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Client:	Stephenson Hamilton Risley Studio 3 Riverside Mews 4 Commercial Street Manchester M15 4RQ	**Lead Surveyor:**	S. Warburton
		Assistant Surveyor(s):	M. Krukar
		Date of Survey(s):	14 November 2022
		Report Reference:	CH.22.11.316.LW
		Date Report Issued:	17 November 2022
		Purpose of Survey: (Refer to Section 2.2 of this report for clarification)	**Management** ; **Refurbishment** X ; **Demolition**

Report on Survey of Asbestos Materials
at

51 - 53
Richmond Street
Manchester
M1 3WB

Asbestos - Consulting - Inspection - Surveys - Testing - Project Management - Land Contamination
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UKAS INSPECTION 0347

Amendments and Changes

The following changes and amendments have been made to this report since the original issue date (refer to front cover):

Date Report Re-Issued	Amended By	Details of Amendments Made
N/A		

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SECTION		DESCRIPTION
1.0	1.1	Statement of Conformity
	1.2	Executive Summary
2.0	**Scope of Survey**	
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	6.2	Management Assessment
	6.3	Demolition Surveys
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	7.1	Site Plans
	7.2	Photographs

Appendices (Refer to comments in Section 3.1.5)

1.0 COMPLIANCE and EXECUTIVE SUMMARY

1.1 Statement of Conformity

1.1.1 Compliance

This survey was carried out by the undersigned lead surveyor, and is considered to be an accurate representation of the condition of accessible ACMs encountered at the time the survey was carried out.

Signed: **Name (print):** S. Warburton

Position: Surveyor **Date:** 17 November 2022

The content of this report and the recommendations made herein have been checked by the undersigned authorised person, and are considered to be in line with current APEC Environmental company policy and guidance issued by the Health and Safety Executive.

All results and observations made are considered to be correct at the time of survey. APEC Environmental Ltd can not accept any responsibility for subsequent deterioration of asbestos-containing materials, or failure on behalf of the client to act on recommendations made in this report.

Signed: **Name (print):** P. Keeling

Position:

Operations Director **Date:** 17th November 2022

1.1.2 Confidentiality

This report, including its findings and recommendations are produced for the sole use of our client or their instructing representative. Additional copies of this report will not be issued to other parties unless written permission is given by the client or their instructing representative.

1.2 Executive Summary

- This executive summary is intended to give an 'at a glance' indication of the ACMs identified and the basic remedial actions recommended.
- Refer to Section 5.0 for more detailed information regarding the materials identified and full recommendations.
- Areas not accessed are listed in Section 1.2.2.
- The recommendations made above are intended as a guide, and the client should carry out a priority assessment to allow effective programming of remedial works.

1.2.1 ACMs Identified During Survey

The following ACMs were identified during the survey of these premises:

Sample Number	Location	ACM Type	Material Risk Score	Recommendation
No Sample	External - External wall	Thermoplastic telecom sleeves	3	Manage or remove
22/11/B/14/SAW2	G.03 - Workshop - Electrical switch box	Woven flashguards	5	Manage or remove
22/11/B/14/SAW3	G.03 - Workshop - Partition wall and cladding	Cement panelling	4	Manage or remove
No Sample	G.03 - Workshop - Mechanical heater	Presumed millboard lining	6	Manage or remove
22/11/B/14/SAW6	2.01 - Storage space - Wall	Insulating board penetration panel	8	Remove

Notes:

Material Risk Score

- High (Score of 10 or more) - Highlighted Magenta
- Medium (Score of 7-9) - Highlighted Red
- Low (Score of 5-6) - Highlighted Orange
- Very Low (4 or less) - Highlighted Yellow

Recommendations

- Management - continue to monitor this material by way of an Asbestos Management Plan.
- Encapsulate / Repair - programme for encapsulation or repair.
- Restrict Access - prevent any uncontrolled access to the area pending remedial works.
- Remove - programme for removal (repair is not deemed possible).
- Decontaminate - programme for decontamination of the area.

Reference should be made to section 5.2 for further information on recommendations made for ACMs identified during this survey.

1.2.2 Areas Not Accessed During Survey

With the exception of those areas not covered by the survey, or where 'no access' was agreed with the client, it is considered that all areas have been adequately accessed, with exception to the following;

Location/Item	Reason for non-access	Client Agreed (Y/N)
It is Considered that All Areas Accessed		

Where a room, area or item of equipment is identified as not accessed, it should be presumed that ACMs will be present unless observations made elsewhere in this report indicate otherwise.

1.2.3 Electrical Services

Where wall mounted fuse boxes and various other electrical items of equipment were present, no internal access was made to these items, unless a Refurbishment or Demolition survey was instructed and the services of a qualified electrical contractor were provided by APEC or the client.

For the purposes of a Management Survey it was assumed that all such equipment was live at the time of survey and therefore only visual inspection was made of these items, unless it could be verified that the equipment was disconnected.

It should be noted that it is not uncommon to find asbestos-containing materials within electrical equipment. Such items include arc shield panels and gasket seals to electrical equipment doors etc., as well as woven asbestos arc shields below individual fuses in fuse boxes.

2.0 INTRODUCTION

2.1 APEC Environmental Limited were instructed by Justin Risley for Stephenson Hamilton Risley Studio, to undertake a representative survey of asbestos materials present at;

51 - 53, Richmond Street, Manchester M1 3WB

2.2 Survey type(s) requested as defined in HSG 264 'Asbestos: The Survey Guide' issued by the Health and Safety Executive are as follows:

Survey Type	**Survey Extent / Locations**	
Management	Not Requested	
Refurbishment	**Throughout**	
Demolition	Not Requested	
Client has instructed APEC to produce an Amalgamated Report (See 2.5)		No
Previous ACM sample information to be include within report (See 2.5)		NA

2.3 This report is issued for the sole use of the client or his authorised representative as indicated in 2.1 above, and should only be used for the intended purpose (i.e. Management, Refurbishment, Demolition or a combination of the same). The client should read the report in its entirety as soon as possible and if any errors or omissions are believed to be present in the report, APEC should be contacted immediately so that these can be clarified or rectified as necessary.

2.4 The objectives of the survey and report are to:

1. Identify those areas of the above site where asbestos is present;
2. Identify the type and extent of asbestos material present;
3. Comment on the condition of asbestos materials identified:
4. Advise on suitable recommendations for remedial and management measures in line with the requirements of the Control of Asbestos Regulations 2012 (CAR 2012).

2.5 **Previous Survey Information / Amalgamated Reports**

2.5.1 Where previous surveys have been carried out by APEC or other accredited survey organisations, relevant previous survey information has been included in this report if the client has provided this information and has instructed us to provide an amalgamated report. The following table details historical information included in this report;

Report Reference	**Date of Report**	**Survey Company**	**Survey Type**	**Scope of Survey**
N/A				

2.5.2 Where ACMs have been previously identified and remain present, with the consent of the client the sample analysis results from the previous survey may be used in this report, rather than re-sampling the materials.

2.5.3 If APEC have been asked to include previously identified ACMs, the register has been updated to include the current Material Risk Assessment information. Any previously identified ACMs that were not visible during survey, have been presumed to remain in situ and are included in the asbestos register, unless documented removal information has been provided by the client prior to survey.

2.5.4 Where samples from previous reports have been included in the asbestos register in this report, these are distinguished by being placed in brackets - e.g. (15/5/B/30/XX12)

3.0 SITE SURVEY AND RESULTS

3.1 Survey Protocols:

3.1.1 Survey was undertaken with reference to guidance contained in HSG 264, 'Asbestos: The Survey Guide', published by the Health and Safety Executive in April 2012. Survey protocols and methods adopted by our surveyors are detailed in APEC Environmental's in house method QCRF2 Methods Manual, Section OH5, an uncontrolled copy of which is available on request.

- **Management Survey** - this type of survey involves visual inspection of all accessible areas of the area to be surveyed, with all suspect asbestos-containing materials being recorded and presumed as containing asbestos. Representative bulk sampling of suspect asbestos containing materials will usually be included as part of this type of survey. This type of survey is intended to provide sufficient information to allow the client or dutyholder to comply with their requirements under regulation 4 of CAR 2012, as part of an overall Asbestos Management Plan.
- **Refurbishment Survey** - if any refurbishment works are planned in a premises (whether localised or overall), then a refurbishment survey should be carried out prior to these works. In addition to the level of inspection and bulk sampling for a Management Survey, intrusive or destructive access will be carried out in areas where refurbishment is to be undertaken. It may be necessary to have assistance from other trades during this type of survey to ensure all necessary areas are adequately inspected.
- **Demolition Survey** - this survey is similar to a Refurbishment Survey, although it would work on the assumption that all of the premises or defined areas of the premises are to be completely demolished. For this type of survey, all voids, cavities and concealed areas will be accessed as far as reasonably practicable. This type of survey will almost certainly require assistance from other trades for mechanical opening up, electrical inspection, and disconnection of gas and water systems.

3.1.2 Any combination of the survey types may be needed for any premises, and this should have been identified and discussed with APEC at the survey planning stage.

3.1.3 Refurbishment and Demolition Surveys can only reasonably be undertaken in areas that have been fully vacated prior to inspection. It should be pointed out that whilst every endeavour has been made during survey to identify all ACMs within the remit of the survey type requested, some materials may remain hidden that cannot reasonably be accessed until such time as demolition takes place.

3.1.4 Unless otherwise agreed at the survey planning stage, 'making good' is limited to that considered necessary on Health and Safety grounds and no cosmetic repairs have been made. Reassurance air monitoring may be carried out on completion of survey if it is requested by the client or if it is considered necessary by the surveyor carrying out the survey.

3.1.5 The survey procedures described above will usually include the sampling and analysis of suspect materials. Further information is included in section 3.4 below. If bulk samples have been taken and analysed by APEC as part of the survey, or if any air testing has been carried out by APEC in support of the survey, the results for these tests are included in separate Certificates of Analysis attached as an appendix to this report.

3.1.6 All survey, inspection, testing and analysis is undertaken with reference to our standard Terms and Conditions, additional copies of which are available upon request.

3.1.7 Where a client has not provided clear and accurate site plans for use by our surveyors during survey, we will make sketch plans on site to accompany this report. If no plans were provided, or where plans have been provided that do not show the full scope of the area to be surveyed, this may affect the accuracy of the survey works on site, and as such APEC accepts no liability for omissions, exclusions or inaccuracies in the content of this report relating to areas that were not clearly identified for survey to us, and which are not reproduced in the site plans appended to this report.

3.2 Restriction on Use of Survey Results:

- If a **Management Survey** has been requested, the information contained within this report must not be used to plan refurbishment or demolition works. Additional specific survey should be carried out prior to any such works. The Management Survey does allow for routine maintenance activities, but does not cover more significant planned works.
- A **Refurbishment** or **Demolition** survey should always be undertaken prior to carrying out any maintenance, refurbishment or demolition works to a premises or area.
- The quantities of asbestos containing materials indicated in this report are approximations based on our surveyors' observations at the time of survey. If the results of the survey contained in this report are to be used to price or specify asbestos remedial or removal works, it is the responsibility of the asbestos removal or demolition contractor pricing any such works to ensure that they have adequately quantified the works prior to submitting prices to the client. This can only be done by means of a site visit and APEC Environmental can accept no responsibility for pricing or other inaccuracies resulting from incorrect use of the information within this report.
- Where major asbestos removal works are planned, we strongly recommend that a separate specification of works should be used for this purpose.

3.3 Limits of Inspection:

- If a **Management Survey** was instructed, no destructive internal access was made to partition walls, internal to doors, concealed bulkheads or risers. Inspection was made into wall, floor and ceiling voids and ducts provided non-destructive access was available.
- If a **Refurbishment Survey** was instructed, some destructive and intrusive access may have been carried out, if this was considered necessary to provide sufficient information for the planned works to proceed. Where intrusive access was undertaken, this was targeted to those areas where we were informed that refurbishment works were planned. The inspection in these areas will have taken into account the nature of the planned works.
- If a **Demolition Survey** was instructed, it has been assumed that the premises to be surveyed will be demolished entirely and the survey will have included for complete intrusive access into all structures within the limits of structural integrity.

3.4 Representative Bulk Sampling:

All bulk samples were taken in accordance with documented in-house method QCRF2, OH3, which is based on procedures and protocols outlined in HSG 248 (Edition 2) and HSG 264.

Any deviations from those methods as described in QCRF2, OH3, HSG248(Edition 2) and HSG264 are detailed below.

Material sampled	Details of Sampling strategy adopted	Client Agreed (Y/N)
N/A		

Where a homogenous asbestos-containing material appears widespread throughout a property, samples may only have been taken in a few representative locations, with the remaining materials indicated as **'strongly presumed'** to contain asbestos as indicated in HSG 264. For Management Surveys in particular, this strategy is adopted to minimise the disturbance to asbestos-containing materials.

All samples taken on site by the surveyor are 'double bagged' in self-seal sample bags, labelled with the sample number, for transfer to the laboratory.

3.5 Analytical Techniques:

Bulk samples are analysed for asbestos content by polarised light microscopy, using the dispersion staining technique as recommended in HSG 248 (Edition 2). APEC Environmental takes part in the 'AIMS', externally administered quality control scheme for identification of asbestos in bulk samples, and maintains a 'Satisfactory' classification.

Wherever a sample result is reported within the register or on the Confirmation of Analysis Report as 'No Asbestos Detected' this result relates only to the sample analysed, and should be taken to mean 'No Asbestos Detected in Sample'.

3.6 Results:

Observations made during survey are presented in Sections 4 and 5 of this report, along with an Asbestos Register and more detailed recommendations.

A Confirmation of Analysis Report for the bulk samples taken is included in Section 7 of this report, along with site plans indicating sample locations and any photographs taken.

3.7 References:

The following Health and Safety Executive and other relevant publications have been referenced in carrying out this survey and compiling the recommendations within the report.

- The Health and Safety at Work etc. Act 1974.
- The Control of Asbestos Regulations 2012.
- The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009).
- ACoP and Guidance L143, Managing and working with asbestos
- HSG 264, 'Asbestos: The Survey Guide'.
- HSG 227, A comprehensive guide to managing asbestos in premises.
- HSG 248 (Edition 2), Asbestos: The Analysts' Guide

3.8 Accreditation

3.8.1 This inspection body is accredited in accordance with the recognised International Standard ISO/IEC 17020:2012. This accreditation demonstrates technical competence for a defined scope and the operation of an inspected body quality management system (refer joint ISO-ILAC-IAF communique dated September 2013).

3.8.2 This laboratory is accredited in accordance with the recognised International Standard ISO/IEC 17025. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer joint ISO-ILAC-IAF communique dated April 2017).

3.9 Definitions and Glossary of Terms:

In compiling this report a number of abbreviations and technical terms may have been used. The following is a glossary of the most commonly used of these terms:

AIB - Asbestos insulating board.
ACM(s) - asbestos-containing material(s).
Encapsulation - sealing the surface of the ACM.
Encapsulant - proprietary, paintable sealant.
Protection - physical protection to exposed materials (metal cladding or similar).
Safe working procedure - written method specifying the controls to be applied during works on or near ACMs.
Licensed asbestos removal contractor - contractor approved by the HSE to remove ACMs.
Homogenous - materials of an even and consistent composition.
Suitable controlled conditions - works carried out under a safe working procedure or within an appropriate working enclosure.
Method statement - written method submitted to the HSE by a contractor prior to start of works.
Supalux - trade name for insulation board containing vermiculite and organic fibre.
Artex - trade name for textured decorative coating.
Mineralite - trade name for ceiling tiles containing man made mineral fibre.
Diatomaceous earth - older form of insulation containing asbestos organic fibre, straw and fine soil.
Galbestos - galvanised profiled metal construction sheets with a bitumen coating containing asbestos.
Verge edging/under cloak - edge support strip for roof tiles at a gable end.
Thermoset plastic - hard set, high-density composite plastic.
Fibreboard - low-density board, usually comprised of organic fibre.
MMMF - machine-made mineral fibre.

4.0 GENERAL SITE OVERVIEW

4.1 Property Description

The property is a Grade 2 listed former textile warehouse.

4.2 Building or Premises Structure

i) Externally:

Walls - Solid / Brick / Render / Timber
Roof - Pitched / Slate tile
Soffits - None present
Fascias - Timber
Canopies - None Present
Doors / Windows - Timber / Metal
Flues / Chimney - Brick
Rainwater goods - Plastic
Verge edging - None Present
DPC - None Present
Outbuildings - None Present
Other Information - Not applicable

ii) Internally:

Walls and Partitions - Solid / Partition / Brick / Timber, plasterboard, cement
Riser panels - Timber
Ceilings - Plaster / Timber, bitumen sarking
Textured Coatings - None present
Ceiling voids - None accessed
Loft spaces - None present
Fire breaks and Cladding - Cement
Floors and Coverings - Concrete / Vinyl Floor Covering / Timber
Floor ducts - None present
Doors (& Panels) - Timber
Windows - Timber
Windowsills - Timber
Other Information - Not applicable

4.3 Mechanical Services

Boiler / Heating - Electric and mechanical heaters
Calorifiers - None Present
Pipework - Unlagged / Foam lagged / Hessian lagged
Residuals and Debris - None Present
Gaskets - None Visible
Fuel / Water tanks - None Present
Flues - None Present
Floor Ducts - None Present
WC facilities - Ceramic / Plastic, timber
Sink units - Metal
Bath panel - None present
Ventilation ducts - None Present
Fridges - Domestic
Friction linings - None Present
Other Information - Not applicable

4.4 Electrical Services (refer to Section 1.2.2)

Fuse and switch boxes - ACMs present
Light units – Assumed Live
Electrical equipment - Assumed Live
Other Information - Not applicable

5.0 SURVEY RESULTS

Site: 51 - 53, Richmond Street, Manchester M1 3WB

Surveyors: S. Warburton Date of survey: 14 November 2022

Notes (Refer to table headings):-

1) Survey Type: **MS** - Management Survey, **RS** - Refurbishment Survey, **DS** - Demolition Survey,
2) Refer to bulk sample analysis record.
3) Analysis Level; **C** - Confirmed by analysis, **P** - Presumed, **SP** - Strongly Presumed.
4) Quantity is expressed as **area (m^2), volume (m^3), length (m)** or **number of items** as appropriate. All quantities given are approximate. Where quantities cannot be expressed in these units an entry of **NQ** will be entered into the register and an explanation of the extent of the material will be given in the 'Other information' section.
5) Access **- Low** - difficult to reach, **Medium** - some effort required to reach (ladder etc), **High** - within easy reach.
6) Risk category is as defined in Section 6 of this report, and is based on the risk material risk assessment algorithm detailed in HSG 264:
   Abbreviations - **M** = Product Type, **D** = Damage, **S** = Surface Treatment, **A** = Asbestos Type.
7) Suggested reinspection frequency as part of a Management Plan.
8) Sample(s) numbers in brackets were taken as part of a previous survey of the property.

5.1 Asbestos Register

Location (refer to plan)	Survey Type[1]	Material Description	Sample Numbers	Asbestos Type[2]	Analysis level[3]	Quantity[4]	Access[5]	Condition	Risk Assessment Scores[6]					Re-inspection Period[7]
									M	D	S	A	Total	
External	RS	Windows - Glazing putty	22/11/B/14/SAW8	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		External wall around door frame - Mastic	22/11/B/14/SAW9	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		External wall - Thermoplastic telecom sleeves	No Sample	Chrysotile	P	2 Items	Low	Fair	1	1	0	1	3	12 Months
		Other Information - No other suspect ACMs identified during survey of this area.												
G.01 Entrance lobby	RS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Timber floor, solid brick and timber partition walls, timber ceiling. No other suspect ACMs identified during survey of this area.												

5.0 SURVEY RESULTS

Site: 51 - 53, Richmond Street, Manchester M1 3WB

Surveyors: S. Warburton, M. Krukar Date of survey: 14 November 2022

5.1 Asbestos Register

Location (refer to plan)	Survey Type[1]	Material Description	Sample Numbers	Asbestos Type[2]	Analysis level[3]	Quantity[4]	Access[5]	Condition	Risk Assessment Scores[6]					Re-inspection Period[7]
									M	D	S	A	Total	
G.02 Circulation	RS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Timber floor, solid brick and timber partition walls, timber ceiling. No other suspect ACMs identified during survey of this area.												
G.03 Workshop	RS	Electrical switch box - Woven flashguards	22/11/B/14/SAW2	Chrysotile	C	3 Items	Low	Fair	2	1	1	1	5	12 Months
		Partition wall and cladding - Cement panelling	22/11/B/14/SAW3	Chrysotile	C	2m²	Medium	Fair	1	1	1	1	4	12 Months
		Wall - Bitumen cable wrap	Refer to Sample 22/11/B/14/SAW1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Mechanical heater - Presumed millboard lining	No Sample	Chrysotile	P	1 Item	Low	Fair	2	1	2	1	6	12 Months
		Other Information - Timber floor, solid brick, cement panel and timber partition walls, cement panel cladding around mechanical heater, plaster lathe ceiling, cast metal structural support column and timber support beam. No other suspect ACMs identified during survey of this area.												
G.04 Toilet lobby	RS	Floor - Vinyl floor covering	22/11/B/14/SAW4	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other Information - Timber floor, vinyl floor covering, solid brick and timber partition walls, plaster lathe ceiling, ceramic sink. No other suspect ACMs identified during survey of this area.												

5.0 SURVEY RESULTS

Site: 51 - 53, Richmond Street, Manchester M1 3WB

Surveyors: S. Warburton, M. Krukar Date of survey: 14 November 2022

5.1 Asbestos Register

Location (refer to plan)	Survey Type[1]	Material Description	Sample Numbers	Asbestos Type[2]	Analysis level[3]	Quantity[4]	Access[5]	Condition	Risk Assessment Scores[6]					Re-inspection Period[7]
									M	D	S	A	Total	
G.05 Toilet	RS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Timber floor, solid brick and timber partition walls, plaster lathe ceiling, plastic cistern, unlagged and foam lagged pipework, timber riser containing lead down pipes. No other suspect ACMs identified during survey of this area.												
1.01 Stairwell	RS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Timber floor, solid brick, plasterboard and timber partition walls, plaster lathe and timber ceiling. No other suspect ACMs identified during survey of this area.												
1.02 Storage area	RS	Floor - Vinyl floor covering	22/11/B/14/SAW5	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other Information - Timber floor, solid brick, plasterboard and timber partition walls, timber tongue and groove cladding to brick walls, plaster lathe ceiling, modern electric heater. No other suspect ACMs identified during survey of this area.												
1.03 Office	RS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Timber floor, solid brick and plasterboard partition walls, 600 x 600 mineralite ceiling tiles on metal grid with integrated lights with plaster lathe ceiling above, modern electric heater. No other suspect ACMs identified during survey of this area.												
1.04 Kitchenette	RS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Timber floor, plasterboard partition walls, fixed suspended plasterboard ceiling, with plaster lathe ceiling above, modern sink No sink pad. No other suspect ACMs identified during survey of this area.												
1.05 Toilet	RS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Timber floor, plasterboard partition walls, fixed suspended plasterboard ceiling, with plaster lathe ceiling above, ceramic cistern, timber riser containing lead down pipes. No other suspect ACMs identified during survey of this area.												

5.0 SURVEY RESULTS

Site: 51 - 53, Richmond Street, Manchester M1 3WB

Surveyors: S. Warburton, M. Krukar Date of survey: 14 November 2022

5.1 Asbestos Register

Location (refer to plan)	Survey Type[1]	Material Description	Sample Numbers	Asbestos Type[2]	Analysis level[3]	Quantity[4]	Access[5]	Condition	Risk Assessment Scores[6]					Re-inspection Period[7]
									M	D	S	A	Total	
2.01 Storage space	RS	Wall - Insulating board penetration panel	22/11/B/14/SAW6	Amosite Chrysotile	C	1 Item	Medium	Poor	2	2	2	2	8	12 months
		Ceiling - Bitumen sarking	22/11/B/14/SAW7	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other Information - Timber floor, solid brick and timber partition walls, plaster lathe ceiling to partial ceiling, bitumen sarking to ceiling, insulating board wall penetration panel to chimney stack. No other suspect ACMs identified during survey of this area.												
2.02 Toilet lobby	RS	Ceiling - Bitumen sarking	Refer to Sample 22/11/B/14/SAW7	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Other Information - Timber floor, solid brick and timber partition walls, plaster lathe and bitumen sarking to ceiling, cast metal sink. No other suspect ACMs identified during survey of this area.												
2.03 Toilet	RS	Ceiling - Bitumen sarking	Refer to Sample 22/11/B/14/SAW7	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Other Information - Timber floor, solid brick and timber partition walls, plaster lathe and bitumen sarking to ceiling, timber riser containing unlagged lead pipes, timber toilet cistern. No other suspect ACMs identified during survey of this area.												
B.01 Basement	RS	Wall - Bitumen cable wrap	22/11/B/14/SAW1	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other Information - Concrete floor, solid brick walls, timber partition wall to concrete steps, timber ceiling, timber structural support columns and beams, cast metal support column, cast metal down pipe, unlagged and hessian lagged pipework, bitumen cable wrap to electric cable. No other suspect ACMs identified during survey of this area.												

5.2 RECOMMENDATIONS

Recommendations made within this report and in the register are based primarily on the condition, type, location and extent of the material, as well as the considered observations of the surveyor carrying out the survey. All recommendations should be regarded as a minimum precaution, and additional remedial measures or complete asbestos removal should also be considered.

Location	External - External wall
Items and	Thermoplastic telecom sleeves presumed to contain Chrysotile
Content	Sample No: No Sample
Condition	Fair
Recommendation	These materials are in a fair condition and are unlikely to generate airborne asbestos fibre during normal occupation, provided that they remain undisturbed. We would recommend that these materials are managed and periodically re-inspected on a 12 monthly basis as required by The Control of Asbestos Regulations 2012. If these materials are likely to be disturbed during the proposed refurbishment works then they should be removed and disposed of prior to these works commencing by suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009).

Location	G.03 Workshop - Electrical switch box
Items and	Woven flashguards containing Chrysotile
Content	Sample No: 22/11/B/14/SAW2
Condition	Fair
Recommendation	These materials are in a fair condition and are unlikely to generate airborne asbestos fibre during normal occupation, provided that they remain undisturbed. We would recommend that these materials are managed and periodically re-inspected on a 12 monthly basis as required by The Control of Asbestos Regulations 2012. If these materials are likely to be disturbed during the proposed refurbishment works then they should be removed and disposed of prior to these works commencing by suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009).

Further Recommendations continued on following page.

Location	G.03 Workshop - Partition wall and cladding
Items and Content	Cement panelling containing Chrysotile Sample No: 22/11/B/14/SAW3
Condition	Fair
Recommendation	These materials are in a fair condition and are unlikely to generate airborne asbestos fibre during normal occupation, provided that they remain undisturbed. We would recommend that these materials are managed and periodically re-inspected on a 12 monthly basis as required by The Control of Asbestos Regulations 2012. If these materials are likely to be disturbed during the proposed refurbishment works then they should be removed and disposed of prior to these works commencing by suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009).

Location	G.03 Workshop - Mechanical heater
Items and Content	Presumed millboard lining presumed to contain Chrysotile Sample No: No Sample
Condition	Fair
Recommendation	These materials are in a fair condition and are unlikely to generate airborne asbestos fibre during normal occupation, provided that they remain undisturbed. We would recommend that these materials are managed and periodically re-inspected on a 12 monthly basis as required by The Control of Asbestos Regulations 2012. If these materials are likely to be disturbed during the proposed refurbishment works then they should be removed and disposed of prior to these works commencing by suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009).

Location	2.01 Storage space - Wall
Items and Content	Insulating board penetration panel containing Amosite & Chrysotile Sample No: 22/11/B/14/SAW6
Condition	Poor
Recommendation	These materials are in a poor condition, not encapsulated and therefore could generate airborne asbestos fibre if disturbed. We would recommend that access to this localised area is restricted to suitably trained & equipped personnel only and these materials remain undisturbed, prior to their removal at the earliest opportunity, by a licensed asbestos removal contractor only working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009). Notification will be required to The Health and Safety Executive (via an ASB5 Notification Form) prior to any works being carried out to these materials.

Further Recommendations continued on following page.

Additional Recommendations

- As noted, other asbestos materials may be present that could not be accessed within the remit of this survey. Care should be taken during any works in areas identified as not accessible, with any additional suspect materials identified for subsequent analysis.
- Where the survey has been carried out for demolition purposes, it is strongly recommended that additional inspection is carried out at the time of demolition, in conjunction with the demolition contractor to identify any ACMs that could not conceivably have been accessed during the survey process.
- In accordance with the requirements of **The Control of Asbestos Regulations 2012**, all asbestos removal or remedial works and disposal of asbestos materials indicated, should be undertaken only by suitably trained personnel, working under the guidance of a safe working procedure and in accordance with the requirements of **CAR 2012** and **The Hazardous Waste (England and Wales) Regulations 2005.**
- As specified within CAR 2012, use of a **Licensed Asbestos Removal Contractor** is required to undertake remedial and removal works to some ACMs and these works will require a minimum 14 day notification period to the Health and Safety Executive.
- CAR 2012 also introduced a new category of work - **Notifiable Non-Licensed Works**. This category covers significant works to some non-licensed materials and requires electronic notification of the works. It also invokes additional requirements of the persons carrying out the works such as the need for medical surveillance. Whether remedial or removal works fall into this category will need to be decided on a case by case basis. Further guidance can be found on the HSE website.
- CAR 2012 also indicates that **all persons** *'whose work could foreseeably expose them to asbestos'* must have asbestos awareness training, provided by a certified training body or suitably competent person. APEC can provide this training.
- The Asbestos Essentials Task Manual gives guidance on a number of procedures involving non licensed materials or where the works are of sporadic nature and short duration. These procedures can be found at- *www.hse.gov.uk/asbestos/essentials*

6.0 RISK ASSESSMENTS AND PRIORITISATION SYSTEM

6.1 Material Risk Assessment

The risk assessments for asbestos materials identified in this survey are included in the asbestos register. The material risk assessment used by our surveyors is that indicated in HSG 264. This is based on an allocation of points, relating to the **condition, surface treatment, material type**, and **asbestos content** of the material, using an algorithm pro-forma. This risk assessment relates to the **material** only, and an additional **priority assessment** (see below), should be allocated to accommodate the likely use of the area and the potential for disturbance to the material. The material risk assessment point scores are based on the following examples;

Sample variable	Score	Examples
Product Type	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, decorative finishes, asbestos cement etc).
	2	Asbestos insulating board, mill boards, paper cardboard and felts, asbestos textiles, gaskets and ropes.
	3	Thermal insulation, sprayed asbestos, loose fill asbestos, packing and mattresses
Extent of Damage/Deterioration	0	Good condition, no visible damage.
	1	Low damage, surface scratches or marks, broken edges on boards.
	2	Medium damage, significant breakage of materials, or several small damaged areas revealing visible fibre.
	3	High damage or delamination of materials with visible fibre and debris
Surface Treatment	0	Asbestos reinforced composites, plastics, vinyls etc.
	1	*Enclosed* sprays and laggings, painted or encapsulated AIB and asbestos cement
	2	Unsealed AIB or *encapsulated* lagging or sprays
	3	Unsealed lagging or spray asbestos
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos types excluding Crocidolite
	3	Crocidolite

More complete guidance on the application of material risk assessment may be found in HSG 264

6.2 Priority Assessment

In addition to the above material assessment, as part of the management plan, a priority risk assessment should be carried out by the dutyholder, which should take into account the location of the material, its extent, the use of the location, occupancy, work activities and likelihood/frequency of maintenance activities.
Where we have been asked to provide Priority Assessment as part of the Survey and Report, any assessment made is outside of the scope of our UKAS accreditation, and the client should note that it is the responsibility of the Dutyholder to ensure that any priority assessment is accurate and up to date.

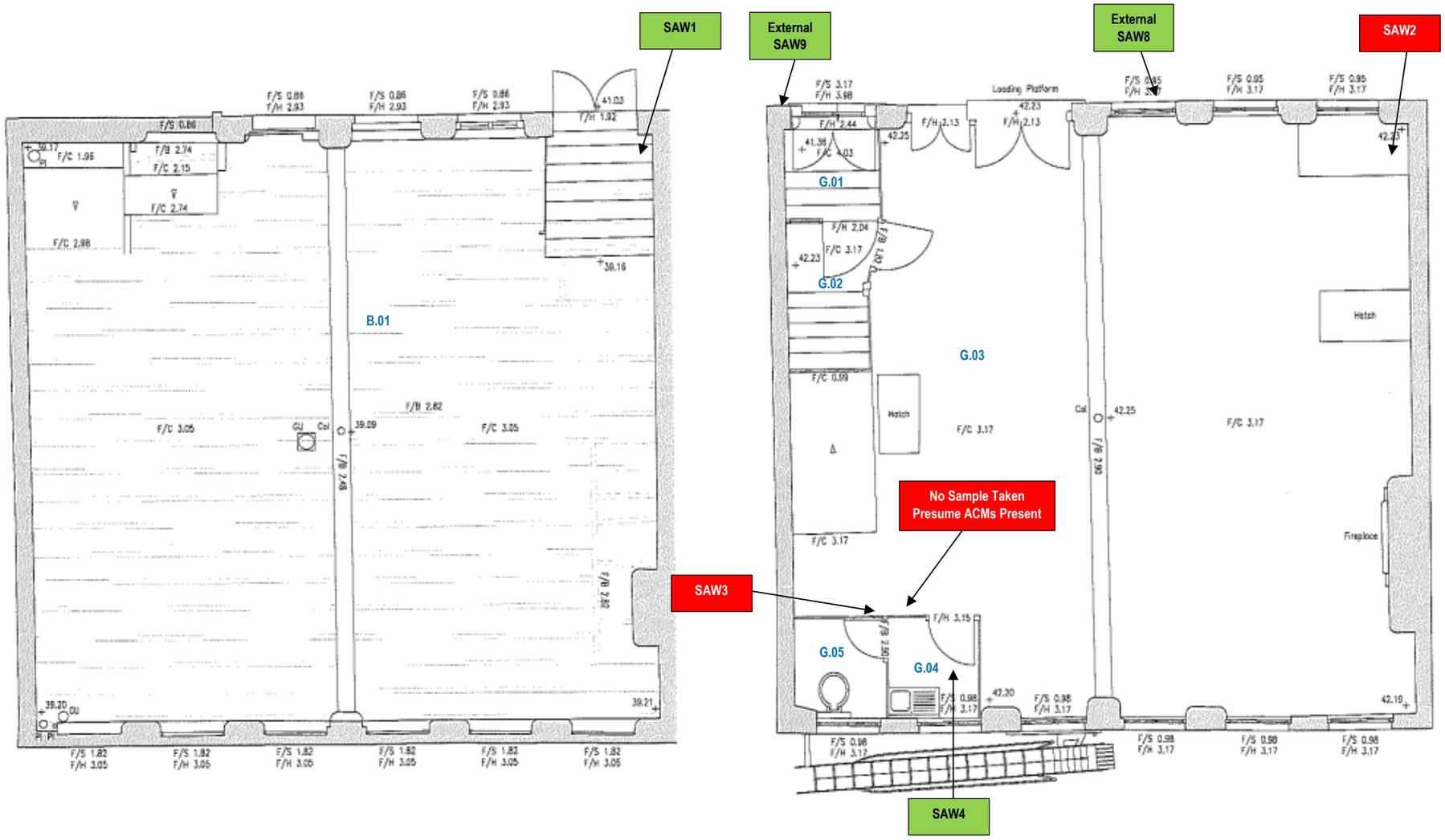
6.3 Materials Risk Assessment for Demolition Surveys

6.3.1 Where a Demolition survey has been carried out prior to demolition of an unoccupied property, all asbestos materials identified should be removed prior to or as part of the demolition process. In such instance, recommendations and Material Risk Assessments may be made for the purposes of operatives entering the property and are indicated in the Survey Results section of this report.

7.0 Site Plans and Photographs

7.1 Site plans (With asbestos sample and material locations)

7.2 Photographs



APEC ENVIRONMENTAL

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Dunkirk Lea, Chester Gates
Chester, CH1 6LT
Tel: 01244 851753
Fax: 01244 851752
www.apecuk.com

Report Ref: CH.22.11.316.LW

Section 7.1 Site Plans.

Site Address:

51 - 53
Richmond Street
Manchester
M1 3WB

Location Reference: Basement and Ground Floors

Key to Site Plans:

Room Number / Location

Asbestos Containing Samples

None Asbestos Containing Samples

Site Plans Not to Scale

Additional Information:

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Fax: 01244 851752
www.apecuk.com

Report Ref: CH.22.11.316.LW

Section 7.1 Site Plans.

Site Address:

51 - 53
Richmond Street
Manchester
M1 3WB

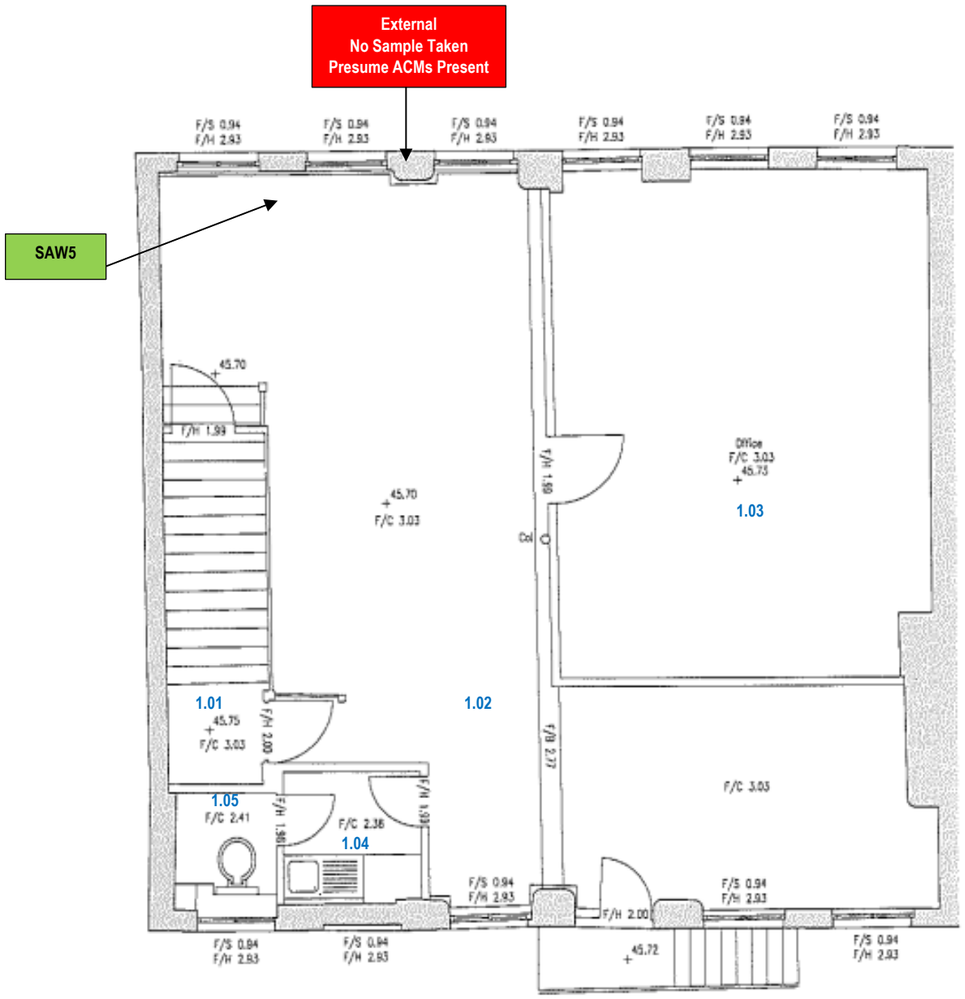
Location Reference: First and Second Floors

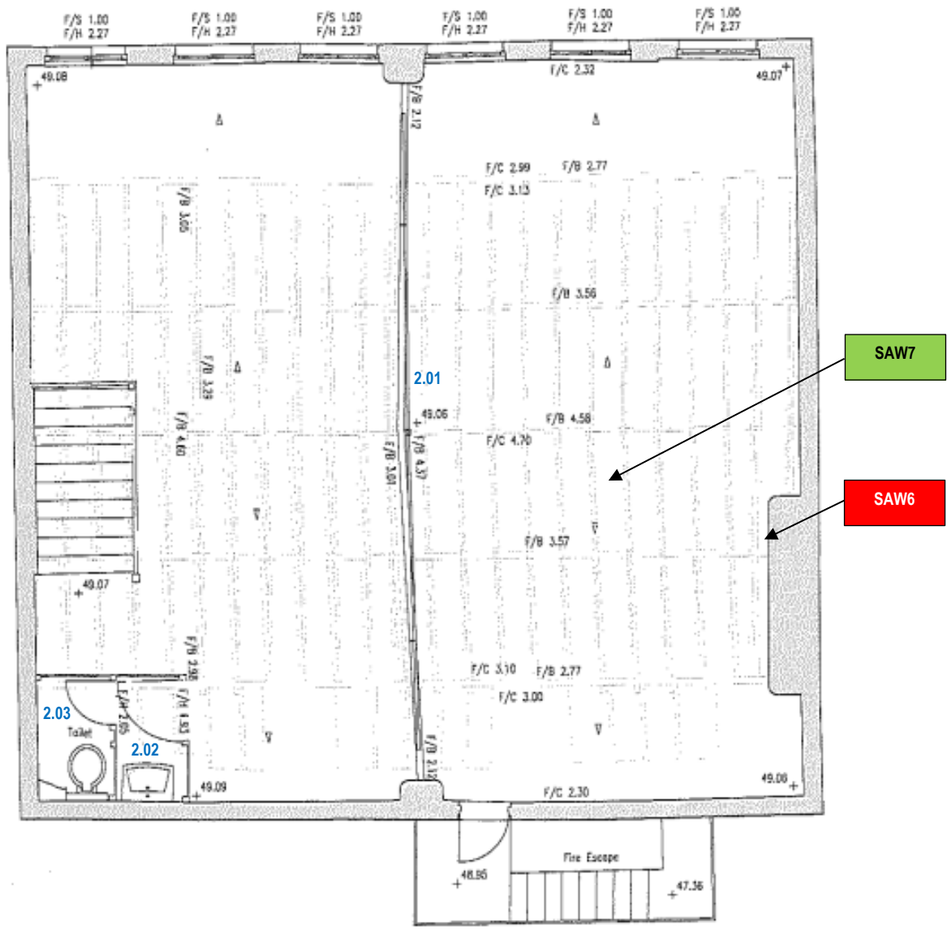
Key to Site Plans:

Room Number / Location

Asbestos Containing Samples

None Asbestos Containing Samples





Site Plans Not to Scale

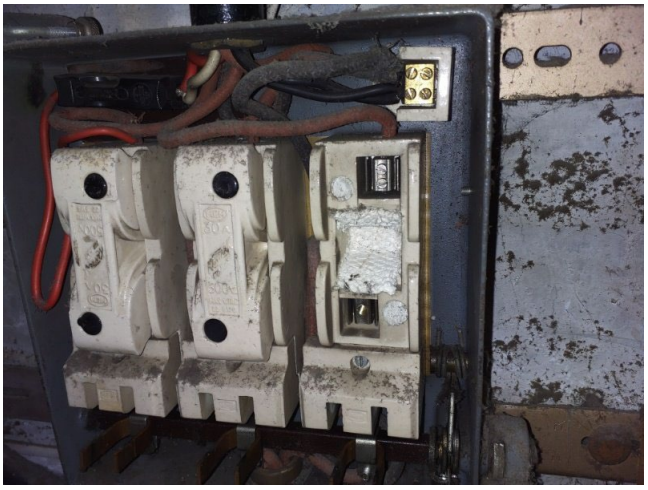
Additional Information:

7.2 Photographs

Sample No: 22/11/B/14/SAW8
External
Windows
Glazing putty
No Asbestos Detected

Sample No: 22/11/B/14/SAW9
External
External wall around door frame
Mastic
No Asbestos Detected

Sample No: No Sample
External
External wall
Thermoplastic telecom sleeves containing:
Chrysotile



Sample No: 22/11/B/14/SAW2
G.03 Workshop
Electrical switch box
Woven flashguards containing:
Chrysotile

Sample No: 22/11/B/14/SAW3
G.03 Workshop
Partition wall and cladding
Cement panelling containing:
Chrysotile

Sample No: Refer to Sample 22/11/B/14/SAW1
G.03 Workshop
Wall
Bitumen cable wrap
No Asbestos Detected

Sample No: No Sample
G.03 Workshop
Mechanical heater
Presumed millboard lining containing:
Chrysotile

Sample No: 22/11/B/14/SAW4
G.04 Toilet lobby
Floor
Vinyl floor covering
No Asbestos Detected

Sample No: 22/11/B/14/SAW5
1.02 Storage area
Floor
Vinyl floor covering
No Asbestos Detected

Sample No: 22/11/B/14/SAW6
2.01 Storage space
Wall
Insulating board penetration panel containing:
Amosite & Chrysotile

Sample No: 22/11/B/14/SAW7
2.01 Storage space
Ceiling
Bitumen sarking
No Asbestos Detected

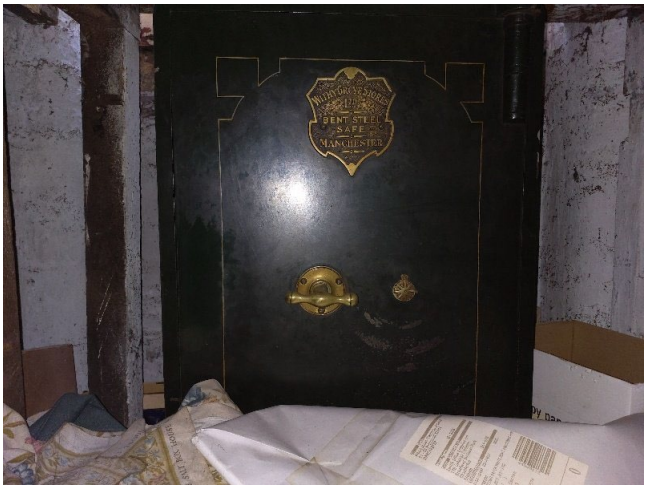
Sample No: Refer to Sample 22/11/B/14/SAW7
2.02 Toilet lobby
Ceiling
Bitumen sarking
No Asbestos Detected

Sample No: Refer to Sample 22/11/B/14/SAW7
2.03 Toilet
Ceiling
Bitumen sarking
No Asbestos Detected

Sample No: 22/11/B/14/SAW1
B.01 Basement
Wall
Bitumen cable wrap
No Asbestos Detected

(Additional Photographs)

No access to safe



No access to safe No2

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17 November 2022

Stephenson Hamilton Risley Studio
3 Riverside Mews
4 Commercial Street
Manchester
M15 4RQ

FOR THE ATTENTION OF: Justin Risley

CERTIFICATE OF BULK SAMPLE ANALYSIS

DOCUMENT NUMBER: CH.22.11.315.LW

SITE ADDRESS: 51 - 53, Richmond Street, Manchester M1 3WB

SITE LOCATION: Refurbishment Survey Throughout

SAMPLES TAKEN BY APEC: S. Warburton **ON:** 14 November 2022

DATE(S) OF ANALYSIS: 16 November 2022

Sample Number	Sample Location and Description	Asbestos Content
22/11/B/14/SAW1	B.01 - Wall Bitumen cable wrap	No Asbestos Detected
22/11/B/14/SAW2	G.03 - Electrical switch box Woven flashguards	Chrysotile
22/11/B/14/SAW3	G.03 - Partition wall and cladding Cement panelling	Chrysotile
22/11/B/14/SAW4	G.04 - Floor Vinyl floor covering	No Asbestos Detected

Asbestos - Consulting - Inspection - Surveys - Testing - Project Management - Land Contamination
North East Office Hebburn, NE31 2ES Tel: 01914 385884 Fax: 0191 4386375
South Yorkshire Office Sheffield, S35 9ZX Tel: 01142 459371
South East Office Bagshot, GU19 5AW Tel: 01276 472596 Fax: 01276 479182

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UKAS TESTING
2136

DOCUMENT NUMBER: CH.22.11.315.LW

SITE ADDRESS: 51 - 53, Richmond Street, Manchester M1 3WB

SITE LOCATION: Refurbishment Survey Throughout

SAMPLES TAKEN BY APEC: S. Warburton **ON:** 14 November 2022

DATE(S) OF ANALYSIS: 16 November 2022

Sample Number	Sample Location and Description	Asbestos Content
22/11/B/14/SAW5	1.02 - Floor Vinyl floor covering	No Asbestos Detected
22/11/B/14/SAW6	2.01 - Wall Insulating board penetration panel	Amosite Chrysotile
22/11/B/14/SAW7	2.01 - Ceiling Bitumen sarking	No Asbestos Detected
22/11/B/14/SAW8	External - Windows Glazing putty	No Asbestos Detected
22/11/B/14/SAW9	External - External wall around door frame Mastic	No Asbestos Detected

DOCUMENT NUMBER: CH.22.11.315.LW
NOTES:

If asbestos is present in the material which the sample represents, and if this material is to be removed or otherwise disturbed, then safety precautions must be taken in accordance with the Control of Asbestos Regulations 2012 and amendments, in addition to relevant Health and Safety Executive (HSE) Codes of Practice.

Chrysotile - **WHITE** asbestos
Amosite - **BROWN** asbestos
Crocidolite - **BLUE** asbestos
Other less common types of asbestos are fibrous **actinolite, anthophyllite** and **tremolite**, which for legislatory purposes must be treated similar to amosite.

Estimates of concentration are outside the scope of our UKAS Accreditation and the method of analysis employed. However, further guidance on typical percentages of asbestos used in various products is available within HSG 264, published by the HSE. Where only a small number of asbestos fibres have been found in a sample, and the sample matrix is not an ACM, the analysis result may be recorded as **'Trace'**.

Where floor tiles or floor coverings have been analysed, asbestos may be found in the bitumen adhesive used to fix these products. If asbestos has been found in the bitumen layer only, the analysis result may be recorded as **'in bitumen only'**.

The results quoted in this report relate to the contents of the sample(s) analysed, and do not necessarily relate to the whole material from which the sample(s) were taken. Opinions and interpretations, including the material description of the bulk sample, are outside of our UKAS accreditation.

Methods of Sampling and Analysis

All bulk samples were collected using our documented in house method QCRF2, OH3 based upon methods in the HSE publication HSG 248 (Edition 2) - Asbestos: The Analysts' Guide Any deviation from these sampling methods is recorded and reported separately.

Any deviations from the above methods are detailed below:

Material sampled	Details of Sampling strategy adopted	Client Agreed(Y/N)

All bulk samples were analysed in accordance with documented in-house method QCRF2, OH4, based upon methods in the HSE publication HSG 248 (Edition 2) - Asbestos: The Analysts' Guide. Samples are subjected to initial stereo microscope examination to determine the presence of fibre, accompanied by mechanical and / or chemical treatment to release fibres from the sample matrix. Fibres are then analysed using polarised light microscopy techniques, including central stop dispersion staining, to confirm asbestos type. Following analysis samples are retained for a minimum of six months prior to disposal.

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On behalf of APEC Environmental Limited

Samples Analysed By; Signed — J. Shirley, Laboratory Analyst

Report Authorised By; Signed — P. Keeling, Operations Director