

Construction Management Plan

Dragonfly Contracts Ltd

Job Reference: DF2295

Client: ADA National College for Digital Skills

Project: Refurbishment of internals and new external entrance

Location: 16 Blossom Street, Ancoats, Manchester, M4 5AW

Revision: 1 – 02/05/23



Contents

1.0 - Introduction.....	3
2.0 – Site Management	4-5
3.0 – Community Liaison and communication. Including complaints procedure.....	5-6
4.0 – Implementation, monitoring and corrective action	6
5.0 – Site operations.....	6-8
6.0 – Waste Management	8-9
7.0 – Environment.....	9
8.0 – Appendices & supporting documentation	10+

*PLEASE NOTE ITEMS IN **BOLD** REFERENCE TO THE RELEVANT DOCUMENT WITHIN APPENDICES

1.0 Introduction

1.1 Site Address

Site is located at 16 Blossom St, Manchester, M4 5WA

1.2 Project details and overview

Using the RIBA Plan of Works 2020 model, Dragonfly Contracts have assumed control of the contract from work stage two within a JCT D&B contract with The Client and will take the project through to completion. Current pre-construction programme **(1.1)** targets are for stage four designs to be signed off by 30th June 2023 and reissued as construction drawings. Stage five will commence from 7th August 2023 and will run until December 2023. A detailed stage five construction issue programme will be developed within stage four.

1.3 Site description and context

Dragonfly Contracts Limited have been appointed by Ada National College for Digital Skills in relation to the upcoming refurbishment of the former Manchester Creative Studio premises located site at 16 Blossom St, Manchester, M4 5WA. The works will involve full refurbishment of four floors (Ground Floor – Third Floor), demolition of the existing main entrance and car park (Jct of Gun St & Blossom St) and construction of a new accessible route to the main entrance, subject to planning application and subsequent conditions.

The existing car park proposed for demolition as per the scope of works covers an area of approximately 100m², the area is fenced by a 3m mesh fence around the land boundary with one vehicle entry on Blossom St and one pedestrian Entry onto Gun St. During the works the fence will remain in place for as long as is reasonably practicable to maintain security and segregation from the public, following the removal suitable hoarding/barriers will be put in place to maintain that segregation.

Gun St, Blossom St & Henry St are all narrow roads offering enough space for two vehicles to travel past each other at low speeds, due to isolation of Ancoats as an area and limited use as a thoroughfare, vehicle traffic is light considering vicinity to the city centre. Pedestrian traffic levels are medium to high particularly on weekends however through normal working hours these levels drop considerably.

No TPO's are present in the vicinity of the site, existing utilities including ENWL HV cables **(1.2)** currently surveyed are within the highway and do not run beneath the area for dig down however information in the form of pre-construction is limited so further investigation is required. There are no known watercourses within the vicinity.

The site is within a mixed residential/commercial area, mainly apartment blocks and a number of small businesses in the nearby square and surrounding streets.

2.0 – Site management

2.1 Site Personnel

Site & project staff at writing are as follows

- Project Manager – Scott Newton – scottn@dragonfly.uk.com
- Site manager – Daniel Marshall – danielm@dragonfly.uk.com
- Quantity Surveyor – William Anderson - willa@dragonfly.uk.com
- Projects Director – Chris Myers - chrism@dragonfly.uk.com
- Contracts Director – Andrew Penza – andyp@dragonfly.uk.com
- H&S Advisor – Anthony Tetlow – anthonytetlow@safety-smart.co.uk

Scott Newton will be contact for the project, responsible for the below;

- Production and submission of the construction management plan
- Compliance with the construction management plan
- Day to day activities on site
- Community liaison

Dragonfly Contracts Ltd can be contacted at the below address for the receipt of any legal documentation.

Barbers Arms, 594 Manchester Old Road, Middleton, M24 4PW

2.2 Development of site layout and welfare arrangements

Hoarding for the external elements of the project will consist of the existing perimeter mesh fencing for the majority of the project timeline until such a time within the construction phase that it is not feasible to retain **(2.1)**. If the fencing is removed during construction, temporary site hoarding will be erected to maintain segregation from the public until the area can be made safe. The existing gates will be kept locked outside of normal working hours, with access information given only to nominated people by Dragonfly site management.

Site accommodation and welfare facilities will all be facilitated and maintained using existing services i.e. power/water currently in place within the building once vacated by current tenants. Dragonfly site management will monitor this regularly and internal H&S audits will ensure CDM regulations are being met.

2.3 Site personnel and visitors

All visitors and staff are subject to site induction upon arrival to the development.

Contractors site inductions will follow standard Dragonfly templates **(2.2) & (2.3)** to ensure that all relevant areas are being considered, this will be tailored by the site manager to reflect specifically to the project and consider all relevant hazards, ongoing works and any other events worth noting.

Contractors will have to provide RAMS and have these approved by Dragonfly site management before any works take place on site, these RAMS will be required to be read, understood, and signed by any staff undertaking the works at the end of the induction process. **(2.4)**

Visitor induction will follow the same process as contractor induction apart from task specific RAMS being reviewed. Visitors will be always accompanied by a member of DF site management and will be provided with required PPE during the induction process. Where

possible, movement of visitors around site will be restricted by carrying out meetings in a safe area designated by Dragonfly site management. Once the visitation is complete visitors will be escorted off site.

All co-ordination with deliveries, contractors and visitors will be communicated whilst planning those visits and will reference this CMP.

2.4 Managing materials, site storage and good housekeeping.

All raw materials are to be transferred from the delivery point to an area designated by the site manager. Where possible materials will be transferred directly to the intended work area and deliveries split into smaller manageable amounts to minimise the space used up on site. Where required hazardous materials will be kept separate as per COSHH requirements, lockable containers will be used as appropriate.

Demolition and excess material waste will be managed efficiently and disposed off into skips within the designated area in the existing car park, segregated as per waste removal contractors' direction. Upon commencement of the main external scheme cage vans may be utilised for the internal refurbishment, during this time waste will be stacked safely in a designated zone within the building on the ground floor for ease of removal through alternative exits.

Housekeeping will be monitored by Dragonfly site management on a daily basis, Sub-contractors will be expected to keep work areas tidy using bins provided on site, this will be stipulated during the site induction process **(2.2)** and agreement of this will be a requirement for acceptance of RAMS. This will be a priority in all areas but particularly within external areas where the safety of the public is paramount, as well as minimising the visual impact felt by residents in the immediate area. At the very least, time will be set aside at the end of each working day in preparation for the next. Any MEWPs will be parked safely, locked off and any baskets left raised to avoid nuisance or vandalism outside of normal working hours. Where possible, materials for external use will be stored under cover/out of site or inside the building at the end of each shift.

3.0 – Community liaison and communication, including complaints procedure

3.1 Site Signage

Display boards will be installed and prominently displayed at the entrance to site at the junction of Gun St & Blossom St which will detail the nature of works being undertaken along with all relevant contact information for any enquiries or complaints.

3.2 Community engagement

Correspondence has commenced with Jigsaw Homes who operate as property managers for the adjacent apartments. Details of the construction programme along with any expected disruptive works will be shared as they arise, if requested Dragonfly Contracts will endeavour to always answer any queries or concerns from affected parties throughout the construction process. Dragonfly project management will also check in with surrounding businesses and residents' agents for feedback and to investigate any concerns, with a view to improve the experience.

3.3 Complaints procedure

All complaints can be made via the contact information present on the display board at the site entrance. All complaints should be directed to Scott Newton as primary contact who will endeavour to respond within one working week.

4.0 – Implementation, monitoring and corrective action

During the construction phase, Scott Newton will act as the responsible person tasked with monitoring the compliance of activities and operations within the works in relation to the Construction Management Plan and subsequent Construction Phase Plan.

To assist with this, Anthony Tetlow of Safety Smart Ltd has been employed by Dragonfly Contracts as the H&S advisor to assist with all matters pertaining to H&S and carry out regular audits throughout the entire construction phase. Anthony will make unannounced visits to site and challenge Dragonfly site management on daily tasks, site documentation and record all findings within an audit which will be made available to all stakeholders. Any corrective procedures that require action as a result of the construction management plan not being followed will be recorded by Anthony Tetlow and rectified prior to the next audit.

5.0 – Site operations

The working hours for the development of site (including any construction and demolition activity) shall be:

5.1 Working Hours

- 07:00am to 4:00pm Monday to Friday
- 07:00am to 2:00pm Saturdays & Sundays (as required)
- No working on public holidays
- No noisy works (externally) prior to 9:00am

5.2 Deliveries and transport of materials, plant and equipment to site

Deliveries to the site shall only take place during the following hours;

- 07:00am to 4:00pm Monday to Friday
- 07:00am to 2:00pm Saturdays & Sundays (as required)
- No deliveries on public holidays

Delivery vehicles will not be permitted to wait, queue, or circulate on the public highway when the development site is not open for deliveries.

5.3 Traffic Management

As per the deliveries management plan shown in **(5.1)** all deliveries relating to the proposed external works on the Gun St elevation are to utilise the gated entrance denoted as 'A' this gate will be controlled by a gate operator and banksman, deliveries to be unloaded and stored within compound.

Shown at point 'C' of the same plan; any deliveries pertaining to internal refurbishment will be directed and managed through the rear doors on the Henry St elevation, materials will then be distributed from the laydown area in the former reception foyer throughout the building.

5.4 Public Realm

Banksman will be always in place where deliveries are being made to the public footway to ensure segregation from the public, barriers will be employed as required.

Works at high-level are required to make good masonry details across all elevations as per the masonry markup **(5.2)** & roof works survey (Minor works to areas bordered in yellow, purple, cyan, and dark green) **(5.3)**.

MEWP's will be the preferred method to not cause the impact of a fixed scaffold on the footway as well as offering the most time-effective approach. Particularly on the Henry St & Blossom St elevations, Dragonfly propose situating the MEWP (Cherry Picker) on the footway and temporarily segregating the footway with barriers. Trained banksman and traffic marshals will be always on station to advise the public and maintain the exclusion zone, anticipated timeframe for this work is less than one week.

No temporary signage will be required within the footway.

No temporary structures will overhang the public highway during the refurbishment.

No parking on site for operatives or staff unless agreed with Dragonfly site management, off street, and secure parking within the vicinity only.

5.5 Noise & Vibration

All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.

All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers (where available) and shall be maintained in good and efficient working order.

All plant and machinery in intermittent use shall be shut down in the intervening periods between works.

Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.

Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.

All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.

Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.

All generators used on site should not be audible at or beyond the site boundary outside of approved working hours.

No stereos or similar amplified devices shall be audible at the site boundary.

5.6 Dust

All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.

Any equipment used to cut paving blocks, kerbs, flagstones etc shall be operated with a water suppression attachment or a dust filter.

Engines of plant, machinery, and lorries shall be turned off at all times when not in use.

Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.

Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.

Skips shall be covered and if necessary enclosed to ensure that dust does not escape.

All vehicles carrying dusty materials shall be securely covered.

Water suppression shall be used in dry conditions to reduce dust emissions (e.g., mobile bowzers or fixed sprayers as appropriate).

Areas where there is regular vehicular movement should have a consolidated surface which shall be kept in good repair.

5.7 Air Quality

Dragonfly Contracts as per guidance by Manchester City Council will endeavour to meet standards set out in Stage IV of EU directive 97/68/EC, and Stage IIIA as a minimum. Control measures set out within section 5.6 will assist with minimising the impact of all on site activities during the demolition and hardscaping works.

5.8 Mud

Dragonfly contracts will employ and instruct staff to regularly clean the surrounding highway and footway during the construction phase.

6.0 – Waste Management

There shall be no burning of waste at any time on development sites.

As per section 2.4, Dragonfly Contracts shall have an appropriate means of waste disposal in place for the duration of the development works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the local planning authority on request.

Dragonfly Contracts shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and public areas.

No ACM's have been identified within the areas of work down for refurbishment, a copy of the asbestos R&D survey **(6.1)** will be present on site for review and can be made available to any stakeholders as necessary. As works progress, any suspect material identified or access into any area not recorded prior will constitute an immediate re-survey before any

works take place. Only certified removal specialists will be employed to remove & dispose of ACM's.

7.0 – Environment

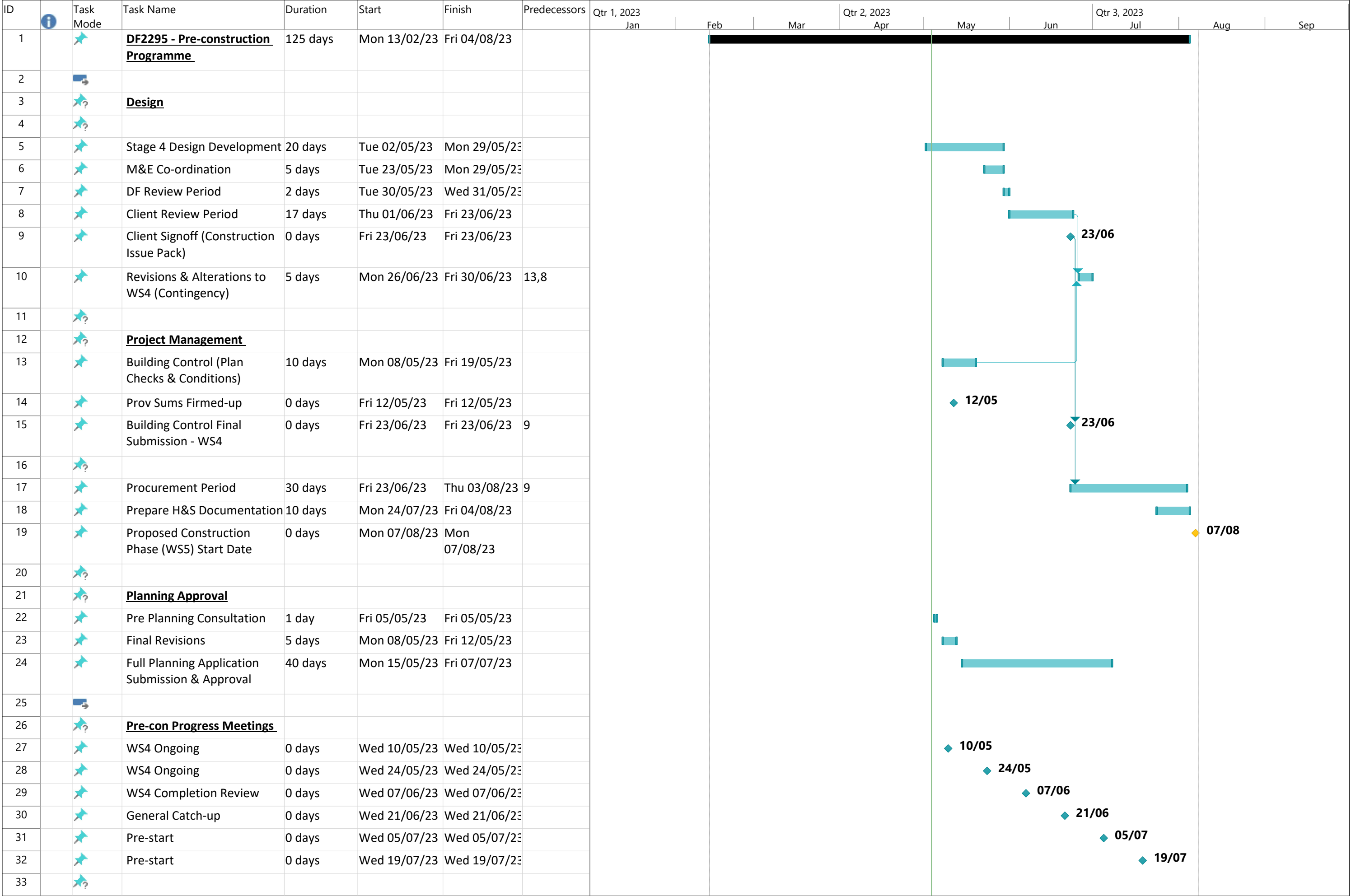
7.1 Soil and Land management

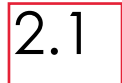
All materials resulting from dig down of existing tarmacked area on the Gun St elevation will be set aside within a dedicated area of the current gated compound. This material will be subject to regular waste away to prevent build-up on site and minimise contamination with surrounding area.

The risk of spillages and subsequent control measures will be a pre-requisite within all sub-contractor RAMS whereby their methodology involves the use of COSHH related substances. As a minimum, appropriate spill kits will be available as a quick response item and suitable perimeter protection will be put in place to prevent any routes to surrounding highway gullies.

8.0 – Appendices

1.1	Pre-construction programme
1.2	ENWL service drawing
2.1	Hoarding extents
2.2	Dragonfly Contracts – Site Induction Template
2.3	Dragonfly Contracts – Site Induction Checklist
2.4	Dragonfly Contracts – Sub-contractor RAMS Checklist
5.1	Deliveries Management Plan
5.2	Proposed Masonry Works
5.3	Sectional Roof Layout
6.1	Asbestos refurbishment & demolition survey report





Dragonfly Contracts Limited
Site induction process
Job Reference: DF
Client:
Project:

Instructions for Use

1. All persons attending site must receive an induction.
2. Visitors who are being escorted at all times only need to be inducted using slides 1, 2 and 3.
3. All other persons need to receive a full induction, excluding slide 2 (visitor induction).
4. All inductions are to be recorded along with proof of competence (CSCS, CPCS card etc).

Health and Safety is of paramount importance on all our sites.

It is the responsibility of everyone to ensure the safety of themselves and others, including members of the public on or near the site.

Please follow and listen carefully to this induction and if in doubt ask.

Visitors

Building sites are dangerous. Please ensure you follow these simple steps:

1. Sign in and out
2. Follow your guide – do not wander off on your own
3. Do not interfere with any plant or equipment
4. Wear the correct PPE which is steel toe cap boots, hard hat,
high visibility vest, gloves and glasses
5. Report any accidents
6. No smoking
7. Remain vigilant, especially of vehicle movement

Project Objectives

1. Complete the project Incident and Injury Free. We want everyone to return to their families safely.
2. Limit the impact of our activities on the environment.
3. Be a good neighbour.
4. To learn and continually improve – your feedback is vital.

Training Records

Please provide copies of all relevant training records you have at the end of this induction.

If you do not have a CSCS card, you will not be allowed to start work.

Work as you have been trained. Do not cut corners.



Risk Assessments and Method Statements

Please read and sign off as understood your company's approved risk assessments and method statements.

Make sure you work in line with your risk assessments and method statements. This may include COSHH assessments.

You have the right to refuse to carry out any task without prejudice that you feel is unsafe and will place you, or others in danger. All such matters must be reported to site management for investigation.

Accident and Near Miss Reporting

If you are involved in an accident or witness a near miss, please make sure you report it to your supervisor and project management.

Please do not think that an accident is only minor.

If we are made aware of an accident or near miss, we can investigate what happened and take action to stop it happening again.

The primary first aider for this project is xxxxx others are identified on the site notice boards.

EVERY ACCIDENT IS ONE TOO MANY

Permits to Work

Permits to Work are required for all:

1. Hot works
2. Use of stepladders
3. Live services work (plantrooms etc)
4. Excavations
5. Roof works
6. Confined spaces
7. Working on fixed scaffolding

Permits are issued by site management; all requirements of the permit must be satisfied and followed at all times.

Drugs and Alcohol

1. You must not attend work if under the influence of drugs or alcohol.
2. You should not bring to, consume/use drugs or alcohol on site.
3. You will be asked to leave site if it is suspected that you are under the influence of drugs or alcohol.
4. All operatives may be subject to random drugs and alcohol test, refusal of the test will result in removal from site.

Fire

The site muster point is located at xxxxxxxxxxxxxxxx

Please ensure you sign in and out for every shift. In the event of a fire we will take a roll call. The fire service is obliged to search for anybody who cannot be accounted for.

Fire points which include extinguishers and copies of the emergency evacuation plan are provided around the site. Please do not move them.

If you see a fire, shout FIRE FIRE FIRE and evacuate as quickly as possible. Break glasses are located at every exit, please press this to sound the alarm.

Fire

If you are carrying out hot works, you must provide your own extinguisher which should be kept locally to your works. These should be suitable for the works being undertaken.

Store gas bottles correctly.

Do not let waste accumulate.

NO SMOKING ON SITE

A smoking area is located xxxxxxxxxxxx

Personal Protective Equipment (PPE)

The mandatory PPE on all projects is as follows:

1. Hard Hat
2. High Visibility Vest/Coat
3. Steel Toe Cap Footwear
4. Gloves – Suitable for the task

Further PPE, such as, eye protection, RPE or hearing protection may be required if your risk assessment has identified it.

Shorts are not permitted, and tops should cover shoulders and the upper part of the arm.

Housekeeping

Please ensure you clean up your own waste, both on site and in the welfare areas.

Site labourers are not provided to clean up after individual package contractors. You are responsible for your own work area.

Dragonfly will charge individual contractors for clearing their waste should a clean up notice be issued.

Do not allow waste to accumulate. Take time each day to clean up.

Please ensure waste is disposed of in the correct skip.

Keep trailing leads to a minimum and store tools when not in use.

Please report any of your fellow workers who you feel are creating a hazard by not clearing up their work area. This can be done anonymously.

Mobile Elevated Work Platforms (MEWPs)

MEWPs are used regularly on our projects. To use them safely you must:

1. Provide IPAF certificates to site management prior to use which are applicable to the platform you intend to use (IPAF 3a for MEWP, IPAF 3b for Mobile Boom etc).
2. An IPAF trained operative must operate the machine at all times.
3. All MEWPs should be used as per the manufacturer's instructions. Make sure you wear the correct PPE which may mean using a harness.
4. Make sure you have read and understood your company RAMS which should include a rescue plan.

Mobile Scaffold Towers

Mobile scaffold towers are used regularly on our projects. To use them safely you must:

1. Provide PASMA certificates to site management prior to use.
2. A PASMA trained operative must supervise the erection, dismantling and any alteration of all mobile towers and must sign off the scaffold.
3. All towers should be built to manufacturer's instructions and tagged. Check toe boards are in place, mid and handrails are in place, wheels are locked etc. All towers to be checked prior to use.
4. All towers are to be logged onto a register and inspected every 7 days or when altered or re-erected.

Tools and Equipment

1. Only use equipment that you have been trained and are competent to use.
2. All tools and equipment must be in good condition and must be logged on individual tool registers.
3. Electrical equipment must have a valid PAT.
4. All guards must be fitted and must engage correctly.
5. DO NOT continue to use faulty or damaged equipment.

Ladders / Stepladders

Ladders and stepladders must not be used unless more suitable work at height equipment cannot be used.

There must be a risk assessment detailing why you have to use a ladder or stepladder.

The ladder or stepladder must be inspected before use, maintained and stored properly.

All stepladders require a permit which will be issued by site management prior to use. All permits must be signed off at the end of every day or when you have finished using the ladder or stepladder.

Traffic Management

The movement and operation of mobile plant causes many serious accidents each year within the construction industry.

As such we have implemented several controls in order to prevent an accident.

Please ensure you work to the instructions on the following slide.

REMEMBER – If you have any queries please ask.

Traffic Management

- 1.** RAMS, training records and relevant test certification must be in place and approved for all mobile plant activity.
- 2.** A banksman/signaller is required for all mobile plant movement where people could be at risk.
- 3.** The site is surrounded by public roads and good practices should be used when travelling around site.
- 4.** All deliveries must be booked in with site management to ensure no clashes. Storage areas are limited.
- 5.** Make sure you are wearing your PPE – including Hi Viz Vest.

Welfare

Welfare facilities have been provided for your use. These are located xxxxxxxx.

Please use them considerately and ensure you place all waste in the bins provided. Do not leave unwanted food and drink lying around.

Anyone found vandalising or misusing the facilities will be removed from site.

Report any faults or problems with the welfare facilities to site management.

Please Help to Protect the Environment THINK BEFORE YOU DROP!

How long does litter last?

Banana Skin – 10 Days



Plastic Bag – 20 Years



Paper – 5 Days



Tin Cans – 100 Years

Cigarette Stubs – 12 Years



Plastic Bottles – indefinitely

WHAT CAN YOU DO TO HELP?

- 1. Dispose of waste properly, Recycle where possible. NEVER DROP LITTER**
- 2. Report anyone you see dropping litter to site management.**

Please Help us to Protect the Environment

1. Ensure that all substances under COSHH are used and stored correctly.
2. Any fuel for generators or plant must be stored in a bunded container. Generators should be operated in a drip tray.
3. Always know the location of the site spill kits. In the event of a spill or environmental incident or near miss please contact site management.
4. Burning of material on site is strictly prohibited.

And Finally.....

Nothing you do on this site today will be as important as going home to your family and loved ones tonight.

Site Induction Sheet

Name: Project:
 Company: Induction Date:
 Trade: CSCS Card
 Inducted by: Number:

Please tick the appropriate statements to confirm they have been covered during the induction process by the Dragonfly supervisor.

Induction Process		
1	I have read and understood my site-specific method statement. Reference:	
2	I have read and understood my site-specific risk assessment. Reference:	
3	I am aware of all PPE requirements as detailed in the site rules and RAMS.	
4	The asbestos register has been explained to me and I am aware of any areas which contain ACM's.	
5	I am aware of the appropriate personnel and emergency procedures on site: First Aid Fire Marshall Evacuation route and muster point	
6	I have been shown: welfare facilities, toilets, smoking area etc.	
7	I understand that weekly toolbox talks will be undertaken which I must attend, and the time and date has been confirmed to me: _____	
8	I have provided my CSCS card for copying and filing by Dragonfly Contracts Limited and consent to this information being held.	
9	I am aware of the site-specific rules and disciplinary procedure.	
10	I am aware of the need to sign in and out at each shift as part of the fire evacuation procedure.	
11	I have been given the opportunity to ask any further questions relating to the above or any other matters.	
12	I agree to participate in random drug and alcohol test as required by Dragonfly Contracts Limited. Any RIDDOR reportable on-site injury will require a test.	
13	I can confirm that there are no pre-existing medical conditions which may affect me while at work. If there are any pre-existing conditions, then please detail below:	

I agree to abide by all site rules and can confirm that I have read all of the above and any supporting documentation and have been given the opportunity to raise any questions and concerns:

Signature: _____

Dragonfly Contracts Limited – Site Induction Form.
To be filled in the on-site Health and Safety folder.

TASK RISK ASSESSMENT & METHOD STATEMENT APPRAISAL RECORD

Name of Project:	
RA / MS for which company:	Date on RA / MS:
Construction task:	RA / MS Revision:

Risk Assessment	Yes	No	N/A
Does the risk assessment:			
Identify the specific task with a description?			
Identify all the significant HS&E hazards relevant to the tasks?			
Identify all persons, and how they might be harmed?			
Define clear control measures for each risk using 'heirachy of control': Elimination, Substitution, Isolation, Engineering Control, PPE/RPE. (Collective over Individual) identified?			
Identify the existing site hazard control measures that apply to the task?			
Assess and evaluate the significant HS&E risks e.g a risk rating?			
Identify any further actions necessary to reduce risks to ALARP (As Low As Reasonably			
Reference any additional specific assessments required e.g. COSHH, Noise, Vibration, Dust, Manual andling?			
If the risk assessment relates to sub/contractor tasks, has it been appraised by the			
Identify each environment, and how it might be affected?			
Identifies specific detail to control of exposure levels, (vibration magnitude, trigger times, noise level, COSHH W.E.L)?			
Identify the requirement for additonal controls in accordance with manufacturers			
Identify requirement to conduct task specific/ at point of works assessment?			
All personnel involved in, or likely to be affected by the work have been consulted regarding			
Identify others at risk, e.g. public,pedestrians, other trades?			

Method Statement	Yes	No	N/A
Is a method statement necessary for the tasks?			
If so, does the method statement:			
Adequately address the relevant risk assessment control measures identified?			
Identify, title, date, issue/revision number?			
Identify, what is to be done, location where the works will be carried out?			
Identify the time allowed for planning, the start date, and the estimated completion date?			
Identify the responsible supervisor and required competencies for controlling the works onsite?			
Identify the supervisor's responsibilities and contact details?			
Identify the competent labour resources required, their training, numbers and trades?			
Identify any personal pre-existing restrictions e.g. young person, ill-health, disabilities?			
Identify and provide details the plant and equipment sizing, resources required, and include manufacturers instructions / safety information and defines the recording/maintenance regime, (LOLER/PUWER)? (Thorough examination, calibration and test certification to be provided / checked)			
Identify requirement for additional safe system of works, i.e. Permits.			
Include any additional checklists, prior to commencement of works, e.g lift operation etc.			
Identify the significant materials (including hazardous substances) required, including sizes, quantity, and weights/measures, delivery, storage and disposal?			
Identify any security and/or segregation requirements/arrangements?			
Identify the requirement for specialist training, e.g PASMA, Confine Spaces?			
Clearly identify the logical sequence of the task from delivery to disposal of waste? (a deifned clear sequence of the works, mehod of how the works will be completed)			
Clearly list all mandatory and tsk specific PPE / RPE requirements to the relevant standards and record of training for the use of, e.g Face Fit Testing?			
Include any additional specific risk assessments required e.g. COSHH, task specific/at point of			
Include / refer to any relevant drawings / sketches required?			
Describe any individual welfare requirements?			

Attach a copy of this completed appraisal record to the relevant risk assessment / method statement

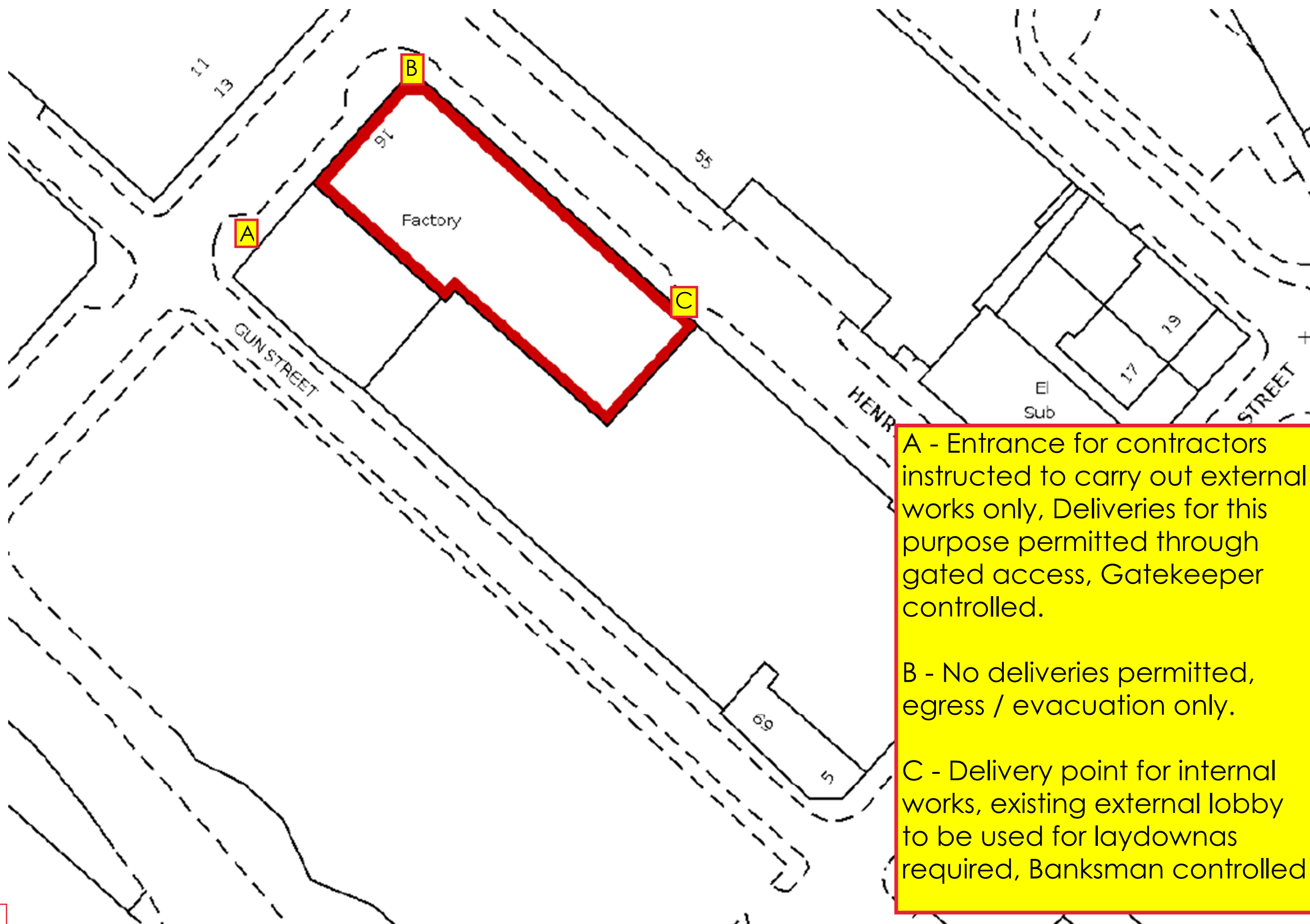
TASK RISK ASSESSMENT & METHOD STATEMENT APPRAISAL RECORD

Detail of how operatives will be briefed on site safety arrangements and by whom?			
Identify any additional amendment/requirement for temporary works, site, traffic, pedestrian, fire and service routes.			
Identify an auditing and monitoring for compliance schedule for the works, the frequency, enforcement and by whom? (contractors safety audit)			
Where necessary, are specific emergency arrangements/procedures formulated to the task, (rescue plan, special first aid / fire requirements, environmental emergency actions, means of communication (radio), details of what to do and by whom)?			
Make it clear when the next review is required and recommunication to those persons applicable, e.g. after and incident/ periodically as refresher (no more than 6 months), change in scope of works?			
If the method statement relates to sub/contractor tasks, has it been appraised by the			
Identify the requirement to any OHS legislation and relevant standards codes applicable to the			

Result of Appraisal ☒	ACCEPTED	REJECTED (see comments & re-submit)
ACCEPTED STATUS MUST BE ACHIEVED PRIOR TO COMMENCEMENT OF TASK ON SITE		
Conditions / Further Requirements		

Appraised by 1 st Reviewer:	
Name:	Position:
Signature:	Date:
Appraised by 2 nd Reviewer:	
Name:	Position:
Signature:	Date:
Date returned to originator:	

Attach a copy of this completed appraisal record to the relevant risk assessment / method statement



A - Entrance for contractors instructed to carry out external works only, Deliveries for this purpose permitted through gated access, Gatekeeper controlled.

B - No deliveries permitted, egress / evacuation only.

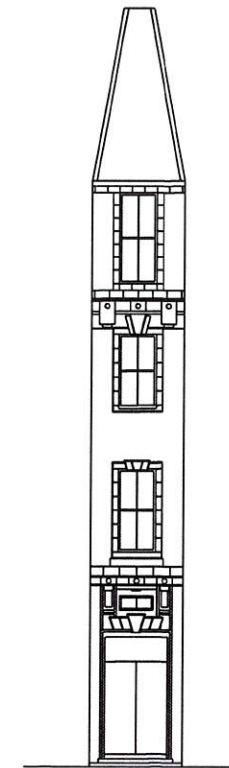
C - Delivery point for internal works, existing external lobby to be used for laydowns required, Banksman controlled

20 m².



Henry Street

23 m².



Blossom Street



Gun Street

No elevation
 $\Rightarrow 1.7 \times 3 = 5.1 \text{ m}^2$

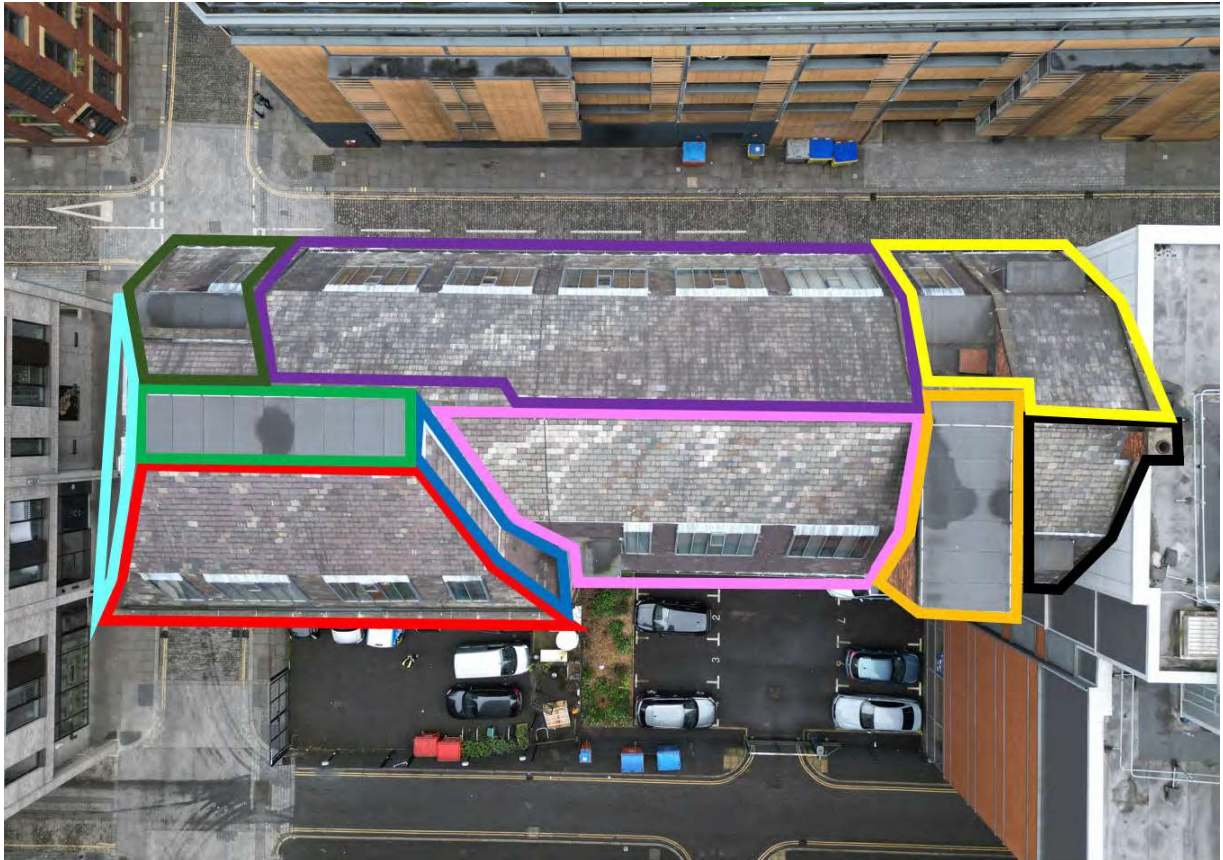
18 m².

20
23
5.1
18

66.1 m².

- elevation of floor
- landing floor
- elevation of floor
- landing floor
- elevation of floor
- landing floor
- elevation of floor
- landing floor
- ground floor level
- ground floor level

Sectioned Overview



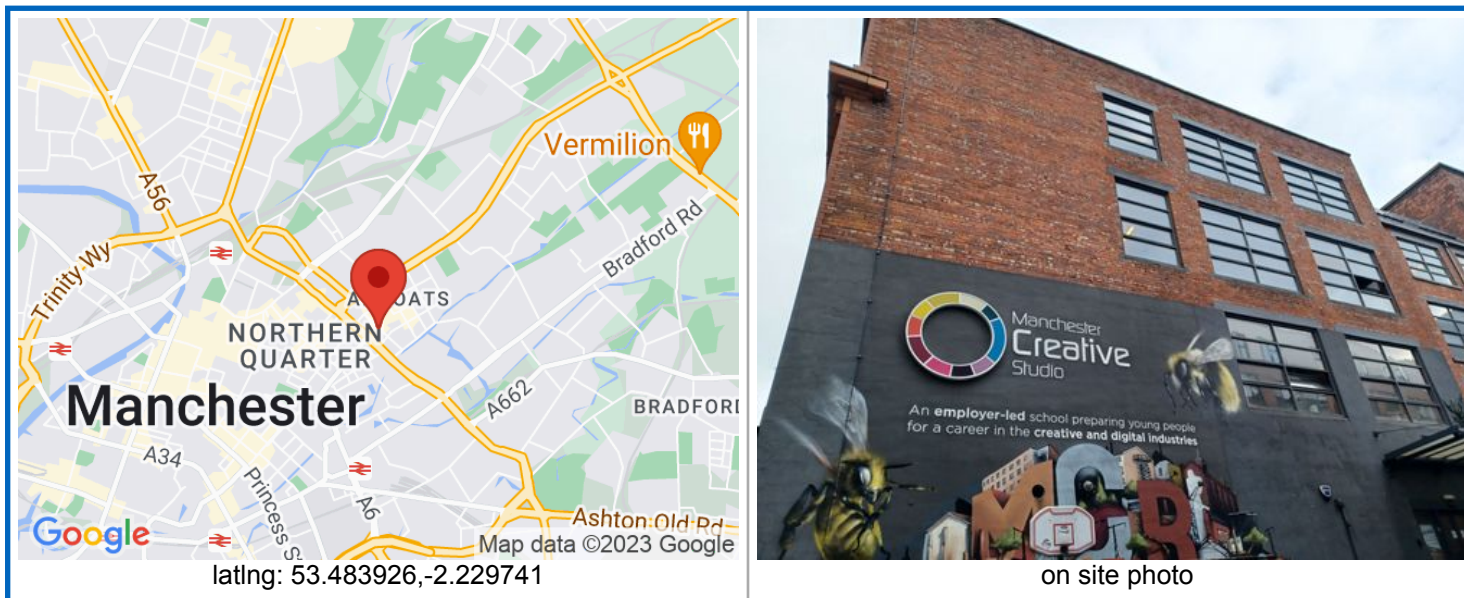
This image shows the colour for each section, Section 1 **RED**, Section 2 **BLUE**, Section 3 **GREEN**, Section 4 **PINK**, Section 5 **ORANGE**, Section 6 **BLACK**, Section 7 **SKYBLUE**, Section 8 **PURPLE**, Section 9 **YELLOW**, Section 10 **DARKGREEN**, view all pictures from each coloured section at the Drone Site Surveys online image delivery portal.

Asbestos Refurbishment Survey Report

Job Ref No: **567563**, Account Ref No: **27231**, Contract Ref No: **93784**

16 Blossom Street, Manchester, M4 5AW

Title: 16 Blossom Street, M4 5AW - Pre Refurbishment Survey



Total Records	Sampled Records	No Asbestos Detected	R3	R2	R1	No Access Locations
474	0	0	0	0	0	2

Head Office
7 Halifax Court, Dunston,
Stoke-on-Trent, NE11 9JT
040 303

Issuing Office:
LS - North West & Yorkshire
Preston Brook - Lucion Services
Ltd, 5 Abbots Park, Preston Brook,
Runcorn, WA7 3GH

Report Summary

Please note, this report is not intended to be used as a bill of quantities for the removal of asbestos containing materials. The designing, planning and costing of asbestos removal requires an appropriate Technical Specification and Scope of Works. These documents can be prepared by Lucion upon request.

This certificate is for the attention of	Scott Newton Dragonfly Contracts Limited
Contract Title	16 Blossom Street, Manchester, M4 5AW - Pre Refurbishment Survey
Survey Type	Survey, Refurbishment
Site Address	16 Blossom Street, Manchester, M4 5AW
Buildings Surveyed	16 Blossom St
Surveyor(s)	Phil Holden
Surveyor signature(s)	
Survey Date	Monday, 20th March, 2023
Approved signatory	Aled Wynne
Approved signature	
Approval date	Tuesday, 4th April, 2023
Report Rendered on	Wed 5 Apr 2023 @ 08:22:19

Report Contents

Asbestos Register and Executive Summary	4
Introduction	6
Buildings Included in Survey Scope	7
Site Data	8
Survey Methodology	9
HSG 264 Asbestos: The Survey Guide	9
Survey Methodology - Important Notes	10
Method of Sample analysis	12
HSG 248 Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures	12
Sampling Strategy	13
Results and Findings	14
Initial Risk Level Assessment	14
Recommendations	17
Cited References and Further Reading	19
Management Recommendation Detail	20
Areas Excluded & Not Fully Accessed During Survey	21
Survey Inspection Detail, Sample Test Report and Risk Level Assessment Report	22
Job Notes	50
Annotated Plans and Other Additional Documents	51
Additional Advice and Information	51
Annotated Floorplan(s)	52

Asbestos Register and Executive Summary

The current survey report is not intended to be used as a bill of quantities for asbestos removal activities. This survey can be used to compile a scope of work and technical specification. We can assist you in the preparation of these documents.

Summary of Asbestos Containing Materials

Ordered By Building, Level and Location

Building	Level	Location	Item / Product Examined	Material Description	Risk Level (Material Score)	Initial Control Recommendation
Nothing to report						

Summary of Areas Excluded & Not Fully Accessed During Survey

Building	Level	Location	Item / Product Examined	Accessibility	Access Comments
16 Blossom St	0	007/Cleaners Cupboard	Entire Location	No Access	Unable to gain entry, client unable to provide access
				 No keys available at time of survey.	
16 Blossom St	0	013/First Aid Room	Entire Location	No Access	Unable to gain entry, client unable to provide access
				 No keys available at time of survey.	

Introduction

This report aims to:

- Introduce pertinent legislation relating to the management of asbestos in non-domestic premises
- Outline the sample testing and inspection methodology employed by the surveyor
- Relate the significance of the report contents to the Control of Asbestos Regulations (2012)
- Detail survey findings compliant with HSG 264
- Serve as a reference document to assist in making further steps towards the management of any asbestos containing materials in the premises
- Provide the information necessary to compile an asbestos management plan compliant with the Control of Asbestos Regulations (2012)
- Form an asbestos register

Regulation 4 of the Control of Asbestos Regulations (2012) states the obligations that persons defined as "duty holders" have to manage asbestos containing materials in non-domestic premises. This instrument defines a duty holder as being:

"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 there from; or

*In relation to any part of non-domestic premises where there is no such contract or tenancy, every person who, to any extent, has control of that part of non-domestic premises or any means of access thereto or egress there from" - **CAR, 2012.***

Regulation 4 also states the following:

"In order to enable him [sic "dutyholder"] to manage the risk from asbestos in non-domestic premises, the dutyholder shall ensure that a suitable and sufficient assessment is carried out as to whether asbestos is or is liable to be present in the premises"

This report satisfies this requirement, unless stated otherwise, by detailing the inspection findings reporting the presence of asbestos containing materials in those areas given in the survey inspection detail.

Health and Safety Guidance - Publication "Asbestos: The Survey Guide (HSG 264)" details the material assessment that must be carried out to determine the risk posed by asbestos containing materials in buildings. This material risk assessment has been carried out on those materials strongly presumed or proven to contain asbestos. The resulting material assessment risk ratings can (in conjunction with the management recommendation made for these materials) then be used to form the basis of an asbestos management plan.

Where possible the surveyor has attempted to interpret the needs of the client in their refurbishment works however the reader must satisfy themselves that the report includes those areas affected by refurbishment works.

Buildings Included in Survey Scope

Site Address: **16 Blossom Street, Manchester, M4 5AW**

Surveyed Buildings: **16 Blossom St**

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced by way of acceptance of our contract / quotation.

This survey was conducted in accordance with Health and Safety Guidance - Publication "Asbestos: The Survey Guide (HSG 264)". Lucion Services Ltd cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. Lucion Services Ltd 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 and will be limited to that necessary for taking of the samples.

The "areas excluded and not fully accessed during survey" section of this report gives details of those buildings, locations and items not accessed at the time of the survey (where appropriate, and if all areas were fully accessed, no items are listed). The "included buildings" list above gives details of those buildings included in the survey scope. The inspection log should be referenced for details of specific locations inspected within these buildings.

The scope of this survey relates only to building or area(s) inspected and does not include any form of investigation of the land on which the building is situated.

Where investigation of an intrusive nature (within the scope of the survey being performed) is needed to discern the presence of a material and the property is occupied during the inspection the level of intrusion may be restricted. As far as is reasonably practicable such restrictions will be indicated within the "areas excluded & not fully accessed during survey" section of this report. Scenarios leading to intrusion restriction may [by way of example] include (but are not limited to) security integrity of the building envelope, significant damage to decorative finishes, risk to the structural integrity of the building, occupation within adjacent areas. Investigations undertaken in such situations may, through circumstantial restrictions, be incomplete. Further investigation works may be required once unrestricted access can be offered.

A report is provided electronically via the NexGen web-portal. Rendering of the report will create a unique pdf version identified in the footer of the document where date and time of rendering is recorded. Document history can be reviewed via the 'View File History' when viewing the report online. Prior to commencing any works or review of the report, the most current version should be obtained via the link to the NexGen web-portal; any local pdf copies should not be relied on as containing the most current information.

As per the client's specification, materials previously identified as containing asbestos (by other asbestos consultancies) have had this positive identification transferred to this report. Lucion Services Ltd cannot accept any liability for errors in this information.

Items or areas not covered by this survey that are scheduled to undergo works that may result in the release of asbestos fibres should be investigated prior to commencement of such activities.

Site Data

Site ID	407243
Address	16 Blossom Street, Manchester, M4 5AW

Survey Methodology

The asbestos survey findings detailed in this report were gathered using documented in house inspection (TOP01.01) and sampling procedures (TOP01.02) that implement the requirements of the Health and Safety Executive Publications HSG 264 (Asbestos: The survey guide) and HSG 248 (Asbestos: The analysts' guide for sampling, analysis and clearance procedures). All asbestos surveys aim to locate as far as is reasonable practical, the presence and extent of any ACMs in the building within the defined scope of the survey (refer HSG 264). This method complies with section 3 of Regulation 4 (CAR, 2012)

HSG 264 Asbestos: The Survey Guide

Publication HSG 264 sub-divides asbestos surveys into 2 principal types, termed: Management and Refurbishment & Demolition surveys respectively. These survey types may be summarised as follows (both have been shown to allow visualisation of the scope of the present management survey relative to the refurbishment & demolition survey specification and their suggested application/s).

Management Survey - Standard Sampling, Identification and Assessment

The underlying purpose and inspection methodology of the management survey is to locate the presence, extent and condition by way of sampling and inspection of suspect asbestos containing materials as they are encountered. Where possible, representative samples of materials suspected by the surveyor to contain asbestos are taken and analysed for the presence and type of asbestos fibre present. This survey is intended for integration into a plan for the management of asbestos containing materials under Regulation 4 of CAR (2012). The management surveys offers information allowing routine and simple maintenance works to be carried and this reflects the surveyor's level of intrusion at the time of the inspection. More extensive maintenance or repair work may require additional investigations to be undertaken; the findings of this survey should be checked with this in mind to confirm whether or not they of adequate scope.

Refurbishment Survey - Full Access, Sampling and Identification

The refurbishment survey is fully intrusive (as far as is reasonably practicable) and is aimed at locating all asbestos containing materials within a survey area where refurbishment will take place.

Survey Methodology - Important Notes

Reasonable Skill and Care

Although all survey areas that have been examined are reported in accordance with HSG 264 and documented in house procedures (for the specified survey type) and all reasonable skill and care has been exercised by the surveyor in doing so, it must be realised that no survey can reasonably guarantee beyond doubt that all asbestos containing materials have been located. Reasons for this limitation may include health and safety issues, reasons of practicality, non-access to live equipment and dangerous or contaminated environments or risk of unsafe levels of damage being inflicted on the survey area amongst others, or the location of the material being outside the investigative scope of the survey type undertaken.

Please note, refurbishment and demolition asbestos surveys are used to locate and describe, as far as reasonably practicable, all asbestos containing materials in the area where the refurbishment work will take place or in the whole building if demolition or refurbishment is planned. To do this, investigations will need to be of an intrusive nature and involve destructive inspection techniques. Notwithstanding the purpose of refurbishment and demolition surveys, the practical reality is that no survey should ever be used as an absolute guarantee to have identified all asbestos containing materials. Destructive inspection points will be in locations intended to represent the structure as a whole. Therefore, there remains the potential for hidden, obscured and discrete areas within the building fabric and/or structure that may contain unlocatable asbestos containing materials that may only become apparent during demolition or refurbishment activities.

Non-asbestos Materials - A Reasoned Argument

All items examined by the surveyor at the time of the survey are listed in the inspection detail of this report. This detail includes those items believed by the surveyor not to contain asbestos and an appropriate categorisation of their material composition is given. Employing this rationale the surveyor can use experience and judgement to form a reasoned argument that there is evidence to suggest that the material may not contain asbestos. Periodically "non-asbestos" building materials may be sampled by way of a method control to further support the surveyor's argument. These materials do not bear any risk assessment detail.

Materials Presumed to Contain Asbestos

If the surveyor feels that a reasoned argument against a material containing asbestos cannot be formed, the item in question may be presumed to contain asbestos. This may include, but is not restricted to, areas where access cannot be gained. This scenario attracts the designation "P" in the sampling strategy column of the "Survey Inspection Detail, Sample Test Report and Risk Level Assessment Report" table within this report.

Materials Strongly Presumed to Contain Asbestos

In the case of a material or materials being encountered that the surveyor suspects, following visual assessment, as containing asbestos but cannot be sampled for reasons of practicality, that material is strongly presumed to contain asbestos. An assessment (where possible) of the material's extent and condition is made. Nota bene: as no definitive assessment of asbestos fibre type contained in the material may be made, this portion of the priority score is based on a strongly presumed worst-case scenario of fibre type commonly contained in the material concerned. This scenario attracts the designation "SP" in the sampling strategy column of the "Survey Inspection Detail, Sample Test Report and Risk Level Assessment Report" table within this report.

Sampling of Materials

If access to the material permits, a representative sample of the material is taken according to the "sampling strategy". An assessment (where necessary or possible) of the material's extent and condition is made. As no practical sampling strategy can be assured as being entirely representative of the circumstances encountered during surveying, care should be exercised when interpreting results. That is to say that if works are planned that may cause disturbance or require the removal of asbestos containing materials, implementation of a more intense sampling regime may be desirable.

Floor slab - The term "floor slab" can constitute a floor to any level and is not just limited to the ground floor. These areas have not been intrusively inspected to any particular depth. An inspection has been carried out as far as practicable which may have involved the scraping of any superficial top layer but this does not constitute as a full depth intrusive inspection of the slab. Should this level of inspection be required for future works then specialist heavy engineering drilling tools will be required to be used followed by a further specific survey to this area on completion.

Material Cross Referencing

In the event of a suspect material being encountered with a frequency that does not permit repeated re-sampling on the grounds of practicality, the surveyor may cross reference this item with one that has already been sampled. To do this the surveyor will ensure that the material is identical in nature (through examining visual appearance e.g. colour) to that of the material to which it is referenced. Nota bene: as no definitive assessment of asbestos fibre type contained in the material may be made, this portion of the priority score is strongly presumed as being the same as that of the material from which it is cross referenced.

Asbestos Removal

It should be noted that this report is not intended to be used as a bill of quantities for the removal of asbestos containing materials; it purely provides support. Extents and quantities recorded during the survey have been estimated to the best of the surveyor's ability, however, these shall require verification and accurate measurement prior to removal of the asbestos containing materials through production of an appropriate Technical Specification and Scope of Works. These documents can be prepared by Lucion upon request.

Operational Buildings

The inspection and testing will be conducted to minimise any disruption to the occupiers as far as practical. To this end, the building or area undergoing survey should be unoccupied in order to minimise risk to employees or members of the public on the premises. Ideally, the building or area will not be in use and all furnishings will have been removed. It should be noted that occupied or operational buildings may place certain restrictions on the scope of the survey in respect of intrusive access and sampling strategy, for example it will not be possible to inspect behind a ceiling which is a known or suspected ACM, and that it may prove impossible to adequately investigate all areas of the property at the time of the initial survey. Where this is the case it may be required to undertake additional surveys or inspections immediately prior to the proposed refurbishment or demolition works at a time and cost agreed with the client. Aspects of these additional inspections, e.g. penetration of known ACMs, may also require the services of a Licensed Asbestos Removal Contractor and notification of the work to the Enforcing Authority. It is the client's responsibility to ensure that the information provided in the survey is adequate and relates to their requirements.

Dust Sampling

The survey may include taking dust samples from areas where contamination is suspected to be present due to visible signs of damage to asbestos containing materials or signs of previous unsatisfactory asbestos removal works but does not include random dust sampling where there is no apparent source of asbestos.

Stored, portable and random use

Unless specifically identified within the report, no responsibility can be accepted by Lucion for non-systematic or random use of asbestos within the property or in contrast to the products and uses as detailed in HSG264 Appendix 2, for example adhoc use of packers in cavities (wall, floor, ceiling). Not only are these items small, but their occurrence is sporadic and they may only become visible once complete sections of wall, floor or ceiling are removed during demolition or refurbishment. In addition, unless specifically identified within the report, no responsibility can be accepted by Lucion, for stored or portable items of asbestos.

Method of Sample analysis

The bulk asbestos fibre identification results detailed in this report and the appended certificate of bulk analysis were obtained using a documented in house testing procedure (TOP01.03) that implements the requirements of Health and Safety Executive Publication HSG 248, Appendix 2 (Asbestos: The analysts' guide for sampling, analysis and clearance procedures). All samples collected during the course of this survey are tested in accordance with this method.

HSG 248 Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures

Publication HSG 248 describes a two stage approach to the detection and subsequent identification of asbestos fibre in bulk (i.e. suspect sample) materials. Initially the microscopist will examine the material under a low power stereo light microscope. The microscopist then performs extensive optical tests using polarised light microscopy in order to confirm or refute that the material contains an asbestos mineral. This technique allows for the detection of the six common forms of asbestos fibre as follows:

Asbestos Fibre Type	Common Nomenclature
Chrysotile	White Asbestos
Amosite	Brown Asbestos
Crocidolite	Blue Asbestos
Asbestos Actinolite	N/A
Asbestos Anthophyllite	N/A
Asbestos Tremolite	N/A

The results of this test are given, where appropriate, in the inspection detail report for each sample taken and are summarised in the management recommendation report. They are also separately detailed in the bulk-analysis report appended to this report. The homogeneity of asbestos containing materials can differ depending on their type. Typically, homogeneous materials include sprayed coatings, insulating board and asbestos cement products. Other materials are typically less homogeneous including pipe lagging (due to patch repairs, hand mixing at time of application), textured coatings (due to low concentration of asbestos fibre and hand application), composites (due to low concentration of asbestos fibre and material matrix) and debris samples (due to the potentially inconsistent occurrences that have led to their presence). Whilst sampling frequencies / techniques and analysis methods attempt to address the issue of non-homogeneity it should be realised that sampling in accordance with HSG 264 and analysis in accordance with HSG 248 cannot always obviate the problems of determining asbestos fibre content in non-homogeneous materials. The results of sample analysis presented in this report therefore pertain to the samples analysed and so relate only to the time at which sampling took place and to the conditions prevailing during that time.

Sampling Strategy

Product Type	Sampling Strategy
Vinyl, composite floor coverings, surface coverings	One sample per room, or one sample per 40m ² per product type or colour. Where large expanses of the same material have been used throughout an area, the frequency of sampling may be decreased at the discretion of the surveyor. Associated adhesives, depending on site and material conditions, will either be collected as separate samples or included with the floor covering as a single entity.
Textured Coatings	One composite sample per room or one sample per 9m ² dependent on similarity of coating type. Where large expanses of the same material have been used throughout an area. The frequency of sampling may be increased or decreased at the discretion of the surveyor.
Gaskets, ropes, woven product, seals, mastics, papers, felts	One sample per product type, or if appropriate, per area or location.
Asbestos containing insulating board	One sample per location or per 25m ² of continuous product run. The frequency of sampling may be increased or decreased at the discretion of the surveyor dependent on such factors as consistency of product type or occurrence of different board types. The specific nature of this material has been determined on site using the competence and experience of the surveyor. Lucion Services accepts no liability for any decision based on this determination and as such it should only be regarded as an opinion. Where doubt exists as to the classification of a board material HSE Approved Code of Practice L143 "Managing and working with asbestos" recommends carrying out a water absorption test. Lucion Services will perform this test only upon specific request.
Cement Products	One sample per product type, or if appropriate, per area or location. The specific nature of this material has been determined on site using the competence and experience of the surveyor. Lucion Services accepts no liability for any decision based on this determination and as such it should only be regarded as an opinion. Where doubt exists as to the classification of a board material HSE Approved Code of Practice L143 "Managing and working with asbestos" recommends carrying out a water absorption test. Lucion Services will perform this test only upon specific request.
Debris	One sample per location, or more at the discretion of the surveyor. Where debris exists in a location quantification can be hindered by a number of factors including paint coverings, air movement, the passage of time etc. The surveyor reports only the material discernable within the confines of the survey sufficient to show that debris exists in a location. Further focused investigation may be needed to determine the extent of debris for the purposes of decontamination.
Insulative Materials	One sample per material product type (to include change in outward appearance) and at least one sample per 10 metre pipe run. In addition, one sample per different product applied to pipe bends.
Sprayed Insulation	One sample per 20m ² of material

Results and Findings

The item examination and inspection findings, bulk analysis results, material assessment and initial risk level assessment are reported in the form of an asbestos inspection and testing detail register. The purpose and structure of this register are explained in the proceeding sections.

Initial Risk Level Assessment

The initial risk level assessments made within this report for those items strongly presumed, or positively proven by sampling and subsequent analysis, to contain asbestos have been made on the basis of the Material Assessment Algorithm detailed within the publications HSG 264 and HSG 227.

This assessment aims to elucidate the potential for a particular material to release hazardous fibres and expose those within the specific area to asbestos dust. The following table gives the scoring strategy for the initial risk level assessment and indicates the scoring degree of those points that are considered, namely product type, condition, surface treatment and asbestos fibre type present.

	Score	Score Category
Product Type An assessment of the inherent risk a product may pose (Product debris is assessed on the product type from which it originates)	1	Asbestos reinforced composites - Plastics / resins / mastics / felts / vinyl tiling / semi rigid paints / decorative finishes / asbestos cement and other such similar bound materials.
	2	Materials of a medium asbestos content including - Asbestos insulating board / millboard / low density insulation board / textiles / gaskets / ropes / papers / debris from asbestos containing composite material and cement.
	3	Materials of a high asbestos content including - Thermal insulation / sprayed asbestos / loose asbestos / packing / filled padding / all other debris.
Material Condition An assessment of the damage or deterioration in condition of product	0	Undamaged - No visible signs of damage
	1	Minor damage - Light material surface abrasion / abrasion to edges
	2	Medium damage - Evidence of loose asbestos fibre protruding from material / poor condition of material is notable
	3	Major damage - Significant damage to materials often resulting in the short-term production of asbestos containing debris / delamination of sprays and thermal insulation / asbestos debris

table continued from previous page...

	Score	Score Category
Surface Treatment An assessment of the level of fibre retention the surface of a material may be capable of	0	Composite materials - Plastics / resins / mastics / felts / vinyl tiling / semi rigid paints / decorative finishes
	1	Sealed and enclosed materials - Painted asbestos insulating board (with exposed face painted or encapsulated) / enclosed asbestos lagging and sprayed asbestos (as originally installed) / unsealed asbestos cement products
	2	Unsealed and encapsulated materials - Unsealed asbestos insulating board / asbestos lagging, sprayed asbestos and woven material encapsulated (remedially)
	3	Unsealed friable materials - Unsealed asbestos lagging and sprayed asbestos
Asbestos Fibre Type An assessment of asbestos fibre types propensity to cause asbestos related diseases	1	Serpentine Asbestos - Chrysotile
	2	Amphibole Asbestos - Amosite / Anthophyllite / Tremolite / Actinolite
	3	Amphibole Asbestos - Crocidolite

Material / Accessibility Score

Following the rating of a material using the above criteria, the resulting aggregated additive material score may be assessed in terms of accessibility to derive an assessment of initial risk level as follows:

	Very Low Risk (2-4)	Low Risk (5-6)	Medium Risk (7-9)	High Risk (10-12)
Normally Inaccessible (1)	R3	R3	R3	R2
Periodically Accessed (2)	R3	R3	R2	R1
Frequently Accessed (3)	R3	R2	R1	R1

The level of access to the ACM determines how easily the product can be reached by the building occupants which could result in a disturbance that causes fibre release, it relates purely to access and does not consider product type.

The above is defined by the following:

1. Normally inaccessible or occasionally accessed: The ACM will not be accessed or is unlikely to be disturbed.
2. Periodically accessed: The ACM is likely to be disturbed occasionally.
3. Frequently accessed: The ACM is routinely and easily disturbed.

General Interpretation of Risk Assessment Level

Risk Assessment Level	Interpretation of the Recommended Control Action ^[1]
R1	immediate implementation
R2	as soon as practicable - <i>in interim period material should be regularly inspected and its management planned for</i>
R3	not immediately necessary - <i>material should be regularly inspected and its management planned for</i>

Recommendations

In addition to the risk assessment level assigned to strongly presumed and identified asbestos containing material, a management control action recommendation is also made. In the case of survey carried out prior to refurbishment or demolition works, the "normal" recommendation will be "remove" as the surveyor assumes that asbestos removal will take place prior to other works commencing (unless the surveyor has been advised otherwise in advance of the survey).

The current recommendations conventionally made by the surveyor may include the following:

Recommendation	Description	Notes
Access Restriction	Restriction of access to area / location only to personnel wearing appropriate PPE / RPE.	Suitability of RPE / PPE must be carefully assessed and procedure invoked to ensure these control measures are adhered to.
Access Prohibition	Prohibition of access to area / location to all personnel.	Area should be marked clearly as being prohibited to all personnel, possibly in conjunction with asbestos warning stickers.

1. The risk level assessment is determined on the basis of information (including a subjective 'access' assessment) collated during the course of the survey. The risk assessment level needs to be reviewed periodically, (normally in line with a frequency defined in an asbestos management plan) to verify its validity and prior to any refurbishment work within the building/ site. Note: this risk level assessment is outside Lucion's scope of UKAS accreditation.

table continued from previous page...

Recommendation	Description	Notes
Environmental Clean	A cleanup of areas following disturbance of asbestos or discovery of loose asbestos dust/debris/material.	The work is not removal (i.e. requiring physical force) and consists of vacuuming, wiping, picking up and bagging of debris. The work can be either licensed or unlicensed depending on the product and whether exposure is likely to exceed the 4 hour control limit or sporadic and low intensity limit. The work can be either licensed or unlicensed depending on the product and whether exposure is likely to exceed the 4 hour control limit or sporadic and low intensity limit. For licensed work a 4-stage clearance by a UKAS accredited laboratory is required, whilst for non-licensed work appropriate air tests are recommended and as long as any work with insulation or insulating board materials does not take more than two hours in any seven day period, and no one person works for more than one hour in that two hour period.
Material Repair	Repair of the material in such a manner as to minimise the release of asbestos fibre.	Repair of materials is recommended by the Health and Safety Executive as an alternative to removal, where reasonably safe to so.
Material Encapsulation	Encapsulation of the material in a manner that ensures the complete enclosure of any remaining asbestos fibres.	Encapsulation of materials is a possible alternative to their removal, where reasonably safe to do so. Works should also be accompanied by appropriate air test performed by a UKAS accredited laboratory.
Material Removal	Removal of the material in instances where it is remaining in situ would lead to a high residual risk level. Or removal may be necessary to permit work within the location. Removal of materials may also be carried out on a preventive basis.	Removal works should be carried out in accordance with the relevant ACOP (approved code of practice), L143
<i>Any recommendations made within this report are made on the basis of findings collated at the time of survey.</i> <i>Recommendations should undergo careful client evaluation prior to a final management decision being made.</i> <i>Lucion Services Ltd does not accept any responsibility for any works carried out as a result of recommendations made within this report.</i>		

If any remedial works need to be carried out, decide whether or not they need to be carried out by a licenced contractor . If you are unsure about this we can offer advice as to what you should do. We can assist you in the compilation of a removals specification and supporting documentation.

Cited References and Further Reading

1. Control of Asbestos Regulations (2012) ~ The Stationery Office. **ISBN 978-0111521083**
2. Construction (Design and Management) Regulations (2015) ~ The Stationery Office. **ISBN 9780717666263**
3. The Hazardous Waste (England and Wales) Regulations (2005) ~ The Stationery Office. **ISBN 011072685-5**
4. Managing and working with asbestos Control of Asbestos Regulations 2012. Approved Code of Practice & guidance L143 (second edition, 2013) ~ HSE Books. **ISBN 978-0717666188**
5. A Comprehensive Guide to Managing Asbestos in Premises (2002) ~ HSE Books. **ISBN 978-0717623815**
6. Asbestos Essentials: A task manual for building, maintenance and allied trades of non-licensed asbestos work (third edition, 2012) ~ HSE Books. **ISBN 978-0717665037**
7. [Asbestos Essentials Task Sheets \[http://www.hse.gov.uk/asbestos/essentials/ \]](http://www.hse.gov.uk/asbestos/essentials/) ~ HSE. *electronic downloadable version of the above*
8. Asbestos: The licensed contractors guide HSG247 (2006) ~ HSE Books. **ISBN 978-0717628742**
9. Asbestos: The analysts guide for sampling, analysis and clearance procedures HSG248 ~ HSE Books. **ISBN 978-0717628759**
10. Asbestos: The Survey Guide HSG 264 (second edition, 2012) ~ HSE Books. **ISBN 978-0717665020**
11. The Management of Health and Safety at Work Regulations (1999) ~ The Stationery Office. **ISBN 011085625-2**
12. The Health & Safety at Work etc. Act (1974) ~ The Stationery Office.

Management Recommendation Detail

Please note, this report is not intended to be used as a bill of quantities for the removal of asbestos containing materials. The designing, planning and costing of asbestos removal requires an appropriate Technical Specification and Scope of Works. These documents can be prepared by Lucion upon request.

Building	Level	Location	Item / Product Examined	Sample No.	Material Description	Fibre Type	Material Score	Extent	Risk Level Assessment	Initial Control Recommendation	Photograph
Nothing to report											

Areas Excluded & Not Fully Accessed During Survey

⊖ Asbestos should be presumed to be present within Locations and Items not accessed until a further assessment can be performed.

💬 Additional surveyor comments.

Building	Level	Location	Item / Product Examined	Accessibility	Access Comments	Photograph
16 Blossom St	0	007/Cleaners Cupboard	Entire Location	No Access	Unable to gain entry, client unable to provide access	
					💬 No keys available at time of survey.	
16 Blossom St	0	013/First Aid Room	Entire Location	No Access	Unable to gain entry, client unable to provide access	
					💬 No keys available at time of survey.	

Survey Inspection Detail, Sample Test Report and Risk Level Assessment Report

☐ No Asbestos Detected

☐ Asbestos Containing Material

☐ Removed/Error/Unanalysed

⊖ Asbestos should be presumed to be present within Locations and Items not accessed until a further assessment can be performed. 💬 Additional surveyor comments.

Building: 16 Blossom St

Level: 0

Location: 001/Entrance Lobby

Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Brick										
Walls	Plasterboard										
Skirting	Wood										
Floor covering	Carpet										
Floor	Wood										
Cable conduits	Metal										
Door and frames	Metal										
Within plasterboard walls	No asbestos observed										

Building: 16 Blossom St

Level: 0

Location: 002/Kitchen

Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Within proposed wall to be removed	No asbestos observed										 
Floor covering	Modern linoleum										

table continued from previous page...

Building: 16 Blossom St					Level: 0	Location: 002/Kitchen					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Floor	Wood										
Cable conduits	Metal										
Window frame	Wood										
Window cill	Wood										
Cable trays	Metal										

Building: 16 Blossom St					Level: 0	Location: 003/Stairwell					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Underside of stairs and landing	Plaster on concrete										
Walls	Plaster on masonry										
Wall covering	Ceramics										
Floor covering	Modern linoleum										
Stairs	Concrete										
Stair nosing	Modern										
Floor	Wood and concrete										
Cable conduits	Metal										

Building: 16 Blossom St					Level: 0	Location: 004/Stairwell down to basement					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Underside of stairs and landing	Plaster on concrete										
Walls	Brick										
Stairs	Stone										
Cable conduits	Metal										

Building: 16 Blossom St					Level: 0	Location: 005/Server Room					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										

table continued from previous page...

Building: 16 Blossom St				Level: 0	Location: 005/Server Room						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Walls	Brick										
Walls	Plasterboard										
Skirting	Wood										
Floor covering	Carpet										
Floor	Wood										
Cable conduits	Metal										
Cable trays	Metal										
Window frame	Wood										
Window cill	Wood										
Electrics	Modern										

Building: 16 Blossom St				Level: 0	Location: 006/Open Plan Area						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Within proposed wall to be removed 1	No asbestos observed										
Floor covering	Modern linoleum										
Floor	Wood										
Cable conduits	Metal										
Window frame	Wood										
Window cill	Wood										
Cable trays	Metal										

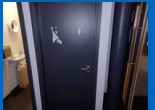
table continued from previous page...

Building: 16 Blossom St					Level: 0	Location: 006/Open Plan Area					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
2 No. Wood partition walls to be removed	No asbestos observed										
Beams	Metal										
Columns	Metal										
Pipework	Metal										
Within walls below windows	No asbestos observed										

Building: 16 Blossom St

Level: 0

Location: 007/Cleaners Cupboard



— No Access: Unable to gain entry, client unable to provide access 🗨️ No keys available at time of survey.

No Records were taken at this Location

Building: 16 Blossom St					Level: 0	Location: 008/WC					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Skirting	Wood										
Floor covering	Modern linoleum										
Floor	Wood										
Sanitary products	Ceramics										
Pipework	Metal and plastic										

table continued from previous page...

Building: 16 Blossom St				Level: 0	Location: 008/WC						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Boxing	Wood										
Ducting	Metal										
Above ceiling	No asbestos observed										

Building: 16 Blossom St				Level: 0	Location: 009/WC						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Skirting	Wood										
Floor covering	Modern linoleum										
Floor	Wood										
Sanitary products	Ceramics										
Pipework	Metal and plastic										
Boxing	Wood										
Ducting	Metal										

Building: 16 Blossom St				Level: 0	Location: 010/Lobby						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Skirting	Wood										
Floor covering	Modern linoleum										
Floor	Wood										

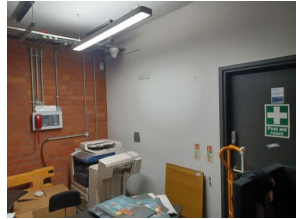
table continued from previous page...

Building: 16 Blossom St				Level: 0	Location: 010/Lobby						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ducting	Metal										
Pipework	Metal										

Building: 16 Blossom St				Level: 0	Location: 011/Shower Room						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Skirting	Wood										
Floor covering	Modern linoleum										
Floor	Wood										
Ducting	Metal										
Walls	Brick										
Pipework	Metal and plastic										

Building: 16 Blossom St				Level: 0	Location: 012/Lobby						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Skirting	Wood										
Floor covering	Modern linoleum										
Floor	Wood										
Ducting	Metal										
Pipework	Metal										
Stair nosing	Modern										
Floor covering	Carpet										
Floor	Concrete										
Insulation within stud wall	Man made mineral fibre										

table continued from previous page...

Building: 16 Blossom St					Level: 0		Location: 012/Lobby				
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Within plasterboard walls to be removed	No asbestos observed										

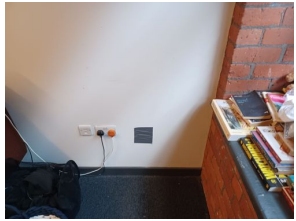
Building: 16 Blossom St			Level: 0			Location: 013/First Aid Room					
No Access: Unable to gain entry, client unable to provide access No keys available at time of survey.											
No Records were taken at this Location											

Building: 16 Blossom St					Level: 0		Location: 014/Stairwell				
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Underside of stairs and landing	Plasterboard										
Walls	Brick										
Floor	Concrete										
Stair nosing	Rubber										
Window frame	Wood										
Window cill	Wood										
Cable conduits	Metal										

Building: 16 Blossom St					Level: 1		Location: 001/Lobby				
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Skirting	Wood										

table continued from previous page...

Building: 16 Blossom St					Level: 1		Location: 001/Lobby					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment	
Floor covering	Modern linoleum											
Floor	Wood											
Pipework	Metal											

Building: 16 Blossom St					Level: 1		Location: 002/Bedroom					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment	
Ceiling	Plasterboard											
Walls	Brick											
Walls	Plasterboard											
Floor covering	Carpet											
Floor	Wood											
Window frame	Wood											
Window cill	Wood											
Pipework	Metal											
Cable conduits	Metal											
Cable trays	Metal											
Within proposed wall to be removed	No asbestos observed											

Building: 16 Blossom St					Level: 1		Location: 003/Stairwell					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment	
Underside of stairs and landing	Plasterboard											
Walls	Brick											
Floor	Concrete											

table continued from previous page...

Building: 16 Blossom St		Level: 1			Location: 003/Stairwell						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Stair nosing	Rubber										
Window frame	Wood										
Window cill	Wood										
Cable conduits	Metal										

Building: 16 Blossom St		Level: 1			Location: 004/Office						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Brick										
Walls	Plasterboard										
Floor covering	Carpet										
Floor	Wood										
Window frame	Wood										
Window cill	Wood										
Pipework	Metal										
Cable conduits	Metal										
Cable trays	Metal										

Building: 16 Blossom St		Level: 1			Location: 005/Shower Room						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Skirting	Wood										
Floor covering	Modern linoleum										
Floor	Wood										
Ducting	Metal										
Walls	Brick										

table continued from previous page...

Building: 16 Blossom St				Level: 1	Location: 005/Shower Room						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Pipework	Metal and plastic										
Boxing	Wood										
Void within wood boxing	No asbestos observed										
Building: 16 Blossom St				Level: 1	Location: 006/WC						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Skirting	Wood										
Floor covering	Modern linoleum										
Floor	Wood										
Sanitary products	Ceramics										
Pipework	Metal and plastic										
Boxing	Wood										
Ducting	Metal										
Underside of floor above	Wood										

table continued from previous page...

Building: 16 Blossom St					Level: 1		Location: 006/WC				
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Within ceiling void	No asbestos observed										

Building: 16 Blossom St					Level: 1		Location: 007/WC				
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Skirting	Wood										
Floor covering	Modern linoleum										
Floor	Wood										
Sanitary products	Ceramics										
Pipework	Metal and plastic										
Boxing	Wood										
Ducting	Metal										

Building: 16 Blossom St					Level: 1		Location: 008/Bedroom				
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Brick										
Walls	Plasterboard										
Floor covering	Carpet										
Floor	Wood										
Window frame	Wood										
Window cill	Wood										

table continued from previous page...

Building: 16 Blossom St					Level: 1		Location: 008/Bedroom					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment	
Pipework	Metal											
Cable conduits	Metal											
Cable trays	Metal											

Building: 16 Blossom St					Level: 1		Location: 009/Open Plan Area					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment	
Ceiling	Plasterboard											
Walls	Brick											
Walls	Plasterboard											
Floor covering	Carpet											
Floor	Wood											
Window frame	Wood											
Window cill	Wood											
Pipework	Metal											
Cable conduits	Metal											
Cable trays	Metal											
Wood partition walls to get removed	No asbestos observed											
Beams	Metal											
Columns	Metal											

Building: 16 Blossom St					Level: 1		Location: 010/Laboratory					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment	
Ceiling	Plasterboard											
Walls	Brick											
Walls	Plasterboard											

table continued from previous page...

Building: 16 Blossom St				Level: 1	Location: 010/Laboratory						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Floor covering	Modern linoleum										
Floor	Wood										
Window frame	Wood										
Window cill	Wood										
Pipework	Metal										
Cable conduits	Metal										
Cable trays	Metal										
Beams	Metal										
Columns	Metal										
Within plasterboard walls proposed to be removed	No asbestos observed										

Building: 16 Blossom St				Level: 1	Location: 011/Laboratory						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Brick										
Walls	Plasterboard										
Floor covering	Modern linoleum										
Floor	Wood										
Window frame	Wood										
Window cill	Wood										
Pipework	Metal										
Cable conduits	Metal										
Cable trays	Metal										

table continued from previous page...

Building: 16 Blossom St				Level: 1	Location: 011/Laboratory						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Beams	Metal										
Columns	Metal										
Within plasterboard walls proposed to be removed	No asbestos observed										
Pipework	Meta and plastic										
Within boxing below windows	No asbestos observed										 

Building: 16 Blossom St				Level: 1	Location: 012/Stairwell						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Underside of stairs and landing	Plaster on concrete										
Walls	Plaster on masonry										
Wall covering	Ceramics										
Stairs	Concrete										
Floor	Concrete										
Cable conduits	Metal										

Building: 16 Blossom St				Level: 1	Location: 013/Electric Room						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Brick										
Walls	Plasterboard										
Floor covering	Carpet										

table continued from previous page...

Building: 16 Blossom St				Level: 1	Location: 013/Electric Room						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Floor	Wood										
Window frame	Wood										
Window cill	Wood										
Pipework	Metal										
Cable conduits	Metal										
Cable trays	Metal										

Building: 16 Blossom St				Level: 2	Location: 001/Lobby						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Skirting	Wood										
Floor covering	Modern linoleum										
Floor	Wood										
Pipework	Metal										
Within ceiling void	No asbestos observed										

Building: 16 Blossom St				Level: 2	Location: 002/Stairwell						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Underside of stairs and landing	Plasterboard										
Walls	Brick										
Floor	Concrete										
Stair nosing	Rubber										

table continued from previous page...

Building: 16 Blossom St			Level: 2			Location: 002/Stairwell					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Window frame	Wood										
Window cill	Wood										
Cable conduits	Metal										
Building: 16 Blossom St			Level: 2			Location: 003/Office					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Brick										
Walls	Plasterboard										
Floor covering	Carpet										
Floor	Wood										
Window frame	Wood										
Window cill	Wood										
Pipework	Metal										
Cable conduits	Metal										
Cable trays	Metal										
Building: 16 Blossom St			Level: 2			Location: 004/Shower Room					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Skirting	Wood										
Floor covering	Modern linoleum										
Floor	Wood										
Ducting	Metal										
Walls	Brick										
Pipework	Metal and plastic										

table continued from previous page...

Building: 16 Blossom St					Level: 2		Location: 004/Shower Room				
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Boxing	Wood										
Void within wood boxing	No asbestos observed										
Building: 16 Blossom St					Level: 2		Location: 005/WC				
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Skirting	Wood										
Floor covering	Modern linoleum										
Floor	Wood										
Sanitary products	Ceramics										
Pipework	Metal and plastic										
Boxing	Wood										
Ducting	Metal										
Underside of floor above	Wood										
Building: 16 Blossom St					Level: 2		Location: 006/WC				
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Skirting	Wood										
Floor covering	Modern linoleum										
Floor	Wood										

table continued from previous page...

Building: 16 Blossom St					Level: 2		Location: 006/WC				
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Sanitary products	Ceramics										
Pipework	Metal and plastic										
Boxing	Wood										
Ducting	Metal										
Underside of floor above	Wood										

Building: 16 Blossom St					Level: 2		Location: 007/Open Plan Area				
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Brick										
Walls	Plasterboard										
Floor covering	Carpet										
Floor	Wood										
Window frame	Wood										
Window cill	Wood										
Pipework	Metal										
Cable conduits	Metal										
Cable trays	Metal										
Wood partition walls to get removed	No asbestos observed										
Beams	Metal										
Columns	Metal										



table continued from previous page...

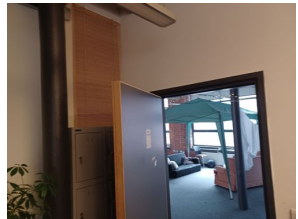
Building: 16 Blossom St					Level: 2		Location: 007/Open Plan Area				
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Window frames to partition walls	Metal										
Building: 16 Blossom St					Level: 2		Location: 008/Bedroom				
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Brick										
Walls	Plasterboard										
Floor covering	Carpet										
Floor	Wood										
Window frame	Wood										
Window cill	Wood										
Pipework	Metal										
Cable conduits	Metal										
Cable trays	Metal										
Plasterboard partition walls to get removed	No asbestos observed										
Beams	Metal										
Columns	Metal										
Building: 16 Blossom St					Level: 2		Location: 009/Bedroom				
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Brick										

table continued from previous page...

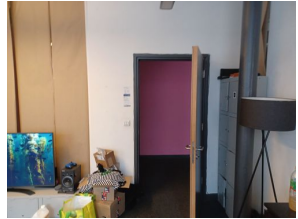
Building: 16 Blossom St				Level: 2	Location: 009/Bedroom						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Walls	Plasterboard										
Floor covering	Carpet										
Floor	Wood										
Window frame	Wood										
Window cill	Wood										
Pipework	Metal										
Cable conduits	Metal										
Cable trays	Metal										
Plasterboard partition walls to get removed	No asbestos observed										
Beams	Metal										
Columns	Metal										
Building: 16 Blossom St				Level: 2	Location: 010/Stairwell						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Underside of stairs and landing	Plaster on concrete										
Walls	Plaster on masonry										
Wall covering	Ceramics										
Stairs	Concrete										
Floor	Concrete										

table continued from previous page...

Building: 16 Blossom St			Level: 2			Location: 010/Stairwell					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Cable conduits	Metal										

Building: 16 Blossom St			Level: 2			Location: 011/Electric Room					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Brick										
Walls	Plasterboard										
Floor covering	Carpet										
Floor	Wood										
Window frame	Wood										
Window cill	Wood										
Pipework	Metal										
Cable conduits	Metal										
Cable trays	Metal										
With ceiling void	No asbestos observed										

Building: 16 Blossom St			Level: 3			Location: 001/Lobby					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Skirting	Wood										
Floor covering	Modern linoleum										
Floor	Wood										

table continued from previous page...

Building: 16 Blossom St			Level: 3			Location: 001/Lobby					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Pipework	Metal										
Building: 16 Blossom St			Level: 3			Location: 002/Stairwell					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Underside of stairs and landing	Plasterboard										
Walls	Brick										
Floor	Concrete										
Stair nosing	Rubber										
Window frame	Wood										
Window cill	Wood										
Cable conduits	Metal										
Building: 16 Blossom St			Level: 3			Location: 003/Office					
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Brick										
Walls	Plasterboard										
Floor covering	Carpet										
Floor	Wood										
Window frame	Wood										
Window cill	Wood										
Pipework	Metal										
Cable conduits	Metal										

table continued from previous page...

Building: 16 Blossom St		Level: 3			Location: 003/Office						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Cable trays	Metal										
Building: 16 Blossom St		Level: 3			Location: 004/Shower Room						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Skirting	Wood										
Floor covering	Modern linoleum										
Floor	Wood										
Ducting	Metal										
Walls	Brick										
Pipework	Metal and plastic										
Boxing	Wood										
Void within wood boxing	No asbestos observed										
Building: 16 Blossom St		Level: 3			Location: 005/WC						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Skirting	Wood										
Floor covering	Modern linoleum										
Floor	Wood										
Sanitary products	Ceramics										
Pipework	Metal and plastic										
Boxing	Wood										
Ducting	Metal										

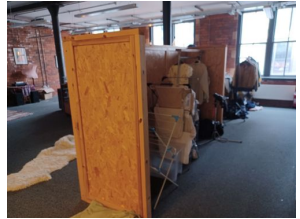
table continued from previous page...

Building: 16 Blossom St				Level: 3	Location: 005/WC						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Underside of floor above	Wood										

Building: 16 Blossom St				Level: 3	Location: 006/WC						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Plasterboard										
Skirting	Wood										
Floor covering	Modern linoleum										
Floor	Wood										
Sanitary products	Ceramics										
Pipework	Metal and plastic										
Boxing	Wood										
Ducting	Metal										
Underside of floor above	Wood										

Building: 16 Blossom St				Level: 3	Location: 007/Open Plan Area						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Brick										
Walls	Plasterboard										
Floor covering	Carpet										
Floor	Wood										
Window frame	Wood										
Window cill	Wood										
Pipework	Metal										
Cable conduits	Metal										
Cable trays	Metal										

table continued from previous page...

Building: 16 Blossom St				Level: 3	Location: 007/Open Plan Area						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Wood partition walls to get removed	No asbestos observed										
Beams	Metal										
Columns	Metal										
Window frames to partition walls	Metal										

Building: 16 Blossom St				Level: 3	Location: 008/Bedroom						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Brick										
Walls	Plasterboard										
Floor covering	Carpet										
Floor	Wood										
Window frame	Wood										
Window cill	Wood										
Pipework	Metal										
Cable conduits	Metal										
Cable trays	Metal										
Plasterboard partition walls to get removed	No asbestos observed										
Beams	Metal										



table continued from previous page...

Building: 16 Blossom St

Level: 3

Location: 008/Bedroom



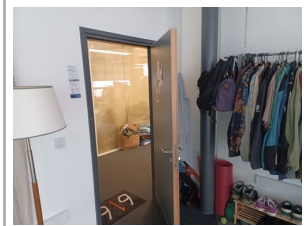
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Columns	Metal										

Building: 16 Blossom St

Level: 3

Location: 009/Bedroom

Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Brick										
Walls	Plasterboard										
Floor covering	Carpet										
Floor	Wood										
Window frame	Wood										
Window cill	Wood										
Pipework	Metal										
Cable conduits	Metal										
Cable trays	Metal										
Plasterboard partition walls to get removed	No asbestos observed										
Beams	Metal										
Columns	Metal										



Building: 16 Blossom St

Level: 3

Location: 010/Stairwell

Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Underside of stairs and landing	Plaster on concrete										

table continued from previous page...

Building: 16 Blossom St				Level: 3	Location: 010/Stairwell						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Walls	Plaster on masonry										
Wall covering	Ceramics										
Stairs	Concrete										
Floor	Concrete										
Cable conduits	Metal										
Ceiling	Plasterboard										
Building: 16 Blossom St				Level: 3	Location: 011/Electric Room						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Ceiling	Plasterboard										
Walls	Brick										
Walls	Plasterboard										
Floor covering	Carpet										
Floor	Wood										
Window frame	Wood										
Window cill	Wood										
Pipework	Metal										
Cable conduits	Metal										
Cable trays	Metal										
Building: 16 Blossom St				Level: 99	Location: 999/externals						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Roof tile	Slate										
Rainwater goods	Metal										
Walls	Brick										
Window frames	Wood										
Door and frames	Metal										

table continued from previous page...

Building: 16 Blossom St		Level: 99			Location: 999/externals						
Item / Product Examined	Material Description	Sampling Strategy	Sample No.	Extent	Product Score	Material Condition	Surface Treatment	Fibre Id.	Material Score	Accessibility Score	Risk Level Assessment
Canopy	Metal and glass										
Cable conduits	Metal										
Decking	Wood										
Carpark surface	Tarmac										
Gates	Metal										
Fence and posts	Metal										
Window cills	Stone										
Window head	Stone										
Skylights	Modern										

Job Notes

Operative		Note	Date
	Phil Holden <i>Lead Surveyor</i>	Limited inspection above plasterboard ceilings throughout due to Void being filled with man made mineral fibre.	Monday, 20th March, 2023

Annotated Plans and Other Additional Documents

The following documents accompany this report and should be regarded as an integral part of this report.

They can be downloaded from <https://web.lucion.co.uk/reports/567563/attachments>.

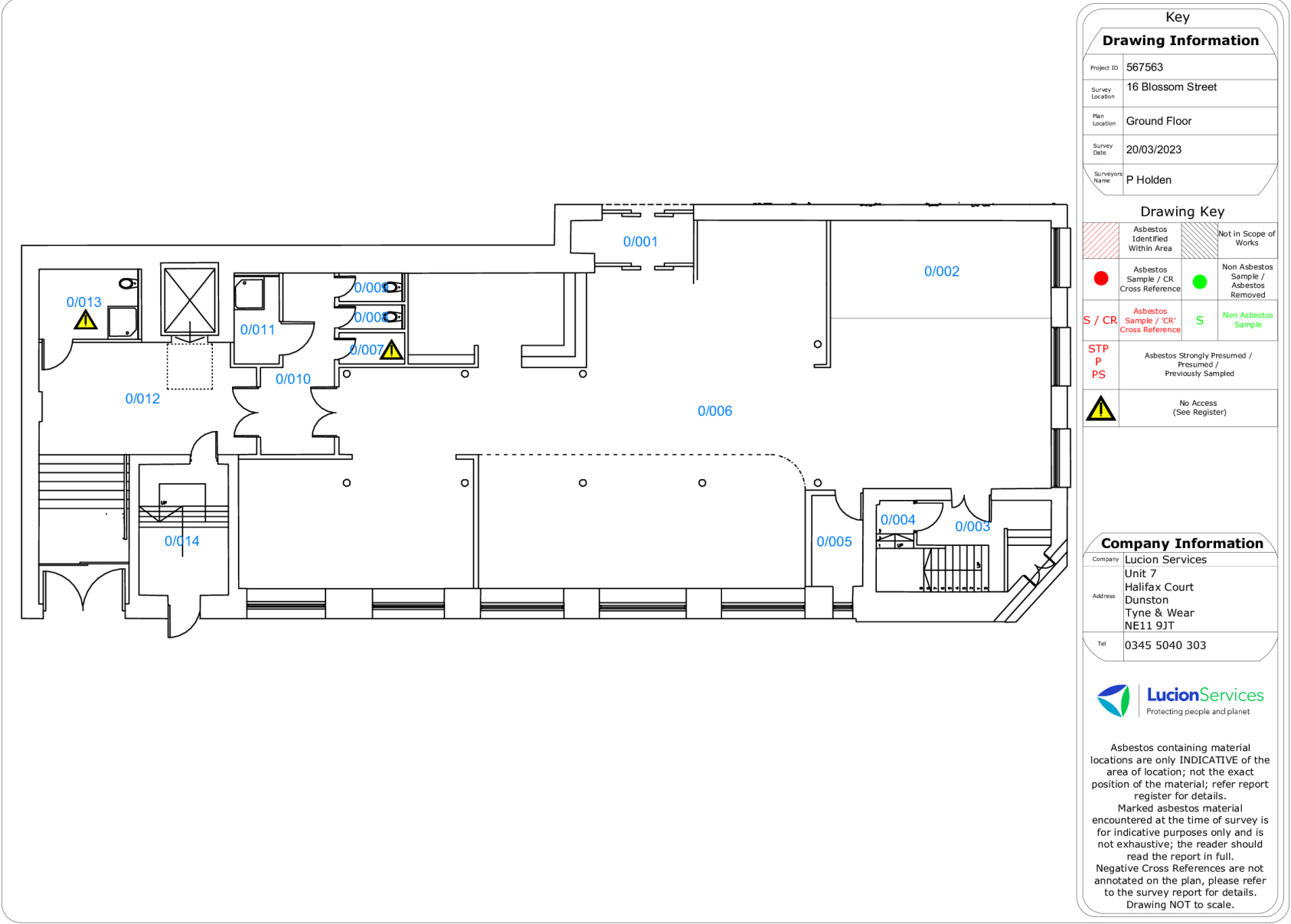
- [Method Statement \[https://web.lucion.co.uk/print/method_statements/567563?s=ea8c1368835c867862122f77e1bc41f0 \]](https://web.lucion.co.uk/print/method_statements/567563?s=ea8c1368835c867862122f77e1bc41f0)
- [Risk Assessment \[https://web.lucion.co.uk/print/risk_assessment/567563?s=1b64ade08d7d8d9507325174d60e4d77 \]](https://web.lucion.co.uk/print/risk_assessment/567563?s=1b64ade08d7d8d9507325174d60e4d77)
- [A4-Plan_567563_16-Blossom-Street.pdf](#)

Additional Advice and Information

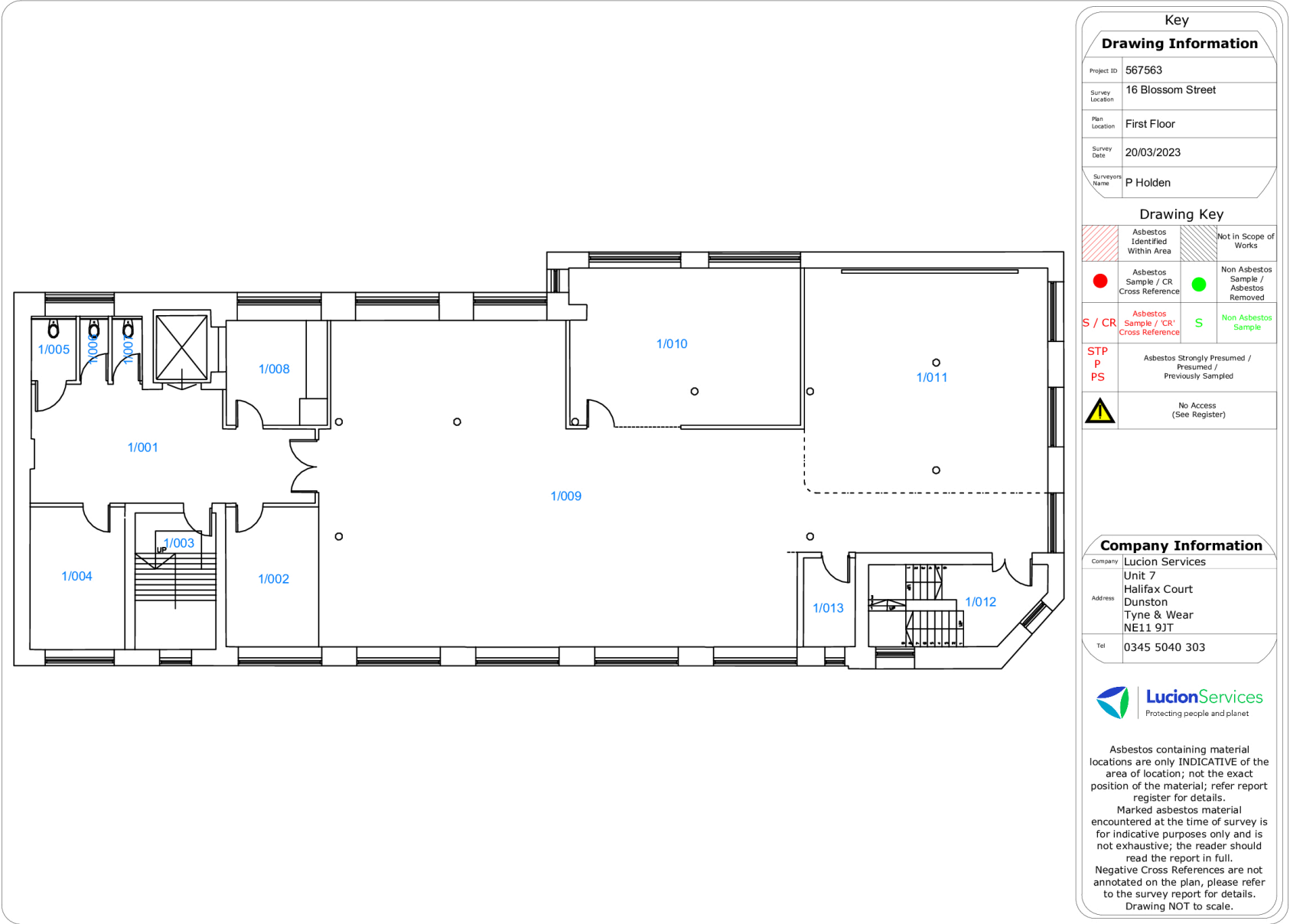
As the reader of this report you are recommended to make sure that it meets with your requirements. Publication HSG 264 Asbestos: The survey guide suggests the following:

- Check your report against our quotation or your tender
- Check for any caveats or disclaimers you are unsure of
- Check that the survey is as you requested
- Check you understand the included plans
- Check that we have accessed all the areas and rooms you wanted us to

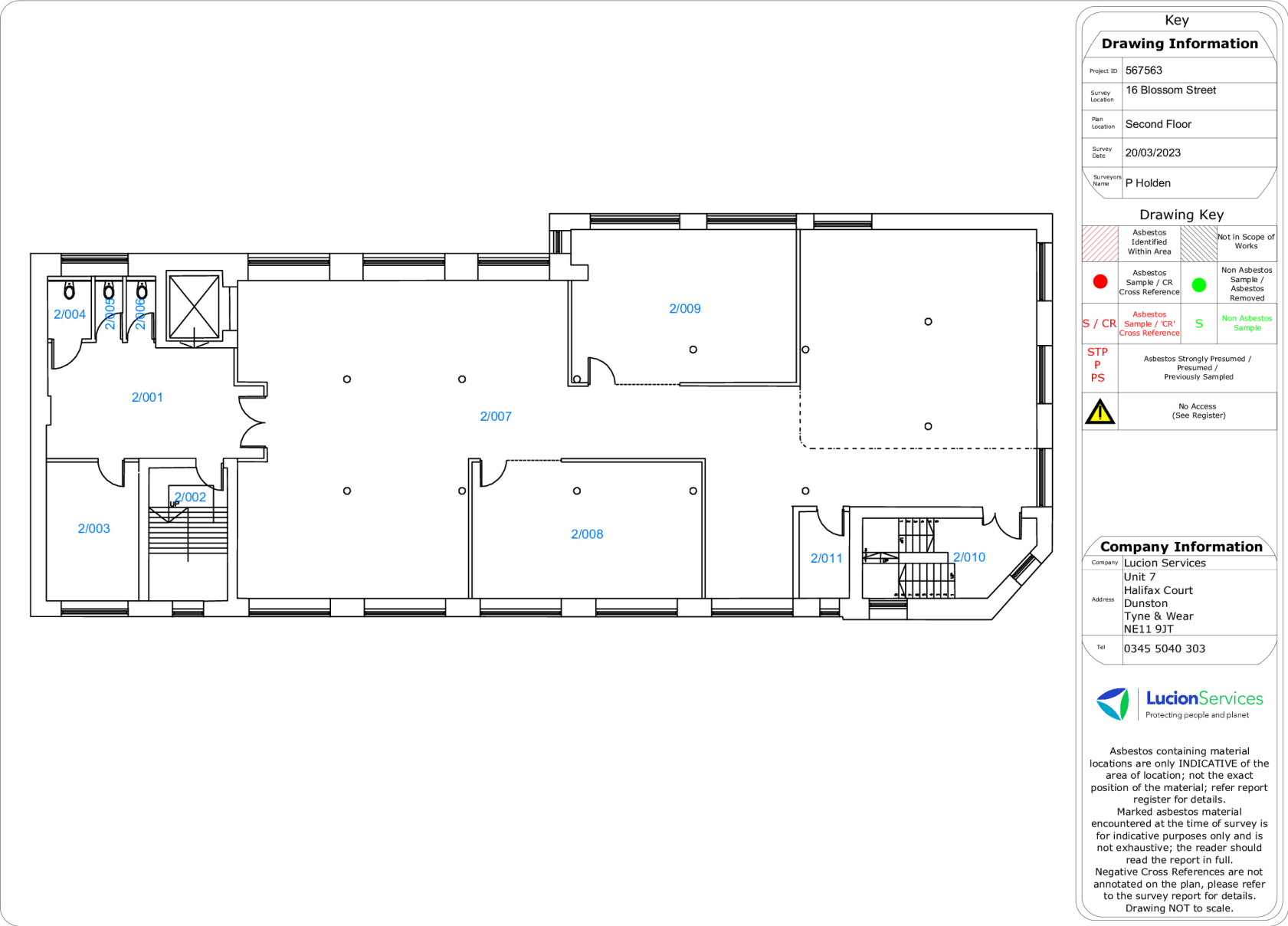
Annotated Plans A4-Plan_567563_16-Blossom-Street.pdf



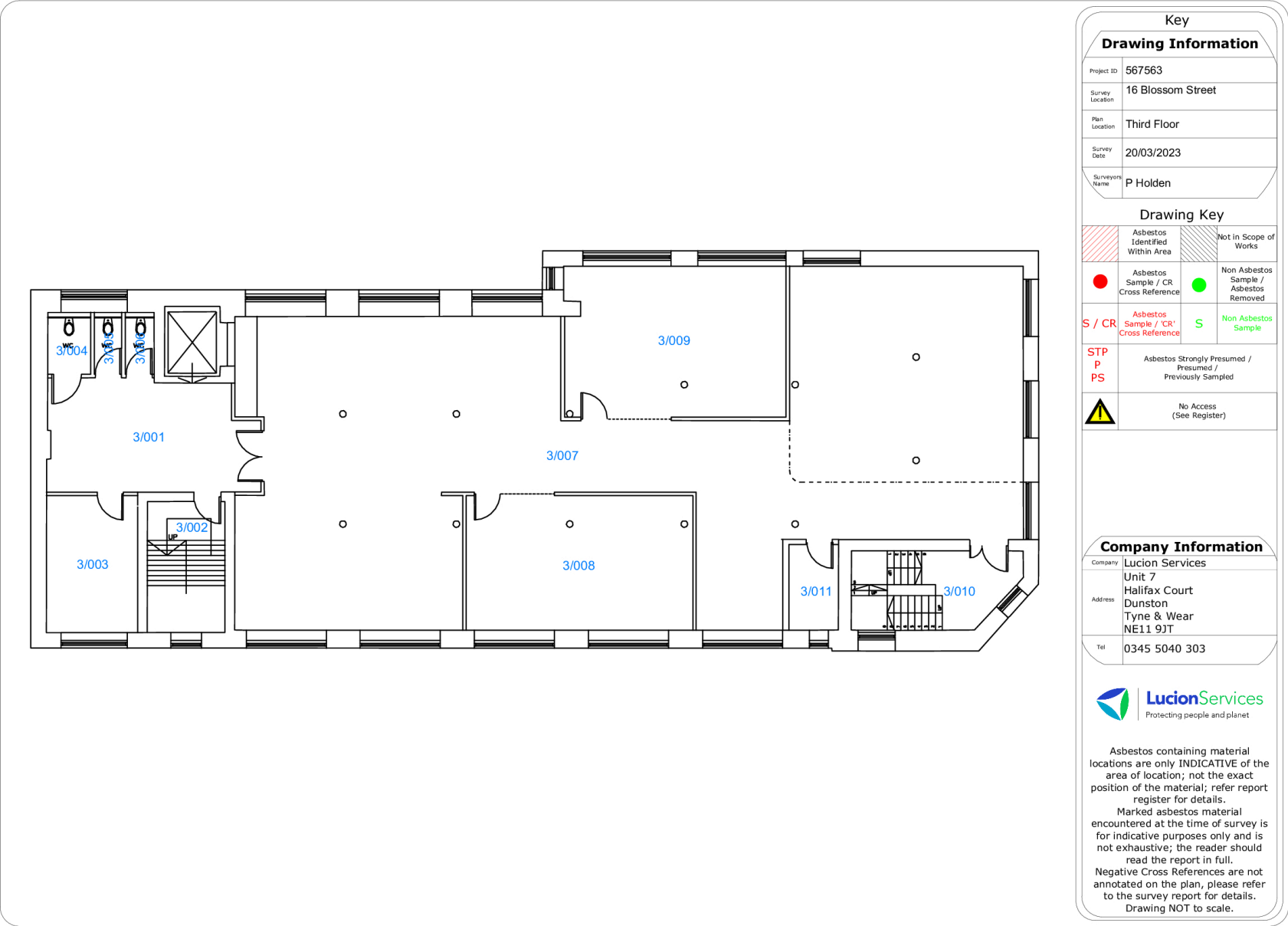
A4-Plan_567563_16-Blossom-Street.pdf



A4-Plan_567563_16-Blossom-Street.pdf



A4-Plan_567563_16-Blossom-Street.pdf



A4-Plan_567563_16-Blossom-Street.pdf

