ICESURVEYORS
Surveying and Asbestos specialists

Refurbishment Survey For

Meridian Developments

At
2A Seymour Rd,
Cheetham Hill,
Manchester,
M85BQ



Site Ref: 2A Seymour Road Cheetham Manchester
Survey Ref: M85BQ-11582

Survey Date: 01/05/2024
Report Date: 02/05/2024
Issue Date. 02/05/2024

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1. Introduction

Inter City Environmental Limited t/a ICE Asbestos were requested by Ibby of Meridian Developments Real Estate Ltd to carry out an Asbestos Refurbishment survey at 2a Seymour Road, Cheetham Hill, Manchester, M8 5BQ

Access to the site was arranged through the Client.

The survey was conducted to the client's scope of works and the works planned throughout the site.

Due to restrictions intrusive access was minimised. Intrusive access were inspected by small holes and observations of the location were taken as representative.

Areas observed and materials sampled are described within this report and any restraints noted.

The inspection was carried out on the 1st May 2024 by Anthony Easy (surveyor)from ICE Asbestos to identify as far as reasonably practicable any ACMs.

The property is a single storey unit with a pitched cement and flat felt roof, cement verge plate, plastic guttering and downpipes, a cement flue pipe, brick gable end, timber and metal doors, timber windows, off road parking to the front, a metal gate and road through to rear to the righthand side and a car park to the rear

Samples Taken:

3 No. of samples were taken during the survey for analysis and testing in a UKAS Accredited laboratory

2 No. of the samples taken tested positive for containing asbestos.

1 No. of the samples taken tested NADIS (No Asbestos Detected in Sample)

1. Introduction

It is strongly recommended that this report is used as a full document. The use of individual sections alone may result in a misinterpretation for which ICEASBESTOS cannot be responsible for. This report is in line with current legislation and guidance if any clarification is required contact Inter City Environmental.

In accordance with the requirements of CAR2012, it is now a requirement for every employer to ensure that adequate information, instruction and training is given to his employees who are liable to be exposed to asbestos, or those who supervise such employees.

Maintenance staff must be trained in the nature of the risks associated with working with asbestos and must be provided with and know how to use / maintain suitable personal and respiratory protective equipment.

This training should enable staff to assess which situations work can be conducted in and which situations would require the assistance of a licenced asbestos removal contractor

2. Site Outline

Areas viewed:

Mezzanine level
Mezzanine

Ground floor
Main shop, Side access, Toilets, Storeroom, Entrance, Storeroom, Shop, Storeroom, Toilet, Inner hall, Side entrance, Tyre bay

Inaccessible areas:

No access into electrics
Limited access to Side access, Entrance and Storeroom
Limited access to floor are on Main shop

Due To:

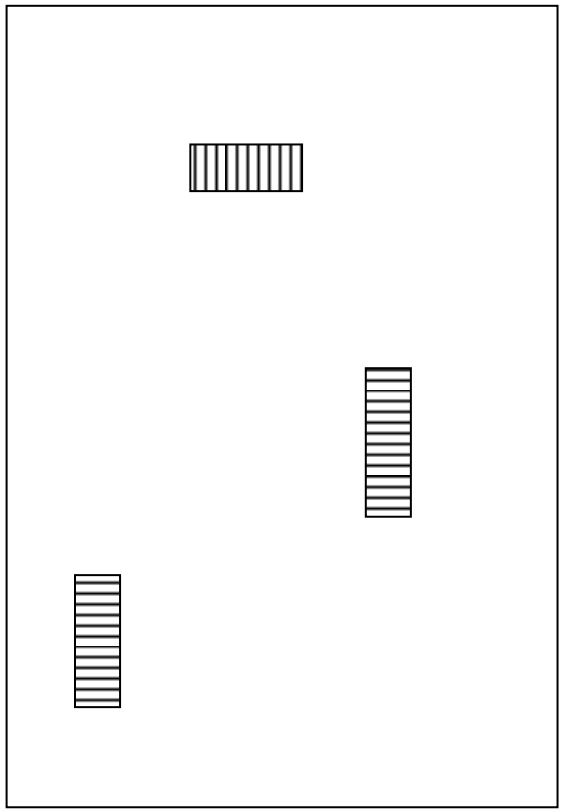
- No Safe Access
- No Isolation
- Further investigation may be needed in the above areas. These areas should be deemed to contain asbestos until proven otherwise

3. Recommended Asbestos Register

Key No-Asbestos Very Low Risk Low Risk Medium Risk High Risk

Survey Reports.	Location	Description	Type Asbestos	Condition	Date of Inspection	Date of Next Inspection	Recommendations	Action Taken	Risk
Type: Refurbishment Sample Ref: **ICE/11562/001**	External Roof	Cement roof sheets and verge plate	Chrysotile	Good	01/05/2024	01/05/2025	**Label and Manage Or Removal under Controlled Conditions**	None	Very Low Risk
Type: Refurbishment Sample Ref: **ICE/11562/002**	External Roof	Felt roofing	NADIS	Good	01/05/2024	N/A	**No Further Action Required**	None	No Asbestos
Type: Refurbishment Sample Ref: **ICE/11562/003**	Ground floor Side Entrance	Loose cement boards to righthand side	Chrysotile	High	01/05/2024	01/05/2025	**Remove Under Controled Conditions**	None	Low Risk

4. Drawings



The information indicated on the drawing is relating to ACMs detected within the building. This should not be conceded as exhaustive and it must always be assumed there may be other ACMs present, hidden and/or undetected within the structure. In view of this it may be necessary to undertake further investigations prior to carrying out any works likely to disturb the fabric of the building.

THE REPORT SHOULD BE READ IN ITS ENTIRETY

THIS IS A COLOUR DRAWING AND SHOULD NOT BE RELIED ON IFVIEWED IN BLACK

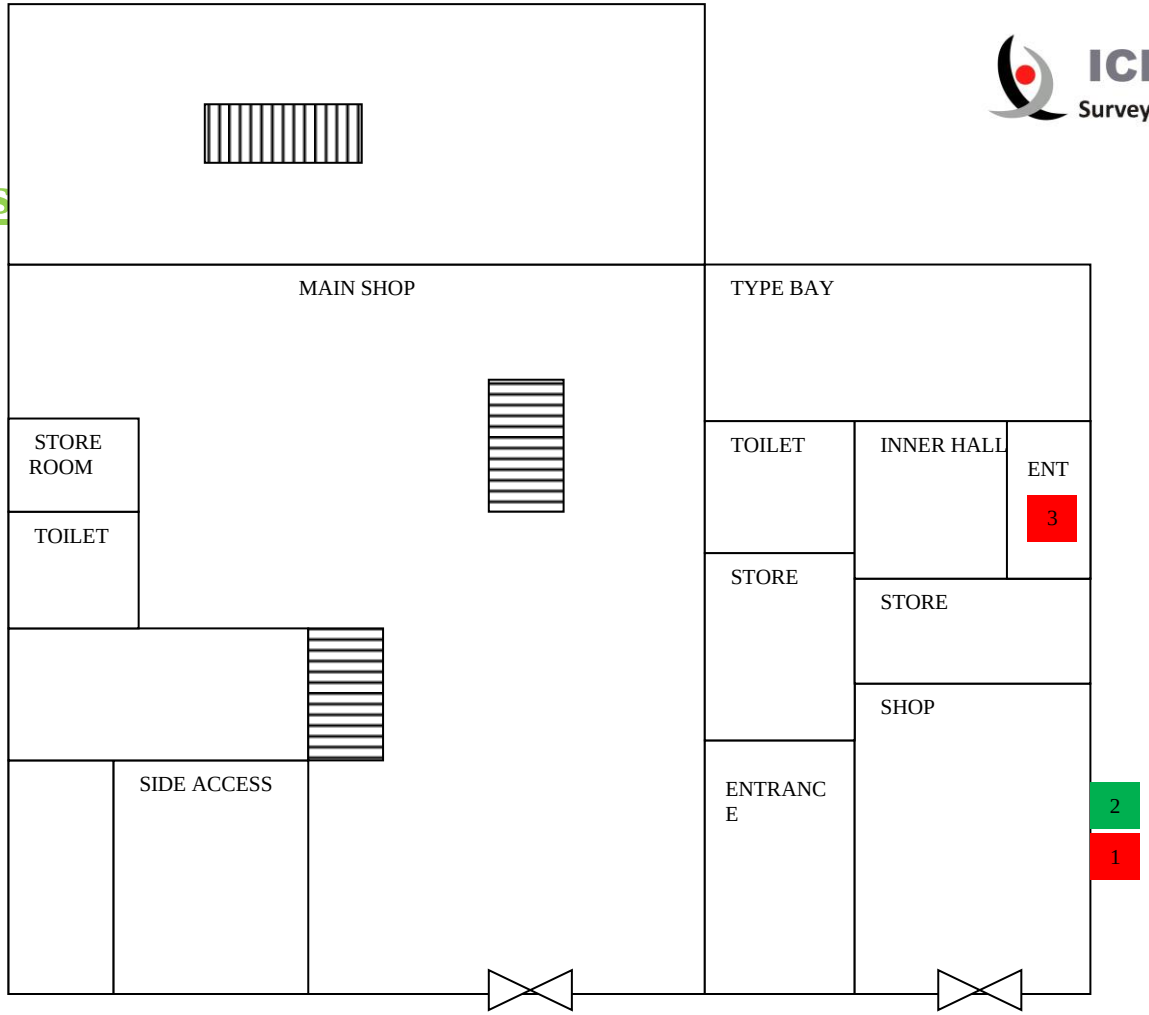
ASBESTOS

NON-ASBESTOS

STRONGLY PRESUMED ASBESTOS

Date	01/05/2024	**Project No.**	115562	**Site Location**	Mezzanine Floor – 2A Seymour Road Cheetham Manchester M8 5BQ	**Client**	Meridian Development Unit B Madison Place Northampton Road Manchester M40 5AG

4. Drawings



The information indicated on the drawing is relating to ACMs detected within the building. This should not be conceded as exhaustive and it must always be assumed there may be other ACMs present, hidden and/or undetected within the structure. In view of this it may be necessary to undertake further investigations prior to carrying out any works likely to disturb the fabric of the building.

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ASBESTOS

NON-ASBESTOS

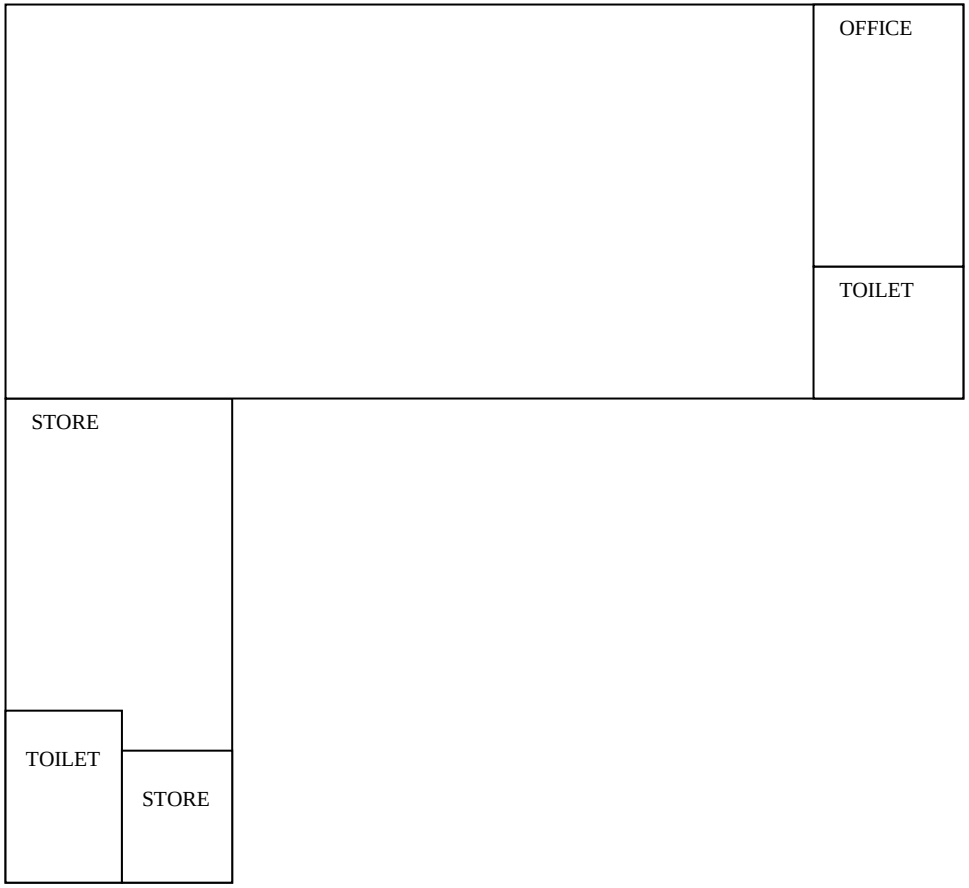
STRONGLY PRESUMED ASBESTOS

Date	01/05/2024	**Project No.**	11562	**Site Location**	Ground Floor – 2A Seymour Road Cheetham Manchester M8 5BQ	**Client**	Meridian Development Unit B Madison Place Northampton Road Manchester M40 5AG

Site Ref: 2A Seymour Road Cheetham Manchester
Survey Ref: M85BQ-11582

Survey Date: 01/05/2024
Report Date: 02/05/2024
Issue Date. 02/05/2024

Drawings



The information indicated on the drawing is relating to ACMs detected within the building. This should not be conceded as exhaustive and it must always be assumed there may be other ACMs present, hidden and/or undetected within the structure. In view of this it may be necessary to undertake further investigations prior to carrying out any works likely to disturb the fabric of the building.

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ASBESTOS

NON-ASBESTOS

STRONGLY PRESUMED ASBESTOS

Date	01/05/2024	**Project No.**	11562	**Site Location**	Ground Floor – 2A Seymour Road Cheetham Manchester M8 5BQ	**Client**	Meridian Development Unit B Madison Place Northampton Road Manchester M40 5AG

5. Sample Test Results

FOURSTAGE ENVIRONMENTAL LTD.

5A CLAPGUN STREET, CASTLE DONINGTON, DERBY, DE74 2LE
Telephone: 01332 812549 Email: bulks@fourstage.co.uk

UKAS TESTING 2671

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

Client:	ICE Asbestos Ltd
Address:	3a Cardwell Street Radford Nottingham NG7 6FW
Attention:	Tony Easy
Site Address:	2A Seymour Road Cheetham Hill Manchester M8 5BQ

Report Number:	4S-44648-B
Report Date:	02/05/2024
Number of Samples:	3
Site Reference/Order No.	TBC
Sampled By:	Client
Date Sample Taken:	01/05/2024
Date Sample Received:	02/05/2024
Date of Analysis:	02/05/2024

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Fourstage Environmental Limited "In house" method of transmitted/polarized light microscopy and centre stop dispersion staining, based on HSG 248. If the samples have been DELIVERED then the site address and actual sample location and sample type is as given by the client at the time of the delivery. However after analysis the type of material may be changed if the analysis indicates the wrong information was given.
Fourstage Environmental Limited is not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Fourstage Environmental Limited cannot be held responsible for the interpretation of the results shown.
Fourstage Environmental Limited does however take responsibility for information reported when a staff member of Fourstage Environmental Limited takes the samples.
This report must not be reproduced except in full without the approval of Fourstage Environmental Ltd.
Any comments made on this certificate are outside the scope of UKAS accreditation.
The results contained within this report relate to the sample as received only.
The Asbestos Fibre distribution within the sample analysed will be indicated as Homogeneous (H) Layered (L) or Sporadic (S)
ALL samples with No Asbestos Detected will be indicated as Not Applicable (NA)

FOURSTAGE SAMPLE No.	CLIENT SAMPLE NO.	SAMPLE LOCATION	SAMPLE TYPE	(H) (L) (S) (NA)	FIBRE TYPE DETECTED
181618	ICE/11562/001	External Main Roof Sheets	Cement	H	**Chrysotile Asbestos**
181619	ICE/11562/002	External Flat Roof	Bitumen Felt	NA	No Asbestos Detected
181620	ICE/11562/003	Side Entrance Doorway	Cement Debris	H	**Chrysotile Asbestos**

Note: All samples will be retained for a minimum of 6 months with the Reports retained for five years.

Analysed By:	K.Harvey	Authorised Signatory:	K Harvey
		Print Name:	Kayleigh Harvey

6. Hazard Band Analysis:

Hazard Band: **A High Hazard Material**

Building	Area/Floor	Area /Room	Sample Ref	Description	Surveyors Comment
No High hazard materials found					

6. Hazard Band Analysis:

Hazard Band: B Medium Hazard Material

Building	Area/Floor	Area /Room	Sample Ref	Description	Surveyors Comment
No Medium hazard materials found					

6. Hazard Band Analysis:

Hazard Band: **C Low Hazard Material**

Building	Area/Floor	Area /Room	Sample Ref	Description	Surveyors Comment
Property	Ground	Side Entrance	**ICE/11562/003**	Loose cement boards to righthand side	Removal under Controlled Conditions

6. Hazard Band Analysis:

Hazard Band: D Very Low Hazard Material

Building	Area/Floor	Area /Room	Sample Ref	Description	Surveyors Comment
Property	External	Roof	**ICE/11562/001**	Cement roof sheets and verge plate	**Label and Manage or Remove Under Controled Conditions**

6. Hazard Band Analysis:

Hazard Band: **E No Asbestos Hazard Material**

Building	Area/Floor	Area /Room	Sample Ref	Description	Surveyors Comment
Property	External	Roof	**ICE/11562/002**	Felt roofing	**No Further Action Required**

7a. Environmental Inspection Records – Asbestos

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7a. Environmental Inspection Records – Asbestos

Building:	Property	Surveyors:	A Easy
Floor:	External	Date of Survey:	01/05/2024
Room/Area:	Roof	Date of Report:	02/05/2024
Material:	Cement	Sample No.:	ICE/11562/001



Cement roof sheets and verge plate

Sample Taken	Yes
Contains Asbestos	Yes
Lab Reference	4S-44648-B
Analyst	Four stage
Analysis Date	02/05/2024
Survey Type	Refurbishment & Demolition

Material Assessment:	Hazard Band **D**	Material Score: **3**

Condition:	Score	Product Type:	Score	Surface Treatment:	Score	Asbestos Type:	Score
Good	**0**	Cement	**1**	Good	**1**	Chrysotile	**1**

Surveyor's Comment:	**Label and Manage or Removal under Controlled Conditions** **This area has been inspected as far as reasonably practicable**

Priority Assessment	Risk Band **D**	Priority Score: **0**

Disturbance	Location:	Score	Accessibility	Score	Extent	Score	Score
					Approx. 500sqm		
Exposure	Occupants:	Score	Frequency	Score	Time in Use	Score	
Maintenance	Type/disturbance	Score	Frequency	Score	Activity	Score	
Main							
Maintenance	Type/disturbance	Score	Frequency	Score	Activity	Score	
Secondary							

Action	**Label and Manage or Removal under Controlled Conditions**	TOTAL ASSESSMENT **3**

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7a. Environmental Inspection Records – Asbestos

Building:	Property	Surveyors:	A Easy
Floor:	Ground	Date of Survey:	01/05/2024
Room/Area:	Side entrance	Date of Report:	02/05/2024
Material:	Cement	Sample No.:	ICE/11562/003



Loose cement boarding to righthand side

Sample Taken	Yes
Contains Asbestos	Yes
Lab Reference	4S-44648-B
Analyst	Four stage
Analysis Date	02/05/2024
Survey Type	Refurbishment & Demolition

Material Assessment:	Hazard Band **C**					Material Score: **6**	
Condition:	Score	Product Type:	Score	Surface Treatment:	Score	Asbestos Type:	Score
High	**3**	Cement	**1**	High	**1**	Chrysotile	**1**
Surveyor's Comment:	**Remove Under Controled Conditions** **This area has been inspected as far as reasonably practicable**						
Priority Assessment	Risk Band **C**					Priority Score: **0**	

Disturbance	Location:	Score	Accessibility	Score	Extent	Score	Score
Exposure	Occupants:	Score	Frequency	Score	Time in Use	Score	
Maintenance	Type/disturbance	Score	Frequency	Score	Activity	Score	
Main							
Maintenance	Type/disturbance	Score	Frequency	Score	Activity	Score	
Secondary							

Action	**Remove Under Controled Conditions**	TOTAL ASSESSMENT ***6***

7b. Environmental Inspection Records –

None-Asbestos

7b. Environmental Inspection Records – None-Asbestos

Building:	Property	Surveyors:	A Easy
Floor:	External	Date of Survey:	01/05/2024
Room/Area:	Roof	Date of Report:	02/05/2024
Material:	Felt	Sample No.:	ICE/11562/002



Felt roofing

Sample Taken	Yes
Contains Asbestos	No
Lab Reference	4S-44648-B
Analyst	Four stage
Analysis Date	02/05/2024
Survey Type	Refurbishment & Demolition

Material Assessment:	Hazard Band **E**					Material Score: **0**	
Condition:	Score	Product Type:	Score	Surface Treatment:	Score	Asbestos Type:	Score
Good	**0**	Felt	**0**	Good	**0**	NADIS	**0**
Surveyor's Comment:	**No Further Action Required** **This area has been inspected as far as reasonably practicable**						
Priority Assessment	Risk Band **E**					Priority Score: **0**	

Disturbance	Location:	Score	Accessibility	Score	Extent	Score	Score
Exposure	Occupants:	Score	Frequency	Score	Time in Use	Score	
Maintenance	Type/disturbance	Score	Frequency	Score	Activity	Score	
Main							
Maintenance	Type/disturbance	Score	Frequency	Score	Activity	Score	
Secondary							

Action	**No Further Action Required**	TOTAL ASSESSMENT ***0***

8. Room Description

Property:

External:

Roof:	Doors:	Windows:	Walls:	Guttering:	Drain Pipes:	Fascia's:	Soffits:	Verge Plate:	Gable end
Pitched / Cement Flat / Felt	Timber/ Metal	Timber	Render / Brick/ Paint	Plastic	Plastic	N/A	N/A	Cement	Brick
Sample No.	Sample No.	Sample No.	Sample No.	Sample No.	Sample No.	Sample No.	Sample No.	Sample No.	Sample No.
ICE/11582/001 **ICE/11582/002**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**ICE/11582/001**	N/A
Comments:									

Internal:

Floor	Room No	Room name	Doors	Windows	Walls	Ceiling	Floor	Sample number	Item	Comment
Mezzanine	1	Mezzanine	N/A	N/A	Brick / Paint	Cement	Carpet / Timber	**ICE/11582/001**	Cement roof	
Ground	2	Main shop	UPVC	N/A	Brick / Paint	Board/ Timber	Vinyl/ Carpet	**N/A**		Limited access to floor area
Ground	3	Side Access	N/A	Timber	Brick/ Paint	Timber	Carpet/ Concrete	**N/A**		Limited access
Ground	4	Toilets	Timber	N/A	Brick/ Paint	Plaster board/ Paint	Concrete/ Paint	**N/A**		
Ground	5	Storeroom	Timber	N/A	Brick/ Paint	Timber	Concrete/ Paint	**N/A**		
Ground	6	Entrance	Timber	N/A	Timber/ Paint	Plaster Skimmed/ Cement	Laminate/ Timber	**ICE/11582/001**	Cement roof	Limited access

8. Room Description

Internal:

Floor	Room No	Room name	Doors	Windows	Walls	Ceiling	Floor	Sample number	Item	Comment
Ground	7	Storeroom	Timber	N/A	Timber/ Paint	Suspended Ceiling/ Plaster Skimmed	N/A			No access to floor area Limited access
Ground	8	Shop	UPVC	Timber	Timber/ Paint	Plaster Board / Cement	Carpet/ Concrete	**ICE/11582/001**	Cement roof	
Ground	9	Storeroom	Timber	N/A	Paint/ Plaster Skimmed/ Paint	Timber/ Plaster Skimmed	Laminate	**N/A**		
Ground	10	Toilet	Timber	N/A	Timber/ Paint	Plaster Board/ Paint/ Felt	Laminate	**ICE/11582/002**	Felt roof	
Ground	11	Inner hall	N/A	N/A	Paint/ Plaster Skimmed	Plaster Board/ Paint/ Felt	Laminate	**ICE/11582/002**	Felt roof	
Ground	12	Entrance Side	Metal	N/A	Brick/ Timber	Timber/ Felt	Concrete	**ICE/11582/002** **ICE/11582/003**	Felt roof Loose cement boards to righthand side	
Ground	13	Tyre Bay	Timber/ Metal shutter	N/A	Brick/ Timber	Timber / Cement	Concrete	**ICE/11582/002**	Cement roof	
Ground	14	Toilet	Timber	N/A	Breeze block / Brick / Paint	Plaster Board	Concrete/ Vinyl	**N/A**		
Ground	15	Office	Timber	Timber	Paint/ Plaster Skimmed	Textured coating	Concrete/ Vinyl	**N/A**		
Ground	16	Garage	Metal shutter	N/A	Brick/ Paint	Metal/ Cement	Concrete	**ICE/11582/001**	Cement roof	
Ground	17	Stores	N/A	N/A	Paint/ Plaster Skimmed	Concrete	Concrete	**N/A**		

8. Room Description

Internal:

Floor	Room No	Room name	Doors	Windows	Walls	Ceiling	Floor	Sample number	Item	Comment
Ground	18	Toilet	Timber	N/A	Paint/ Plaster Skimmed	Concrete	Concrete	**N/A**		
Ground	19	Stores	Timber	N/A	Paint/ Plaster Skimmed	Concrete	Concrete	**N/A**		

9. Contractor Sign off Sheet

The control of Asbestos at Work Regulations requires that the manager of this building is duty bound to inform maintenance personnel or contractors of the presence of asbestos within this building.

Before commencing any work on this site you **must** read and understand the asbestos register paying particular attention to any possible incidences of asbestos in the areas you are due to work within.

Once you have read the Asbestos Register could you please fill in the form below.

Sign to confirm you have read & understand the Asbestos Register	Name (Print)	Date

10. Recommended Asbestos Plan

Work Record

Record all re-inspections or reassessments, all removal works and all remedial works, Labelling, Encapsulation, ect.
Indication must be made of name and contact number of persons amending or deleting items from the register.
Copies of air test results should be put in the register to allow cross-reference of any works carried out

DATE:	DETAILS OF WORK AND AMENDMENTS MADE TO THE REGISTER	NAME AND CONTACT NUMBER
02/05/2024	Original Survey Report	ICEASBESTOS 01159 131 500

10. Recommended Asbestos Plan

Asbestos Removal Records

Record all removal works

Copies of air test results should be put in the register to allow cross-reference of any works carried out

DATE:	Sample No.	Location and Description	Removal Company	Analytical Company

10. Recommended Asbestos Plan

Immediately and continuing actions

The HSE have recommended the following actions that you may need to take, to effectively manage your asbestos-containing materials (ACMs). The extent of the actions will depend on your current management of ACMs and the size and complexity of your premises.

Immediate actions

The initial process you should take to protect the health of your employees and others. They are designed to help you stop ACMs being damaged and disturbed and immediately find any ACMs that are already damaged

Confirm what you already know about the ACMs on your premises, and review how you are currently managing them.

Reading these actions and the guidance will help you
This will help you to decide how much more you need to do to manage your ACMs and will provide information to assist you in doing this.

Prevent work on your premises that may disturb the fabric of the building until measures to control the risk have been implemented.

This action is to make sure that no persons work on the ACMs without taking the proper precautions. This means any work, such as drilling, breaking, removing, sawing etc, that could disturb the material. You should therefore not allow any work on the fabric of any building under your control, until you have put in place measures to control the risk. These will be short-term measures, until you have developed and implemented your management strategy.

Carry out an initial inspection for damage and disturbance of materials and take immediate action to control these.

The action is asking you to inspect your premises for damaged materials that may contain asbestos during routine day-to-day activities, asbestos may be disturbed and exposed into the air. This is a quick inspection to find out whether there are any problems that need dealing with now, but it is not intended to constitute a full assessment for the presence of asbestos on your premises. Typical examples to look out for include significantly damaged wall or door panels, or pipework insulation that has deteriorated or been damaged. If you find any damaged materials, you should consider whether they contain asbestos and take appropriate action to remove, repair or isolate them. If you find many, you may need to prioritise these.

10. Recommended Asbestos Plan

Continuing actions

Develop a strategy for compliance.

You should now have stopped uncontrolled work on ACMs and found any ACMs which are damaged. You may still not know where all your ACMs are. In time, you will have to know where they are, or presume they are in places where you cannot conclude they are not. Managing asbestos means preventing your employees and others from breathing in asbestos fibres. Assessing your employees' and others' exposure to asbestos and therefore complying with your legal duties.

Carry out a risk assessment of your ACMs to set priorities for management.

Now you have carried out an asbestos survey, either determining whether materials contain asbestos or identifying those that may do so, you will need to set priorities for risk management. You may have found materials that need to be repaired or removed as a result of their condition or because of future planned work (eg refurbishment). You may not be able to tackle these all at once and therefore need to set priorities. Algorithms are provided to help you with this. You may also find these useful for setting priorities if you have found several ACMs requiring action

Develop a long-term management plan.

The above actions should have taken you a long way towards preventing exposure to asbestos. But, you need to ensure that you continue to manage your ACMs, ensuring that you know the condition and location of all your ACMs in the long term and that this information is passed on to those liable to disturb them. You may need a paperwork or electronic system to record the on-going condition of your ACMs. You also need to make sure that the system you have put in place will stop uncontrolled work on ACMs continues to be effective. Your employees and anyone else working on your site need to know their responsibilities, what action they should take if they find damaged or deteriorated ACMs, and how to work safely on them. **As long as you have ACMs in your premises, you need to have an effective management plan to minimise exposure to asbestos.**

Monitor and review the management plan

You should review your management plan periodically to make sure that it is still preventing uncontrolled work on ACMs. You also need to be sure that you are continuing to minimise your employees', and others', exposure to asbestos from damaged and deteriorated ACMs. This periodic review of your management plan should typically be done once every six months or where there is a significant change to the structure of the organisation, or personnel responsible for its implementation.

11. Name & Address

Client Name:

Meridian Developments Real Estate Ltd
Unit B, Madison Place
Northampton Road
Manchester
M40 5AG

Contact: Ibby
Phone: 0161 6762021

Instructing Party:

Meridian Developments Real Estate Ltd
Unit B, Madison Place
Northampton Road
Manchester
M40 5AG

Contact: Ibby
Phone: 0161 6762021

Site Name:

2a Seymour Road
Cheetham Hill
Manchester
M8 5BQ

Contact: Ibby
Phone: 0161 6762021

Report Author:

Inter City Environmental t/a ICE Asbestos
3a Cardwell Street
Radford
Nottingham
NG7 6FW

Contact: Anthony Easy.
Phone: 0115 9131500

12. Specific Notes

Whilst every effort was made to locate the presence of asbestos based materials it proved difficult in some places due to:-

In-filling, alterations and refurbishment work which has taken place in the past. Asbestos may be under or hidden from view by other materials which have been used for over-cladding.

Whilst every effort was made to locate the ceiling panels, wall partitions and other panels, which may have been constructed from asbestos boarding, none other than those detailed were found. Some may have been missed due to repairs, alterations etc, where false and other finishes have been applied or where different specifications including a possible mixture of asbestos and non-asbestos panels have been used in the same area. Only by sampling each panel would the composition of all materials be known. This was clearly not practical in terms of cost or time.

No air monitoring was carried out whilst the survey was undertaken and therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.

This report has been written with reference to the various guidance notes etc issued and current at the date of the report and describes circumstances at the site on the date the investigation took place.

Where similar items exist in the building only one or two samples have been taken to ascertain the material. Only random sampling was carried out as it is assumed that similar products were of the same material.

Any persons undertaking work within the building should be told of the presence of asbestos. This briefing also applies to any other persons associated with the site including staff, sub-contractors and others.

Diagrams are not to scale and are illustrative only to indicate approximate locations. Descriptions used are for location identification purposes.

12. Specific Notes

The recommendations in this report are based on assumptions made after consideration of the type, condition and location of the material, the analysis result and type of use the area is thought to be subjected to.

Samples taken from floor tiles or similar material may include a bitumastic adhesive as part of the sample. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample unless otherwise stated.

Due to inconsistency of the fibre content in vinyl floor material and its low percentage, generally less than 2% by volume, random sampling was carried out to establish the possible presence of asbestos in vinyl flooring. A more comprehensive sampling strategy would have to be implemented to establish the exact extent of asbestos based vinyl flooring. However, unless the material is subjected to vigorous abrasive action or fire the possibility of fibre release will be minimal due to the matrix of the material.

13. Objectives

- The survey was carried out following the procedures stated in the HSG 264
- To carry out a survey to ascertain the presence of Asbestos Containing Materials (ACM's).
- To include an assessment for each sample.
- To produce a report indicating areas of ACMs with photographic records.

Health & Safety Policy

The objective of carrying out sampling was to identify the nature and extent of any visible asbestos material.

All samples were collected in self-seal bags and labelled; care was taken to prevent cross-contamination of samples. All samples were taken not to cause nuisance and potential risk to any occupants and visitors of, or to the building.

Under the control of asbestos regulations 2012 dust release in sampling must be reduced as low as reasonably practical. The precautionary measures include the use of P.P.E & R.P.E, wetting the material, and an appropriate cleaning process.

After sampling, all samples were placed into another self -sealed bag.

13. Objectives

Refurbishment &Demolition Survey Full Access Sampling, Identification Survey)

- To carry out a Refurbishment &Demolition survey to ascertain the presence of asbestos based materials prior to major refurbishment or demolition as instructed by the Client.

- This type of survey is used to locate and describe, as far as reasonably practicable, all Asbestos Containing Materials (ACM's) in the building and may involve destructive inspection, as necessary, to gain access to all areas, including those that might be difficult to reach. A full sampling programme is undertaken to identify possible ACMs and estimates of the volume and surface area of ACMs made. The survey does not assess the condition of the asbestos, other than to note areas of damage or where additional asbestos debris may be expected to be present.

- The duty holder bears potential additional costs of management for some non-asbestos-containing materials if the surveyor can't gain access to the materials by no fault of his own and needs a revisit. Until such time, these materials must be presumed to contain asbestos.

- To record the condition of the ceiling voids; i.e. presence of presumed / asbestos debris, etc.

- To instigate asbestos removal works prior to the commencement of future projects

14. Analytical Techniques

- Materials of a similar type were only occasionally sampled and it was assumed that other surfaces identical to where the sample was taken were of a similar composition.

- Photographs were taken at all sample locations (unless otherwise stated).

- Samples were taken to a UKAS accredited laboratory for analysis.

- All Samples were analysed by Fourstage Environmental Ltd, 5a Clapgun Street, Castle Donington, Derby, DE74 2LE

- Asbestos bulk sample analysis is conducted by using polarised light and dispersion staining techniques as stated in HSG 248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

Approximate Asbestos contents of Asbestos Products

Thermal Insulation	6% to 85%
Sprayed Coating and Lagging	55% to 85
Asbestos Board	
Mill Board	37% to 97%
Insulation Board	15% to 25%
Lining Boards, Paper,	
Felt and Cardboard up to	100%
Textiles	
Ropes up to	100%
Cloth up to	100%
Gaskets approximately	90%
Friction Products	
Resin Based	30% to 70%
Cement Products	
Cladding / Roofing Sheets	10%to 15%
Compressed Sheets	10% to 25%
Textured Coatings	
Decorative Artex, etc	3% to 5%
Bitumen Products	Usually 8%
Resin Products	Usually 1% to 10%
Brake Materials	20% to 50%
Plastics (Floor Tiles)	
Thermoplastic up to	25%
PVC Vinyl Normally	7%
Others	2%

15. General Caveat

SURVEY CAVEAT –Refurbishment & Demolition

- The scope and extent of the survey have been agreed with the customer before the survey was carried out. Every effort has been made to identify all asbestos materials as far as was reasonably practicable to do so within the scope of the survey. Inter City Environmental limited t/a ICE Asbestos cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos, some damage is unavoidable but will be limited to just that necessary for the taking of the sample.

Survey techniques used involve trained and experienced surveyors using the combined approach of visual examination and bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain undetected in the property, or an area covered by that survey. This could be due to a number of reasons as follows:

- Asbestos materials existing within areas not specifically covered by this report and are therefore outside the scope of the survey.

- During the course of the survey access to certain areas may have been restricted for example – locked rooms, lift shafts, plant rooms, sub-stations or similar. If so, such areas are identified within this report. Arrangements must be made to access such areas at a later date. Lift shafts, plant rooms, sub-stations or similar which require the presence of a specialist engineer will only be inspected with the engineer in attendance. Accordingly, no samples have been taken from restricted areas and asbestos should be presumed to be present and managed on that basis until analysis proves otherwise.

- Any areas where access has not been gained for inspection must be presumed to contain asbestos until inspection and sampling proves otherwise. Any areas will be detailed within the survey report.

- Timber flooring is not removed as part of our surveying process due to the potential of this causing a tripping hazard for parties entering the areas

15. General Caveat

SURVEY CAVEAT –Refurbishment& Demolition

- Whilst all asbestos materials have been identified as far as is reasonably practical it must always remain a possibility that asbestos materials may remain hidden within the structure of the building and may be found during Refurbishment or Demolition activities

- Possible locations include asbestos shuttering within concrete slabs, Asbestos materials hidden by structural supports, Asbestos materials hidden behind other asbestos products and building structures which are unsafe to fully access.

- We strongly recommend that work is stopped and samples be taken of any suspect materials which may be uncovered during refurbishment / demolition works

16. Recommendations

This survey has been completed to current legislative standards as outlined in the HSE publication HSG 264. The guidance describes a multi stage approach, firstly identifying any asbestos hazards followed by prioritising the actions required to manage them. The various stages and the part this document plays in them are outlined below.

Stage 1 – Material Assessment
The purpose of the material assessment is to establish the relative ability of various types of ACM's to release fibres into the air should they be disturbed. The type of fibre is also taken into account. This assessment can be carried out as an integral part of the survey, as it requires no knowledge of the building's use etc. A simple four parameter additive algorithm is used to assess the likely magnitude of release from the material given a standard disturbance. This is evaluated using four categories: - High, Medium, Low and Very Low.

Hazard Band A: - 10 points or more – High Hazard Material
ACM's in this band should be regarded as having significant potential to release fibres if disturbed. A decision should be made urgently on how to ensure that people are not exposed to the hazard.

Hazard Band B: - 7 to 9 points – Medium Hazard Material
ACM's in this band can also be regarded as having a significant potential to release fibres if disturbed but not as much as those in risk band A. A decision regarding how these ACM's are to be managed should be made promptly bur probably as part of the overall management plan.

Hazard Band C: - 5 and 6 points – Low Hazard Material
ACM's in this band should be regarded as providing a low risk to people exposed to them but precautions should be followed and regular inspections of the site will be required to check on any deterioration in condition.

Hazard Band D: - 1 to 4 points – Minor Hazard Material
Similar to Band C, ACM's in this band should be regarded as providing a low risk to people exposed to them, but precautions should be followed and regular inspections of the site will be required to check on any deterioration in condition.

Hazard Band E: - 0 points – No Asbestos Hazard

16. Recommendations

For each sample a material assessment is compiled. A point's score is allocated on the basis of a number of parameters. The scoring algorithm is described in the HSE document referenced HSG 264. This scoring and the associated banding help rank the hazards.

The parameters which go to make up the score are as follows:

Product type:
(Or debris from product). Different ACM's have different propensities for releasing asbestos fibres. This parameter provides different scores related to how likely they are to release fibres.

Type 1 – Score 1 point
Asbestos reinforced composites (Plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paint or decorative finishes, asbestos cement, etc).

Type 2 – Score 2 points
Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.

Type 3 – Score 3 points
Thermal insulation (e.g.: pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage or deterioration:

Good condition – Score 0 points
No visible damage

Low damage – Score 1 point
A few scratches or surface marks: broken edges on boards, tiles, etc

Medium damage – Score 2 points
Significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.

High damage – Score 3 points
High damage or delamination of materials, sprays and thermal insulation, visible asbestos debris

16. Recommendations

Surface treatment:
If an ACM is sealed inside a non-asbestos layer its ability to release fibres is considerably inhibited. This parameter makes a judgement on the effectiveness of the seal which is often in the form of a thick paint like layer.

Score 0 points
Composite materials containing asbestos: reinforced plastics, resins and vinyl tiles.

Score 1 point
Enclosed sprays and lagging, asbestos insulation board with the exposed face painted or encapsulated, asbestos cement sheets, etc

Score 2 points
Unsealed asbestos insulation board or encapsulated lagging and sprays

Score 3 points
Unsealed lagging and sprays

Asbestos type:

Chrysotile – Scores 1 point
Amphibole asbestos (excluding Crocidolite) – Scores 2 points
Crocidolite asbestos – Scores 3 points

Stage 2 – Priority Assessment
Once the hazards have been identified the HSE guidance indicates how to apply a numbering system which will help prioritise the ACM's for any treatment they require. The information the prioritising algorithm requires falls into two groups, both of which are aimed at calculating the level of risk that people near the hazard are exposed to.

Group 1 – Asbestos containing materials related data (disturbance and maintenance assessment).
The first group records more information regarding the ACM itself and is divided into sub groups as follows:

16. Recommendations

A) Likelihood of disturbance. - This section estimates how likely the ACM is to be disturbed and influences the overall score accordingly. It has three areas of interest:

Location
Outdoors – Scores 0 points
Large rooms or well ventilated areas – Scores 1 point
Rooms up to 100sqm – Scores 2 points
Confined spaces – Scores 3 points

Access
Usually inaccessible or unlikely to be disturbed – Scores 0 points
Occasionally disturbed – Scores 1 point
Easily disturbed – Scores 2 points
Routinely disturbed – Scores 3 points

Amount
Small amounts including string, gaskets, etc – Scores 0 points
Up to 10sqm or 10 lm – Scores 1 point
10-50sqm or lm – Scores 2 points
More than 50 sqm or lm – Scores 3 points

B) Maintenance activity – This parameter takes into account how disturbing any maintenance activity is and falls into the following groups:

Type
Score 0 points – Minor disturbance, e.g.: possibility of contact when gaining access

Score 1 point – Low disturbance, e.g.: changing a light bulb to an AIB ceiling

Score 2 points – Medium disturbance, e.g.: lifting 1 or 2 AIB ceiling tiles to replace a valve or re-cabling

Score 3 points – High level disturbance, e.g.: removing a number of AIB ceiling tiles to replace a valve or re-cabling

Frequency of maintenance
Score 0 points – ACM unlikely to be disturbed for maintenance
Score 1 point – More than once a year
Score 2 points – More than once a year
Score 3 points – More than once a month

16. Recommendations

Group 2 Location of ACM
This group of parameters provides information associated with the surroundings in which the ACM is situated and what use those surroundings areas are put to. It is divided up into sub-groups as follows:

A) Normal occupant activity – This parameter takes into account the main and secondary activities for the area, both fall into the following group:

Score 0 points – Rare disturbance
Score 1 point – Low disturbance
Score 2 Points – Periodic disturbance
Score 3 points – High disturbance

B) Human exposure potential

Number of occupants
Score 0 points – No occupants
Score 1 point – 1 to 3 occupants
Score 2 points – 4 to 10 occupants
Score 3 points – More than 10 occupants

Frequency of use
Score 0 points – Infrequent
Score 1 point – Monthly
Score 2 points – Weekly
Score 3 points – Daily

Average time in use
Score 0 points – Less than 1 hour
Score 1 point – 1 to 3 hours
Score 2 points – 3 to 6 hours

The accumulated information scores are summed to create a total which is referred to as the priority assessment score.

Total assessment
Adding the Material and Priority assessment scores together produces the Total assessment score. These three scores help decide the priority to apply in dealing with each ACM. Although recommendations which are issued will vary according to each individual situation, it is desirable that some standardisation of action is achieved to allow Property and Engineering Managers to identify areas that require immediate attention, and to instigate planned preventative maintenance and management of ACM's.

16. Recommendations

Risk Band A - 18 points or more – High risk material requiring urgent attention:
The potential hazard arising from this category warrants urgent attention. Immediate plans should be made for the removal of the ACM. IF delay is likely to occur the asbestos should be sealed / encapsulated and approved warning labels positioned to prevent accidental damage to the material.

Risk Band B – 14 to 17 points – Medium risk requiring near term attention:
This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore all asbestos should be removed on a programmed basis within a specified scale (normally 12 months). The condition of the asbestos material should be regularly monitored and where necessary sealed / re-encapsulated until removal takes place. Approved warning labels should be positioned to prevent accidental damage to the material.

Risk Band C – 9 to 13 points – Low risk material requiring regular inspection:
This category indicates the need for regular monitoring. Although the current risk of fibre release is low, the material may suffer deterioration through age or accidental damage. It is recommended that asbestos in this category is visually inspected on a six monthly basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band B will be necessary. Approved warning labels should be positioned to prevent accidental damage to the material.

Risk Band D – 1 to 8 points – Minor risk requiring annual inspection:
This category indicates Low Priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band C or B will be necessary. Approved warning labels should be positioned to prevent accidental damage to the material.

Risk Band E – 0 points – No further action required.

17. Disclaimer

Note:

“Please note that this report and any recommendations in it are based on conditions observed and information supplied to us.

It is not intended to be exhaustive or conclusive, covering every hazard or risk potential, not to guarantee compliance with any statute or regulation.

It is offered to assist you in your assessment and /or management of risk.

Intercity Environmental Limited accepts no liability for this report if transferred to third parties.

This report and the information it contains is not intended to be used for tendering purposes”

Intercity Environmental Limited t/a ICEASBESTOS

Date: 02/05/2024

18. Emergency Actions

In the event of an emergency following the disturbance of asbestos products, the following actions should be taken:

- DO NOT attempt under any circumstances to clean or sweep the area.
- IMMEDIATELY isolate the area by positioning physical barriers at a distance of 15 to 20 metres (where possible) from the affected area.
- INFORM all personnel of the asbestos hazard
- IMMEDIATELY contact a licenced asbestos contractor, for remedial action to be taken in order to make the area safe. ICE Asbestos provide a 24 hour emergency call out service (0115 9131500)
- A Licenced Contractor will then assess the situation and take the following course of action:

    1. Assess whether further containment is required i.e.: polythene enclosure
    2. Where possible, vacuum the contaminated area using a H type vacuum. Where it is impractical to vacuum, the debris will be wetted using diluted surfactant and placed in asbestos waste bags.
    3. The area where the asbestos was disturbed will need to be checked for the extent of damage.
    4. Any remedial action will need to be taken to make the area safe including a temporary seal or more extensive repair
    5. The area is to be thoroughly decontaminated and clearance air samples to be taken as necessary

19. Final Survey Check Sheet

Meridian Developments Real Estate Ltd

***Site Surveyor/s*:** Anthony Easy

Report Produced by: Nicola Richardson

Checked By: Anthony Easy

***Signed Out By*:** *A Easy*