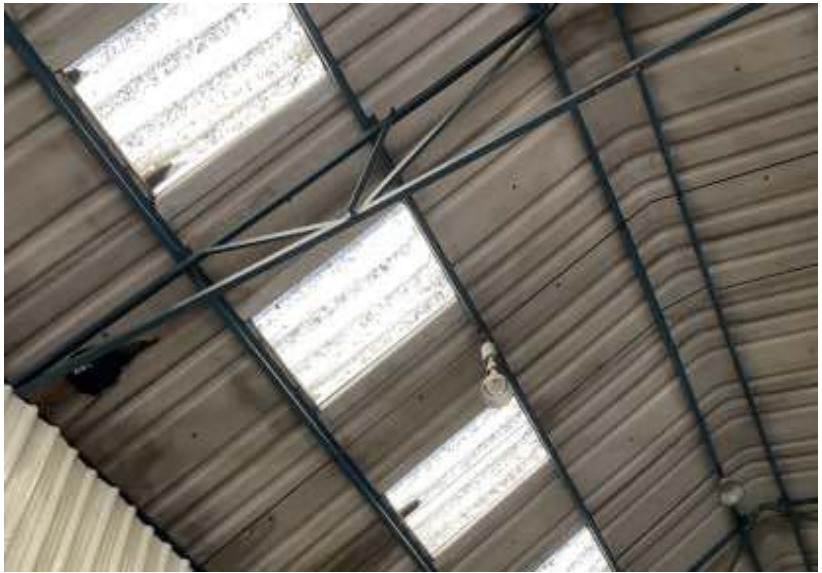
 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 20	Is Asbestos Present?	Yes
Type of material	Asbestos Insulating board		
Content of material	Amosite / Chrysotile		
Sample Location	Unit 8		
Sample position	Lining panels to walls at high level		
Extent / Quantity of material	210m ²		
MATERIAL SCORE			
Product Type	2		
Deterioration	2		
Surface Treatment	2		
Asbestos Type	2		
Overall score	8		
Accessibility score	2		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			2
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Remedial works to damaged areas or displaced boards, Encapsulate, label and monitor the material with regular and pre planned inspection. Prior to any demolition or refurbishment work involving the material it should be removed under full conditions using a licensed contractor in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 21	Is Asbestos Present?	Yes
Type of material	Asbestos Insulating board		
Content of material	Amosite / Chrysotile		
Sample Location	Unit 8		
Sample position	Lining panels to walls at high level		
Extent / Quantity of material	As sample 20		
MATERIAL SCORE			
Product Type	2		
Deterioration	2		
Surface Treatment	2		
Asbestos Type	2		
Overall score	8		
Accessibility score	2		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			2
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Remedial works to damaged areas or displaced boards, Encapsulate, label and monitor the material with regular and pre planned inspection. Prior to any demolition or refurbishment work involving the material it should be removed under full conditions using a licensed contractor in accordance with the Control of Asbestos Regulations 2012		

		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 22	Is Asbestos Present?	Yes
Type of material	Asbestos Insulating board		
Content of material	Amosite / Chrysotile		
Sample Location	Unit 8		
Sample position	Lining panels to walls at high level		
Extent / Quantity of material	As sample 20		
MATERIAL SCORE			
Product Type	2		
Deterioration	2		
Surface Treatment	2		
Asbestos Type	2		
Overall score	8		
Accessibility score	2		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			2
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Remedial works to damaged areas or displaced boards, Encapsulate, label and monitor the material with regular and pre planned inspection. Prior to any demolition or refurbishment work involving the material it should be removed under full conditions using a licensed contractor in accordance with the Control of Asbestos Regulations 2012		

		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 23	Is Asbestos Present?	Yes
Type of material	Asbestos Cement		
Content of material	Chrysotile		
Sample Location	Unit 8		
Sample position	Lining panels to internal of roof		
Extent / Quantity of material	320m ²		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
		✓	
Sample Reference	PEC1483 / VIM23 - 01	Is Asbestos Present?	Yes
Type of material	Asbestos Cement		
Content of material	Chrysotile		
Sample Location	Unit 8		
Sample position	Lining panels to internal of roof at low level		
Extent / Quantity of material	50m ²		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	2		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 24	Is Asbestos Present?	Yes
Type of material	Asbestos Cement		
Content of material	Chrysotile		
Sample Location	Unit 8		
Sample position	Lining panels to internal of roof		
Extent / Quantity of material	As sample 23		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED 		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
Sample Reference	PEC1483 / 25	Is Asbestos Present?	Yes
Type of material	Asbestos Cement		
Content of material	Chrysotile		
Sample Location	Unit 8		
Sample position	Corrugated sheets to external of roof		
Extent / Quantity of material	320m ²		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED 		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
Sample Reference	PEC1483 / 26	Is Asbestos Present?	Yes
Type of material	Asbestos Cement		
Content of material	Chrysotile		
Sample Location	Unit 8		
Sample position	Corrugated sheets to external of roof		
Extent / Quantity of material	As sample 25		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 27	Is Asbestos Present?	Yes
Type of material	Asbestos Insulating board		
Content of material	Amosite / Chrysotile		
Sample Location	Unit 7		
Sample position	To cladding of columns at high level		
Extent / Quantity of material	20m ²		
MATERIAL SCORE			
Product Type	2		
Deterioration	2		
Surface Treatment	2		
Asbestos Type	2		
Overall score	8		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			2
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Remedial works to damaged areas or displaced boards, Encapsulate, label and monitor the material with regular and pre planned inspection. Prior to any demolition or refurbishment work involving the material it should be removed under full conditions using a licensed contractor in accordance with the Control of Asbestos Regulations 2012		

		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / VIM27 - 01	Is Asbestos Present?	Yes
Type of material	Asbestos Insulating board		
Content of material	Amosite / Chrysotile		
Sample Location	Unit 7		
Sample position	To cladding of columns at high level		
Extent / Quantity of material	20m ²		
MATERIAL SCORE			
Product Type	2		
Deterioration	2		
Surface Treatment	2		
Asbestos Type	2		
Overall score	8		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site		2	
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Remedial works to damaged areas or displaced boards, Encapsulate, label and monitor the material with regular and pre planned inspection. Prior to any demolition or refurbishment work involving the material it should be removed under full conditions using a licensed contractor in accordance with the Control of Asbestos Regulations 2012		

		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 28	Is Asbestos Present?	Yes
Type of material	Asbestos Cement		
Content of material	Chrysotile		
Sample Location	Unit 7		
Sample position	Lining panels to internal of roof		
Extent / Quantity of material	630m ²		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 29	Is Asbestos Present?	Yes
Type of material	Asbestos Cement		
Content of material	Chrysotile		
Sample Location	Unit 7		
Sample position	Lining panels to internal of roof		
Extent / Quantity of material	As sample 28		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 30	Is Asbestos Present?	Yes
Type of material	Asbestos Cement		
Content of material	Chrysotile		
Sample Location	Unit 7		
Sample position	Corrugated sheets to external of roof		
Extent / Quantity of material	630m ²		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 31	Is Asbestos Present?	Yes
Type of material	Asbestos Cement		
Content of material	Chrysotile		
Sample Location	Unit 7		
Sample position	Corrugated sheets to external of roof		
Extent / Quantity of material	As sample 30		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	4		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 32	Is Asbestos Present?	Yes
Type of material	Asbestos Insulating board		
Content of material	Amosite / chrysotile		
Sample Location	Unit 3		
Sample position	Boarding to side of rear shutter at high level		
Extent / Quantity of material	2m ²		
MATERIAL SCORE			
Product Type	2		
Deterioration	2		
Surface Treatment	2		
Asbestos Type	2		
Overall score	8		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			2
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Remedial works to damaged areas or displaced boards, Encapsulate, label and monitor the material with regular and pre planned inspection. Prior to any demolition or refurbishment work involving the material it should be removed under full conditions using a licensed contractor in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 33	Is Asbestos Present?	Yes
Type of material	Asbestos Insulating board		
Content of material	Amosite / Chrysotile		
Sample Location	Unit 3		
Sample position	Debris to timber and ledges above rear shutter at high level		
Extent / Quantity of material	10m ²		
MATERIAL SCORE			
Product Type	2		
Deterioration	3		
Surface Treatment	2		
Asbestos Type	2		
Overall score	9		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			1
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Restrict access around the material until removal works can be undertaken, it should be removed using a licensed contractor in accordance with the Control of Asbestos Regulations 2012		

		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 34	Is Asbestos Present?	Yes
Type of material	Asbestos Insulating board		
Content of material	Amosite / Chrysotile		
Sample Location	Unit 8, external		
Sample position	Boarding debris within embankment from damaged lining panels of the unit		
Extent / Quantity of material	6m ² visible		
MATERIAL SCORE			
Product Type	2		
Deterioration	3		
Surface Treatment	2		
Asbestos Type	2		
Overall score	9		
Accessibility score	3		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			1
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Restrict access around the material until removal works can be undertaken, it should be removed using a licensed contractor in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 35	Is Asbestos Present?	No
Type of material	Cement product		
Content of material	NAD		
Sample Location	Unit 3		
Sample position	Loose corrugated sheet to front of unit		
Extent / Quantity of material	2m ²		
MATERIAL SCORE			
Product Type	N/A		
Deterioration	N/A		
Surface Treatment	N/A		
Asbestos Type	N/A		
Overall score	N/A		
Accessibility score	N/A		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			N/A
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	None required as no Asbestos detected within sample		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
✓			
Sample Reference	PEC1483 / 36	Is Asbestos Present?	Yes
Type of material	Asbestos Thermoplastic floor tiles		
Content of material	Chrysotile		
Sample Location	Unit 4, ground floor office		
Sample position	To floor throughout room		
Extent / Quantity of material	55m ²		
MATERIAL SCORE			
Product Type	1		
Deterioration	1		
Surface Treatment	0		
Asbestos Type	1		
Overall score	3		
Accessibility score	3		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Label, monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

 PILLARS ENVIRONMENTAL CONSULTANTS LTD		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
			✓
Sample Reference	PEC1483 / SP001	Is Asbestos Present?	Yes
Type of material	Asbestos Insulating board		
Content of material	Amosite / Chrysotile		
Sample Location	Units 1, 2, 7, 8		
Sample position	Potential insulating board debris within brick wall and column voids at low level from damaged / slipped boards above		
Extent / Quantity of material	Not quantified presumed throughout		
MATERIAL SCORE			
Product Type	2		
Deterioration	3		
Surface Treatment	2		
Asbestos Type	2		
Overall score	9		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			1
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Restrict access around the material until removal works can be undertaken, it should be removed using a licensed contractor in accordance with the Control of Asbestos Regulations 2012		

		Sample Information Form	
Site Address		Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street, Gorton, Manchester, M12 5DD	
SAMPLED		VISUALLY IDENTICAL MATERIAL	STRONGLY PRESUMED MATERIAL
			✓
Sample Reference	PEC1483 / SP002	Is Asbestos Present?	Yes
Type of material	Asbestos Textile rope		
Content of material	Chrysotile		
Sample Location	Unit 4		
Sample position	Rope seal to northern light windows within roof		
Extent / Quantity of material	Up to 500 linear metres		
MATERIAL SCORE			
Product Type	2		
Deterioration	1		
Surface Treatment	1		
Asbestos Type	1		
Overall score	5		
Accessibility score	1		
RISK BAND SCORE - The risk band score assigned to this sample based on the surveyor's assessment of the materials condition / location and possibility of exposure to any occupants of the site			3
This is an assessment of the material at the time of the survey. If the material is being left in situ for a time longer than i.e. 3 month it should be put into a suitable management plan and reassessed on regular intervals			
Recommendations	Monitor & review the material with regular and pre planned inspection. Prior to any demolition or refurbishment works involving the material it should be removed in accordance with the Control of Asbestos Regulations 2012		

SECTION 4 – Certificate of Bulk Analysis



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

 STANDARD ☐
 PREMIUM ☐
 EMERGENCY ☐

Client:	PILLARS ENVIRONMENTAL CONSULTANTS LTD	Analysis Report No.	SCO/24/13986
Address:	JUBILEE HOUSE EAST BEACH LYTHAM SAINT ANNE'S FY8 5FT	Report Date.	10/05/24
Attention:	TECHNICAL MANAGER	Site Ref No.	PEC1483
Site Address:	VARIOUS UNITS AMBROSE STREET MANCHESTER M12 5DD	Page No:	1 Of 4
Date sample taken:	UNKNOWN	No. of Samples:	36
Date sample received:	09/05/24	Obtained:	DELIVERED
Date of Analysis:	10/05/24		

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248. If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	01	UNIT 1 – INSULATION BOARD	AMOSITE/CHRYSTOTILE
2	02	UNIT 1 – INSULATION BOARD	AMOSITE/CHRYSTOTILE
3	03	UNIT 1 – INSULATION BOARD	AMOSITE/CHRYSTOTILE
4	04	UNIT 2 – INSULATION BOARD	AMOSITE/CHRYSTOTILE
5	05	UNIT 2 – INSULATION BOARD	AMOSITE/CHRYSTOTILE
6	06	UNIT 2 – INSULATION BOARD	AMOSITE/CHRYSTOTILE
7	07	UNIT 2 – TEXTILE	CHRYSTOTILE
8	08	UNIT ½ - CEMENT PRODUCT	CHRYSTOTILE
9	09	UNIT ½ - CEMENT PRODUCT	CHRYSTOTILE
10	10	UNIT 1 – CEMENT PRODUCT	CHRYSTOTILE

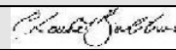
KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.

Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Note: All Analysis is performed in House on the registered premises (below).

Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	T CROOT	Authorised signatory:	
		Print name:	C.BOLTON – DEPUTY Q.C.M

BULK 001-VER 8 14-JUN-22-QCM

Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EU
 Tel: 01268 724785 Fax: 01268 724796 Mob: 07765 685132 E-Mail: enquiries@scopesaasl.co.uk
 Company Reg No: 5191390 Reg Address: As above


CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

 STANDARD ☐
 PREMIUM ☐
 EMERGENCY ☐

Client:	PILLARS ENVIRONMENTAL CONSULTANTS LTD		
Address:	JUBILEE HOUSE EAST BEACH LYTHAM SAINT ANNE'S FY8 5FT		
Attention:	TECHNICAL MANAGER		
Site Address:	VARIOUS UNITS AMBROSE STREET MANCHESTER M12 5DD		
Date sample taken:	UNKNOWN		
Date sample received:	09/05/24		
Date of Analysis:	09/05/24		
Analysis Report No.	SCO/24/13986		
Report Date.	09/05/24		
Site Ref No.	PEC1483		
Page No:	2	Of	4
No. of Samples:	36		
Obtained:	DELIVERED		

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248. If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
11	11	UNIT 1 – CEMENT PRODUCT	CHRYSTILE
12	12	UNIT 2 – CEMENT PRODUCT	CHRYSTILE
13	13	UNIT 2 – CEMENT PRODUCT	CHRYSTILE
14	14	UNIT 2 – OFFICE – FLOOR TILE	CHRYSTILE
15	15	UNIT 1 – CEMENT PRODUCT	CHRYSTILE
16	16	UNIT 1 – CEMENT PRODUCT	CHRYSTILE
17	17	UNIT 2 – INSULATION BOARD	AMOSITE/CHRYSTILE
18	18	UNIT 1 – CEMENT PRODUCT	CHRYSTILE
19	19	UNIT 2 – OFFICE – PUTTY	NADIS
20	20	UNIT 8 – INSULATION BOARD	AMOSITE/CHRYSTILE

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.
 Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.
 Note: All Analysis is performed in House on the registered premises (below).
 Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	J PALMER	Authorised signatory:	
		Print name:	C.BOLTON – DEPUTY Q.C.M

BULK 001-VER 8 14-JUN-22-QCM

Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EU
Tel: 01268 724785 **Fax:** 01268 724796 **Mob:** 07765 685132 **E-Mail:** enquiries@scopesaasl.co.uk
 Company Reg No: 5191390 Reg Address: As above


CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

 STANDARD ☐
 PREMIUM ☐
 EMERGENCY ☐

Client:	PILLARS ENVIRONMENTAL CONSULTANTS LTD	Analysis Report No.	SCO/24/13986
Address:	JUBILEE HOUSE EAST BEACH LYTHAM SAINT ANNE'S FY8 5FT	Report Date.	09/05/24
Attention:	TECHNICAL MANAGER	Site Ref No.	PEC1483
Site Address:	VARIOUS UNITS AMBROSE STREET MANCHESTER M12 5DD	Page No:	3 Of 4
Date sample taken:	UNKNOWN	No. of Samples:	36
Date sample received:	09/05/24	Obtained:	DELIVERED
Date of Analysis:	09/05/24		

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
 If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
21	21	UNIT 8 – INSULATION BOARD	AMOSITE/CHRYSTILE
22	22	UNIT 8 – INSULATION BOARD	AMOSITE/CHRYSTILE
23	23	UNIT 8 – CEMENT PRODUCT	CHRYSTILE
24	24	UNIT 8 – CEMENT PRODUCT	CHRYSTILE
25	25	UNIT 8 – CEMENT PRODUCT	CHRYSTILE
26	26	UNIT 8 – CEMENT PRODUCT	CHRYSTILE
27	27	UNIT 8 – INSULATION BOARD	AMOSITE / CHRYSTILE
28	28	UNIT 7 – CEMENT PRODUCT	CHRYSTILE
29	29	UNIT 7 – CEMENT PRODUCT	CHRYSTILE
30	30	UNIT 7 – CEMENT PRODUCT	CHRYSTILE

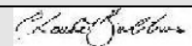
KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.

Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Note: All Analysis is performed in House on the registered premises (below).

Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	B GOODCHILD	Authorised signatory:	
		Print name:	C.BOLTON – DEPUTY Q.C.M

BULK 001-VER 8 14-JUN-22-QCM

Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EU
Tel: 01268 724785 **Fax:** 01268 724796 **Mob:** 07765 685132 **E-Mail:** enquiries@scopesaasl.co.uk
 Company Reg No: 5191390 Reg Address: As above


CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

 STANDARD ☐
 PREMIUM ☐
 EMERGENCY ☐

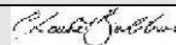
Client:	PILLARS ENVIRONMENTAL CONSULTANTS LTD		
Address:	JUBILEE HOUSE EAST BEACH LYTHAM SAINT ANNE'S FY8 5FT		
Attention:	TECHNICAL MANAGER		
Site Address:	VARIOUS UNITS AMBROSE STREET MANCHESTER M12 5DD		
Date sample taken:	UNKNOWN		
Date sample received:	09/05/24		
Date of Analysis:	09/05/24		
Analysis Report No.	SCO/24/13986		
Report Date:	09/05/24		
Site Ref No.	PEC1483		
Page No:	4	Of	4
No. of Samples:	36		
Obtained:	DELIVERED		

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
 If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
31	31	UNIT 7 – CEMENT PRODUCT	CHRYSTOTILE
32	32	UNIT 3 – INSULATION BOARD	AMOSITE/CHRYSTOTILE
33	33	UNIT 3 – INSULATION BOARD	AMOSITE/CHRYSTOTILE
34	34	UNIT 8 – INSULATION BOARD	AMOSITE/CHRYSTOTILE
35	35	UNIT 3 – CEMENT PRODUCT	NADIS
36	36	UNIT 4- STORE – FLOOR TILE	CHRYSTOTILE TO RED PAINTED TILE ONLY

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.
 Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.
 Note: All Analysis is performed in House on the registered premises (below).
 Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	S GIDDINGS	Authorised signatory:	
		Print name:	C.BOLTON – DEPUTY Q.C.M

BULK 001-VER 8 14-JUN-22-QCM

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SECTION 4 – Sample information sheets guidance

The condition of each asbestos element identified on site is assessed using the material assessment algorithm as defined in HSG264 - Asbestos: The survey Guide.

The assessment will depend on four different parameters:

Asbestos type

Product type

Extent of damage

Surface treatment

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 insulation boarding, Mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
3	Thermal Insulation (pipe and boiler lagging, sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage/deterioration

0	Good condition: No visible Damage
1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
2	Medium damage: Significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
3	High Damage or delamination of materials, sprays and thermal, visible asbestos debris

Surface Treatment

0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
1	Enclosed sprays and lagging. AIB (with exposed face painted or encapsulated), asbestos cement sheets
2	Unsealed AIB or encapsulated lagging and sprays
3	Unsealed lagging and sprays

Asbestos type

1	Chrysotile
2	Amphibole asbestos excluding Crocidolite
3	Crocidolite

Presumed asbestos containing materials are scored as Crocidolite (3) unless there is a reasonable argument that another type of asbestos was almost always used in that type of application. Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres. Non-asbestos materials are not scored.

Risk assessment and management plans

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

ASSESSMENT OF ACCESSIBILITY OF EACH ASBESTOS ELEMENT

The accessibility of each asbestos element on site will be assessed. This is important as the accessibility relates to the likelihood or possibility of damage occurring to the asbestos. The potential for damage or impact on asbestos materials must be considered in conjunction with the likely building usage of the area in question. Risk of damage will be more likely in areas of constant use in comparison with areas of intermittent use such as entry for maintenance inspections or observation of equipment.

1	Low accessibility asbestos materials are those elements, which are difficult to reach or damage due to their being in a location which is not normally accessible, except for the purposes of maintenance, e.g. In a roof space or plant room
2	Medium accessibility asbestos materials are those elements where some degree of effort would be required to reach and damage the asbestos, e.g., using a ladder or standing on a chair
3	High accessibility asbestos materials are those elements that can be touched or damaged within normal reach

The Risk band categories are defined as follows.

1	Risk Band 1 asbestos materials are in a condition or location which requires urgent attention. These asbestos materials are usually not suited to any form of containment program and should be stripped or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned this risk band score. Any disturbance to Risk band 1 materials is likely to expose personnel to increased levels of airborne respirable asbestos fibre with the added risk of spreading the extent of the contamination throughout the rest of the building
2	Risk Band 2 asbestos materials are in a location/condition, which require some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works, the asbestos material may be assigned a Risk Band 3 rating. In the long term, it is recommended that all Risk Band 2 materials be removed as soon as resources become available
3	Risk Band 3 asbestos materials are in a condition/location, which does not give rise to a significant health risk. PROVIDED THE MATERIAL REMAINS UNDISTURBED, either by routine maintenance operations, or by personnel carrying out their normal daily work activities. This category is only valid if this provision is maintained. Building managers should be aware of any changes in the work activities in areas where the Risk band 1 materials if it were decided to carry out building works, which would require some disturbance of the asbestos material

SECTION 5 – General site constructions

The below pictures show a range of materials / installations inspected throughout the survey which make up the typical construction of the areas inspected.

Building Reference:	Units 1, 2, 3, 4, 5, 6, 7 & 8 Ambrose Street	
External typical construction materials		
External wall construction		
		
	Tin / asbestos cement sheet / brick	
Roof construction		

		
	Asbestos cement sheets / slate / tin sheets	
Rainwater Goods		
	Asbestos cement / plastic	
Type of Profiled Sheets found		
		
	Asbestos cement / tin / fibre glass	
External pipework		
	Plastic / asbestos cement / steel	

Window construction		
Window panels	None identified	
Soffits	None identified	
Fascia's		
Verge Boards	None identified	

Door and door headers		
External Plant / Equipment	None identified	

Internal typical construction materials

Wall Construction – solid walls



Block / brick / tin

Wall construction – Partition



Plasterboard / timber

Floor coverings



Carpet / laminate / vinyl / asbestos thermoplastic floor tile

Floors beneath coverings



Concrete

Ceilings – fixed / Solid		
		
	Plasterboard / hardboard	
Ceilings – Suspended		
		
	None asbestos organic material	
Boxwork construction		
		
	Plasterboard / timber	
Insulation – Loft or roof	None identified	
Insulation – Pipework		

Insulation – Boilers or clarifiers	None identified
Insulation – residues or debris	None identified
Insulation – Air ducting or other Equipment	None identified
Plant / Equipment	Live at the time of onsite inspection
Electrics	
	Asbestos containing

Toilet Cisterns		
Porcelain		
Others		
None asbestos MMMF insulation found within tin sheets to unit 6		

SECTION 5 – Table of abbreviations & terminology

ACM	Asbestos Containing Materials
AIB	Asbestos insulating board
Amosite	Also known as Brown Asbestos
CAF	Compressed Asbestos Fibre
CDM	The Construction (Design and Management) Regulations 2015
CAR 2012	Control of Asbestos Regulations 2012
Chrysotile	Also known as White Asbestos
Crocidolite	Also known as Blue Asbestos
MMF	Manmade Mineral Fibre
NAD	No Asbestos Detected
N/A	Not applicable
SP	Strongly presumed
TBC	To Be Confirmed
VIM	Visually Identical Material

SECTION 6 – General restrictions / Exclusions

Every reasonable effort has been made to ensure that the information contained in this report is as accurate and as comprehensive as was practicable at the time of preparation. It is not reasonably practicable to categorically state whether an area is free of all asbestos containing materials.

Whilst the survey team made every effort to examine all suspect materials, we cannot guarantee that all asbestos-based materials have been Located. Pillars Environmental Consultants Ltd cannot therefore accept liability for loss: injury: damage: or penalty caused by omissions or errors contained in this report. Pillars Environmental Consultants cannot accept responsibility for non-systematic of “one off” use of hidden asbestos within the areas inspected unless referenced within this report.

Pillars Environmental Consultants have instructed all survey teams that health and safety considerations are paramount during their works. If the survey team find an area where access or sampling will present a risk to themselves or others, they have been given authority to cease works until such time that the risk can be controlled to acceptable levels. This may include accessing confined spaces, work at heights, work near active equipment or processes etc. If such a situation arises, we will inform the client and explore alternate resolutions. In such instances, they will be recorded as such within the report as a none accessed area.

Lift shafts will not be accessed unless a competent lift engineer is available who has been supplied by the client. If no engineer is available, the surveying team will determine if the lift shaft is presumed to contain asbestos until it is inspected.

Our surveying teams do not access high level roof areas unless safe access has been provided prior to the commencement of the survey. Our surveying teams shall not break into structural elements of a building such as brick walls, cavity walls, chimney stacks etc. where it may place the survey team and others at risk of structural collapse i.e. in structurally unsafe buildings. Any asbestos products present in these areas may not be identified during the survey and therefore caution must be applied during the breakthrough / dismantling of structural elements of a building. It is possible that unidentified asbestos residues resulting from earlier asbestos removal works may be present in relatively inaccessible locations e.g., behind column claddings, attached to earlier ceiling tile grids or suspension systems or covered with new or continuous panelling.

Certain ‘Artex’ type coatings and decorative plasters may contain very small quantities of asbestos. In situ, these coatings are often composed of different batches of product or may have been repaired / patched at different times. It is therefore possible that any ‘Artex’ samples taken may not be representative of the entire coating.

END OF REPORT