



0351



Asbestos Re-inspection Survey

for

National Grid - Care of Mitie

at

**Bradford Road
Manchester
Greater Manchester
M40 7BW**

Survey Date: 23 August 2021

Project Reference: P-401550

Environmental Essentials Limited

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Section 1 – Contract Details

Site name and address:	Bradford Road, Manchester, Greater Manchester, M40 7BW		
Client name and address:	MITIE Technical Facilities Management Ltd, Accounts Payable, PO Box 16904, Birmingham, B9 9LB		
Client contact:	Charlotte West		
Type of survey:	Asbestos Re-inspection Survey		
Date of survey:	23 August 2021		
Project Manager:	Jodie Farrelly		
Lead surveyor(s):	Andy Smith		
Report technically reviewed by:	Rebecca Atkinson	Signature:	

Report Versions:

Version Number	Issue Date	Description
1	09/09/2021	First Issue

Section 2 – Executive Summary

Any asbestos containing materials which have been identified during this re-inspection survey are categorized below according to the recommendations made by Environmental Essentials Ltd. Where no items are listed in any of the categories, then no asbestos containing materials have been identified within the scope of the survey.

This report must be read in its entirety for a comprehensive understanding of the survey findings contained within.

ACMs recommended for removal:

No material in this category.

ACMs recommended for remedial works:

No material in this category

ACMs recommended for ongoing management:

Location No.	Location Name	Sample No.	Item / Position	Material
001	Boiler room	P-265754/004	Gaskets to front of boiler	Asbestos gasket
002	External	P-265754/007	Gasket to cold storage tank	Asbestos gasket

ACMs which are in a good/sealed condition have been identified and a plan needs to be implemented to manage these materials safely. The duty holder should nominate a suitably competent person to monitor the condition of the in-situ ACMs periodically. It may be prudent to monitor the condition of ACMs that are easily accessible and present in consistently occupied areas at greater frequencies than those which are less easily accessible. The site may benefit from additional management actions such as labelling or the introduction of asbestos data to site induction packs.

Section 2 – Executive Summary

Inaccessible areas

All areas were accessed within the scope of the survey.

Inaccessible ACMs

There were no limited access areas within the scope of the survey.

Section 3 – Introduction

- 3.1 National Grid - Care of Mitie commissioned Environmental Essentials Ltd to undertake a re-inspection survey of:

Bradford Road, Manchester, Greater Manchester, M40 7BW

- 3.2 The purpose of the survey was to establish the current condition of asbestos materials identified during previous survey/s of the site in order to enable an update of the asbestos register and to assist in the ongoing asbestos management plan.
- 3.3 The re-inspection was conducted by means of a visual inspection of all previously identified asbestos materials and a re-assessment of their condition as per section 5.0
- 3.4 This re-inspection report should not be used in place of the original survey report/s but should act as a supplement to it for ongoing asbestos management on site.
- 3.5 The site had previously been subject to the following surveys and this report must be read in conjunction with the original report/s:

Yes - Previous information held by Environmental Essentials

- 3.6 Where the original data for ACMs has come from survey information produced by someone other than Environmental Essentials Ltd, the original sample number / reference will be used and the inspection type within the section 6.0 will be recorded as External.
- 3.7 This report does not constitute an asbestos register or an asbestos management plan for the purpose of the duty to manage asbestos under regulation 4 of the Control of Asbestos Regulations 2012.

Section 4 – Limitations and general caveat

- 4.1 With the exception of those areas/materials which could not be accessed for the various reasons specified in section 1.0, all areas containing known or presumed asbestos containing materials were inspected within the scope of this re-inspection survey.

The following areas are deemed to be outside the scope of this re-inspection survey and therefore no attempt was made to gain access:

1. Areas which were outside the scope of the original survey.
2. Areas which were included within the original survey but where no asbestos containing materials were identified.
3. Areas which were not accessed during the original survey

Section 5 – Methodology

5.1 General Methodology

During the course of the re-inspection survey, Environmental Essentials have assessed each material identified and assigned individual scores. Materials can be assessed using two separate scoring systems – The material assessment and the priority assessment. Examples of the algorithms for these can be seen in Table 1 and Table 3.

5.2 Risk Assessment

The material assessment considers the type and condition of ACMs and their ability to release fibres into the air if disturbed. It comprises of four separate elements as follows:

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

A simple algorithm can be used to assess these four parameters during the survey. Each parameter is scored as high = 3, medium = 2, or low = 1; two categories allow a nil score.

Presumed or strongly presumed ACMs will be scored as containing crocidolite asbestos [3], unless analysis of similar samples from the building consistently show a different type or if there is a reasoned argument that another type of asbestos was used.

The value assigned to each of the four parameters is added together to give a total score of between 2 and 12.

Those materials with a material assessment score of 10 or more should be regarded as a high risk with a significant potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as medium risk and between 5 and 6 a low risk. Scores of 4 or less are a very low risk. Non-asbestos materials are not assigned a score.

The material assessment highlights immediately the materials of high risk. The priority for asbestos management is determined by carrying out a further assessment called the priority assessment. This assessment is described in detail within HSE Guidance document HSG 227 and is the responsibility of the duty holder. It should be carried out by a person with a detailed knowledge of the site and the activities performed within the building.

Environmental Essentials can assist in this process by undertaking a priority assessment during the course of a survey; however it is ultimately the responsibility of the duty holder to consider this assessment to ensure it is correct using their knowledge of the operation and maintenance requirements of the premises.

The priority assessment addresses the likelihood of the asbestos material being disturbed. It is important to remember that even asbestos materials in the poorest condition only represent a risk to health if the fibres are disturbed into the air we breathe. The priority assessment algorithm takes into account factors such as:

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

The combination of the material and priority assessment forms the total score for each particular material, which should be used as the basis of an asbestos management plan. If a client has not requested a priority assessment then the total score stated within the survey results will be reflective of the material assessment only.

The undertaking of priority assessments falls outside Environmental Essentials' scope of UKAS Accreditation.

Section 5 – Methodology

5.3 Recommendations

Recommendations are provided for each ACM identified based upon the material assessment. Priority assessments may identify alternative actions and timescales to be considered.

Recommendations are a subjective assessment made at the time of the survey. Environmental Essentials Ltd cannot account for further changes in site conditions and use. Recommendations made will be as specific as possible at that point in time however will not take into account the logistics of site operations or budgets available to the client.

Section 5 – Methodology

Table 1 Material Assessment Algorithm (from HSG264 Appendix 4)

	Score	Examples of scores
Product type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc)
	2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
	2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
	3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.
Surface treatment	0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays or insulation, AIB (with exposed face encapsulated), cement sheets, etc.
	2	Unsealed AIB, encapsulated insulation and sprays.
	3	Unsealed insulation and sprays.
Asbestos type	1	Chrysotile
	2	Amphibole asbestos (excluding crocidolite)
	3	Crocidolite

Table 2 Accessibility categories

Rating	Definition
Easy	ACM is not obscured and can be reached without access equipment.
Medium	ACM is obscured by easily removable building materials or can only be reached from standard step ladders.
Difficult	ACM is obscured by fixed / difficult to remove building materials or requires access equipment other than standard step ladders.

Section 5 – Methodology

Table 3 Priority Assessment Algorithm (from HSG227 Appendix 3)

Assessment Factor		Score	Examples of score variables
Normal occupant activity	Main type of activity in area	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMS) High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)
	Secondary activities for area	As above	As above
Likelihood of disturbance	Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces
	Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
	Extent/amount	0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
Human exposure potential	Number of occupants	0 1 2 3	None 1 to 3 4 to 10 >10
	Frequency of use of area	0 1 2 3	Infrequent Monthly Weekly Daily
	Average time area is in use	0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
Maintenance activity	Type of maintenance activity	0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling) Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve) High disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
	Frequency of maintenance activity	0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month

Section 6 – Survey Results

Building:	Boiler Room Number 1 Holder	Floor:	Ground Floor				
Location:	001 - Boiler room	Sample No / ID (Type):	P-265754/004 (Sampled)				
Surveyor:	Andy Smith	Survey date:	23/08/2021				
Sample Details							
	Item description:	Gaskets to front of boiler					
	Material description:	Gasket					
	Quantity / Extent:	2 Number					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos gasket					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	1	Maintenance Activity:	0
Total Scores:							
Material Score:	5	Priority Score	2	Total Score:	7	Risk Rating:	Low
Recommended action:	Monitor condition.						
Recommendation comments:	-						
Comments:	-						

Building:	Boiler Room Number 1 Holder	Floor:	External				
Location:	002 - External	Sample No / ID (Type):	P-265754/007 (Sampled)				
Surveyor:	Andy Smith	Survey date:	23/08/2021				
Sample Details							
	Item description:	Gasket to cold storage tank					
	Material description:	Gasket					
	Quantity / Extent:	2 Number					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos gasket					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	0	Human Exposure:	1	Maintenance Activity:	0
Total Scores:							
Material Score:	5	Priority Score	1	Total Score:	6	Risk Rating:	Low
Recommended action:	Monitor condition.						
Recommendation comments:	-						
Comments:	-						

Section 7 – Survey Results Summary

Sample No. / ID (Approach*)	Location details	Item Description	Material description	Asbestos type	Extent	Material score	Priority score	Total score	Recommendation
P-265754/004 (S)	Boiler Room Number 1 Holder - Ground Floor - Boiler room	Gaskets to front of boiler	Asbestos gasket	Chrysotile	2 Number	5	-	5	Monitor condition.
P-265754/007 (S)	Boiler Room Number 1 Holder - External - External	Gasket to cold storage tank	Asbestos gasket	Chrysotile	2 Number	5	-	5	Monitor condition.

*Key to approach: S = sampled material; X = Material cross referenced to a sample; P = presumed material (not sampled); SP = Strongly presumed material (not sampled) ; E=asbestos material from 3rd party data

APPENDIX A – CONTRACT INFORMATION AND SCOPE

SURVEY CONTRACT INFORMATION

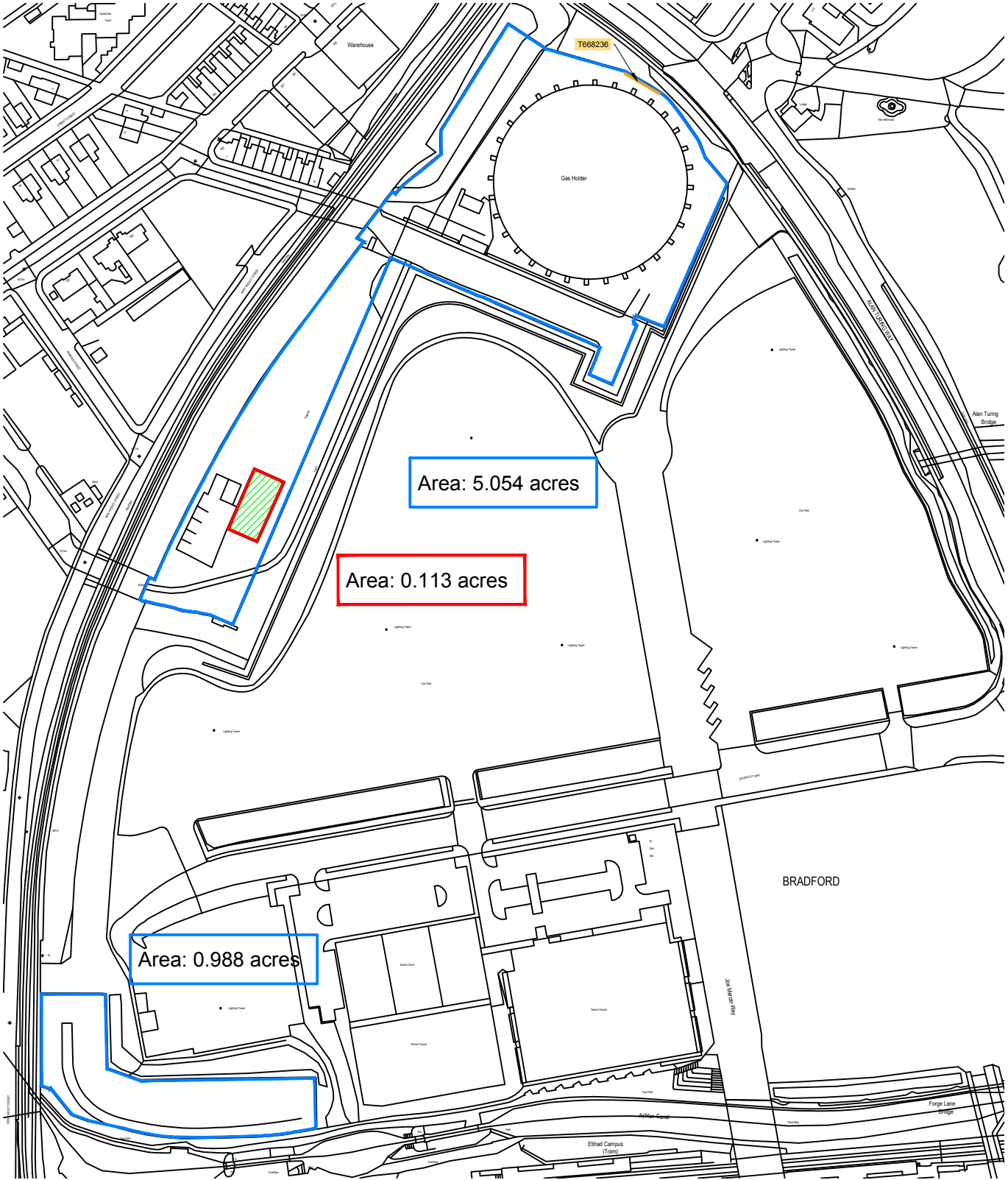
Quotation number / Project number **P-401550**

Client	National Grid - Care of Mitie
Site	Manchester - Bradford Road
Site Address	Bradford Road Manchester Greater Manchester M40 7BW

Type of survey	Re-inspection Survey
ACMs only or also to include previously un-accessed areas	Known ACMs only
Format of data to be re-inspected	EEL data from server only
Are new plans required to be drawn?	Yes
Assessments required	Material assessment only
Mobile Tracker version	Reinspections
Client specific requirements	

Information obtained from client	
How was information obtained	email
Occupancy of the site	Partially occupied Occupants will be asked to vacate areas during the survey
Asbestos reports / records to be re-inspected	Yes - Previous information held by Environmental Essentials
Historical removal / refurbishment / demolition records	No

Scope of re-inspection survey	
Reinspection of known ACMs	
Scope prepared by:	Ian Edginton
Scope agreed with:	Charlotte West



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Rev	Date	Drw	Chk	Notes
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North

Drawing Status

For Comment

Client Name

Project Name:

(49)

Manchester

Bradford Road, M40 7BW

Drawing Name:

Site Plan

Scale:

1:2500

Date:

08.02.17

Drawn:

NG

Checked:

AA

Drawing Number:

001

Rev:

-



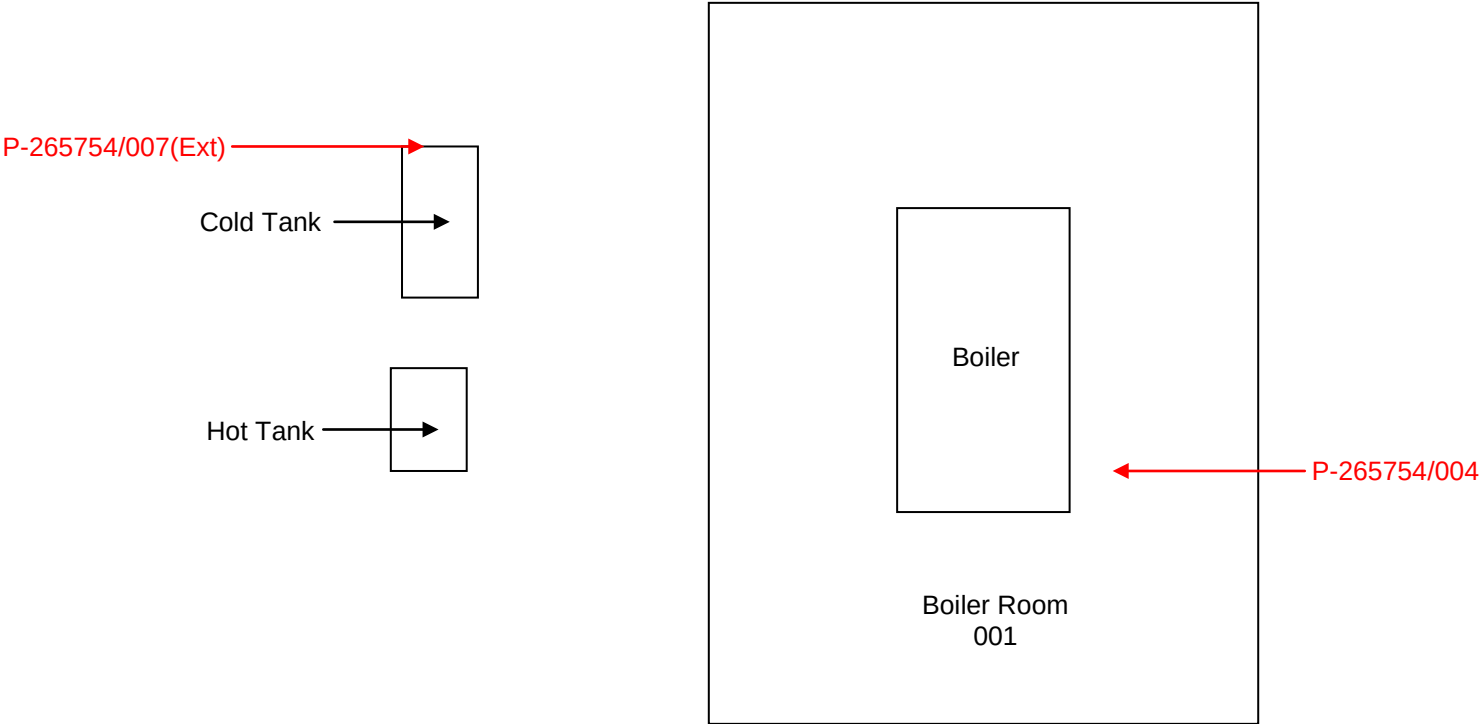
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APPENDIX B – PLANS



Roof void – N/A
Exterior - 002

Not to Scale

Client:	Project:	Surveyors:
National Grid - Care of Mitie	P-401550	AS
Site:	Survey Date:	Drawn By:
Manchester - Bradford Road	23/08/21	TTS -RH

Asbestos Sample Location

Non Asbestos Sample Location

Asbestos Removed Location

Wall Intrusion

Ceiling Intrusion

Floor Intrusion

Duct/Void access

Areas of No Access

Specified Area

Page 1 of 1

This plan uses colour coding and should therefore only be relied upon when printed in colour. The information on this plan should be read in conjunction with the original report for the project number detailed above.