



ASBESTOS SERVICES LTD

SURVEYS - SAMPLING - ADVICE - GUIDANCE

Chambers Business Centre, Chapel Road, Hollinwood, Oldham, OL8 4QQ

Contact: John Robbie on 0161 302 3532 or Email at john@jprasbestos.com

Demolition Asbestos Survey Report

Site Address:

The Grove Public House, 1515 Ashton Old Rd, Openshaw, Manchester, M11 1GR.



This report is aimed at giving comprehensive survey information in a targeted format. If ACM's have been identified, the report will note the ACM type, location, extent, general condition, any hazardous locations and if debris is present. The report will also make clear, where the surveyor did not access or take sample(s), but as is in line with HSE guidance this report will NOT detail a numerical ACM risk assessment.

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Section 01: Survey Particulars:

Client Details:	D Hughes Demolition and Excavation Ltd, Hill Top Lane, Delph, Oldham OL3 5RW.	
Survey Type:	Demolition Asbestos Survey.	
Survey Address:	The Grove Public House, 1515 Ashton Old Rd, Openshaw, Manchester, M11 1GR.	
Date of Survey:	10/10/2022.	
Job Reference:	JPR/AR/3438.	
Lead Surveyor:	Mr John Robbie – Mobile: 07989329656. John has 20 year's industry experience and the following asbestos related certification: BOHS P402, P405, P406 & S301.	
Assistant Surveyor:	Mr Jordan Robbie Surveyor – P402 Certified.	
Report Date:	12/10/2022.	
Report By:	John Robbie	Signed: 
Report Reviewed By:	Jordan Robbie	Signed:  pp
Asbestos identified Yes or No: Yes		

At the request of **D Hughes Demolition and Excavation Ltd, Hill Top Lane, Delph, Oldham OL3 5RW**, a survey for asbestos containing materials has been undertaken at **The Grove Public House, 1515 Ashton Old Rd, Openshaw, Manchester, M11 1GR..** The survey was carried out by JPR Asbestos Services Ltd, whose lead surveyors are trained to BOHS: S301, P402, P405 and P406 standards and have worked within the asbestos industry for over twenty years.

The purpose of the Demolition Asbestos Survey, was to locate, so far as was reasonably practicable, the presence and extent of suspect asbestos materials within all areas included in the scope of works, which could be damaged or disturbed during planned works (refer to the survey scope, as noted above).

The survey was undertaken with a view of identifying all ACMs, so far as was reasonably practicable. Although a thorough and systematic search for ACM's has been carried out to the areas included in the scope of works, it is strongly recommended to proceed with caution during any disturbance of the building's fabric. unless stated within this report, building materials were found to be non-asbestos.

General and specific limitations encountered during the survey can be seen detailed in Section 3 of this report. This may give indications to asbestos materials that may/could be present to areas either logged as limited, or deemed as out-side the scope of works.

It must be noted that, although the surveyors made every practicable effort to identify asbestos materials throughout the inspected areas, it is essential to note that this survey document cannot be considered exhaustive. The important issue being that concealed asbestos materials may be present and only identifiable during subsequent refurbishment/demolition works. Therefore, caution will be required during the course of any works involving the disturbance of the buildings structure and fabric.

Please note that JPR Asbestos Services Ltd cannot be held responsible for the way in which a client interprets or acts upon the findings of this report. Questions arising from the survey report should be directed, in the first instance, to the author of this report, who will be pleased to clarify any technical issues raised or provide further advice.

Section 01: Survey Particulars, continued:

Prior to any works that may disturb the asbestos containing materials, the asbestos containing materials will require complete removal. All works with asbestos must be undertaken in accordance with the Control of Asbestos Regulations 2012 and current supporting guidance.

Throughout the report the following terms and abbreviations may be used:

- **Licensed Contractor** - Contractor licensed to work on asbestos by the HSE
- **ACM's** - Asbestos containing materials
- **AIB** - Asbestos Insulating Board, (<1000Kg/Cubic Metre)
- **A/C** - Asbestos Cement, (>1000Kg/Cubic Metre)
- **Chrysotile** - Commonly known as white asbestos.
- **Amosite** - Commonly known as brown asbestos.
- **Crocidolite** - Commonly known as blue asbestos.
- **Amphibole** - Generic name for all asbestos types, excluding Chrysotile.

General survey notes - Unless stated otherwise within the report or the survey diagram, the following observations were made during the survey:

- Walls are either solid brick/block, plasterboard, or lath & plaster.
- Ceilings are thick plasterboard or lath-&-plaster (or a mixture of both).
- Floors are either carpet, ceramic tiles, linoleum, laminate, where access was gained beneath floor coverings, timber floorboards and or solid concrete was noted.
- Heating is supplied via a relatively modern boiler on the first floor.
- All windows are UPVC double glazed units.
- The roof is slate tiles. Gutters and downpipes are plastic.
- Access within the roof space was gained, no obvious visual asbestos materials were noted.
- Stair nosing seen throughout the pub were rubber (unless stated).
- Access was limited into bricked up chimneys.
- Access was limited above fixed ceilings.
- Access was limited within floor voids.
- No access to the top of chimneys.

Section 02: Samples/Survey Findings Summary & Inspection Notes.

Summary of **positive** samples:

Sample Number KA: Known ACM SA: Suspected ACM	Internal or External	Room/ Area Description	Product / Material
Sample GP/01 Sample GP/02	Internal	Ground Floor: G01	Sample GP/01 and GR/02: Asbestos textured coating to specific sections of walls and opening headers/surrounds (behind plaster and or plasterboard), seen to x4 locations. The textured finish is an original coating which has been concealed by overlying plaster and plasterboards, making it difficult to identify the full extent. A sample of visually similar coating was also found negative for asbestos content. The coating was seen to x4 locations (refer to diagram), further occurrences may be exposed during soft strip works. It is known that the demolition and soft strip are being undertaken by a demolition contractor with an asbestos license. The contractor should undertake soft strip works with caution disposing of any original textured coating, as asbestos waste. Due to building dilapidation, some areas where the coatings are present are in poor condition.
Known Asbestos/01 (Surveyor Confirmed)	External	Outside of room F06 - Refer to survey diagram	Known Asbestos/01 (Surveyor Confirmed): Asbestos cement flue pipe. The Flue pipe is visible from within the first-floor bedroom and externally
Known Asbestos/02 (Surveyor Confirmed)	External	Outside of room F02 - Refer to survey diagram	Known Asbestos/02 (Surveyor Confirmed): Asbestos containing telephone connector

Summary of **negative** samples:

Sample Number	Internal or External	Room/ Area Description	Product / Material
Sample GP/03	Internal	Ground Floor: G01	Sample GP/03: Textured coating above a fixed ceiling section
Sample GP/04	Internal	Ground Floor: Bar area	Sample GP/04: Old linoleum within the bar area
Sample GP/05	Internal	Ground Floor: G04	Sample GP/05: Bitumen sink pad
Sample GP/06	Internal	Ground Floor: G03	Sample GP/06: Non-asbestos insulation board superlux under the fireplace
Sample GP/07	Internal	Ground Floor: G01	Sample GP/07: Non-asbestos insulation board superlux under the fireplace
Sample GP/08	Internal	First Floor: F05	Sample GP/08: Hessian roof felt from within the roof space
Sample GP/09	External	Ground Floor: W/C	Sample GP/09: Felt to the rear flat roof
Sample GP/10	Internal	First Floor	Sample GP/10: Textured plaster to the ceiling, this was seen in numerous locations and was sampled for negative confirmation
Sample GP/11	Internal	Ground Floor	Sample GP/11: Textured plaster to the ceiling, this was seen in numerous locations and was sampled for negative confirmation
Sample GP/12	Internal	Ground Floor	Sample GP/12: Textured plaster to the ceiling, this was seen in numerous locations and was sampled for negative confirmation
Sample GP/13	Internal	Basement	Sample GP/13: Bitumen sink pad
Sample GP/14	External	Ground Floor: Entrance	Sample GP/14: Black composite stair nosing at the entrance

General survey notes - Unless stated otherwise within the report or the survey diagram, the following observations were made during the survey:

- Walls are either solid brick/block or plasterboard.
- Ceilings are plasterboard or lath-&-plaster (or a mixture of both).
- Floors are covered in either carpet, ceramic tiles, non-asbestos linoleums or laminate, where access was gained beneath floor coverings, timber floorboards and or solid concrete was noted.
- Heating is supplied via a relatively modern boiler on the first floor.
- All windows are UPVC double glazed units.
- Pitched roofs are slate, flat roofs re asphalt. Gutters and downpipes are plastic.
- Access within the roof space was gained, no obvious visual asbestos materials were noted.
- Stair nosing's seen throughout the pub are rubber (unless stated).
- Access was limited into bricked up chimneys.
- Access was limited above fixed ceilings.
- Access was limited within floor voids.
- No access to the top of chimneys.

Section 03: Full ACM Information, Photographs & Recommendations.

	BUILDING/ADDRESS: The Grove Public House, 1515 Ashton Old Rd, Openshaw, Manchester, M11 1GR.	SURVEY DATE: 10/10/2022	SURVEYED BY: Mr J. Robbie & JJ. Robbie
	CLIENT: D Hughes Demolition and Excavation Ltd, Hill Top Lane, Delph, Oldham OL3 5RW	Survey Ref: JPR/AR/3438	
Floor Level/Location:	Internal		
Area Description:	Ground Floor – Refer to survey diagram		
Sample Number:	Sample GP/01 and GR/02		

Product/Material Description:

Sample GP/01 and GR/02: Asbestos textured coating to specific sections of walls and opening headers/surrounds (behind plaster and or plasterboard), seen to x4 locations. The textured finish is an original coating which has been concealed by overlying plaster and plasterboards, making it difficult to identify the full extent. A sample of visually similar coating was also found negative for asbestos content. The coating was seen to x4 locations (refer to diagram), further occurrences may be exposed during soft strip works. It is known that the demolition and soft strip are being undertaken by a demolition contractor with an asbestos license. The contractor should undertake soft strip works with caution disposing of any original textured coating, as asbestos waste. Due to building dilapidation, some areas where the coatings are present are in poor condition.

Asbestos Type

Chrysotile (white) asbestos

Condition

Medium condition

Approximate Quantity

Full extent unknown, will become apparent during soft strip works – Approx 5 Sqm seen

**Recommendations/Comments:**

Remove prior to, or in conjunction with demolition. All works with asbestos must be undertaken in accordance with the Control of Asbestos Regulations 2012 and it's supporting approved code of practice and guidance.

Remediation/Management Comments:

Section 03: Full ACM Information, Photographs & Recommendations.

	BUILDING/ADDRESS: The Grove Public House, 1515 Ashton Old Rd, Openshaw, Manchester, M11 1GR.	SURVEY DATE: 10/10/2022	SURVEYED BY: Mr J. Robbie & JJ. Robbie
	CLIENT: D Hughes Demolition and Excavation Ltd, Hill Top Lane, Delph, Oldham OL3 5RW	Survey Ref: JPR/AR/3438	
Floor Level/Location:	Internal / External		
Area Description:	Outside of room F06 - Refer to survey diagram		
Sample Number:	Known Asbestos/01 (Surveyor Confirmed)		

Product/Material Description:

Known Asbestos/01 (Surveyor Confirmed): Asbestos cement flue pipe. The Flue pipe is visible from within the first-floor bedroom and externally

Asbestos Type

Chrysotile (white) asbestos

Condition

Good condition

Approximate Quantity

X1 Cement flue pipe

**Recommendations/Comments:**

Remove prior to, or in conjunction with demolition. All works with asbestos must be undertaken in accordance with the Control of Asbestos Regulations 2012 and it's supporting approved code of practice and guidance.

Remediation/Management Comments:

Section 03: Full ACM Information, Photographs & Recommendations.

	BUILDING/ADDRESS: The Grove Public House, 1515 Ashton Old Rd, Openshaw, Manchester, M11 1GR.	SURVEY DATE: 10/10/2022	SURVEYED BY: Mr J. Robbie & JJ. Robbie
	CLIENT: D Hughes Demolition and Excavation Ltd, Hill Top Lane, Delph, Oldham OL3 5RW	Survey Ref: JPR/AR/3438	
Floor Level/Location:	External		
Area Description:	Outside of room F02 - Refer to survey diagram		
Sample Number:	Known Asbestos/02 (Surveyor Confirmed)		

Product/Material Description: Known Asbestos/02 (Surveyor Confirmed): Asbestos containing telephone connector.	Asbestos Type	Amosite (brown) asbestos
	Condition	Good condition
	Approximate Quantity	X1 Telephone connector



Recommendations/Comments:	Remove prior to, or in conjunction with demolition. All works with asbestos must be undertaken in accordance with the Control of Asbestos Regulations 2012 and it's supporting approved code of practice and guidance.
Remediation/Management Comments:	

Section 03: Full ACM Information, Photographs & Recommendations.

	BUILDING/ADDRESS: The Grove Public House, 1515 Ashton Old Rd, Openshaw, Manchester, M11 1GR.	SURVEY DATE: 10/10/2022	SURVEYED BY: Mr J. Robbie & JJ. Robbie
	CLIENT: D Hughes Demolition and Excavation Ltd, Hill Top Lane, Delph, Oldham OL3 5RW	Survey Ref: JPR/AR/3438	
Floor Level/Location:	All Remaining Areas		
Area Description:	All remaining reasonably accessible areas - No further ACM's detected		
Sample Number:	Not applicable - No further ACM's detected		

Product/Material Description: Not applicable – No further asbestos detected	Asbestos Type	
	Condition	
	Approximate Quantity	

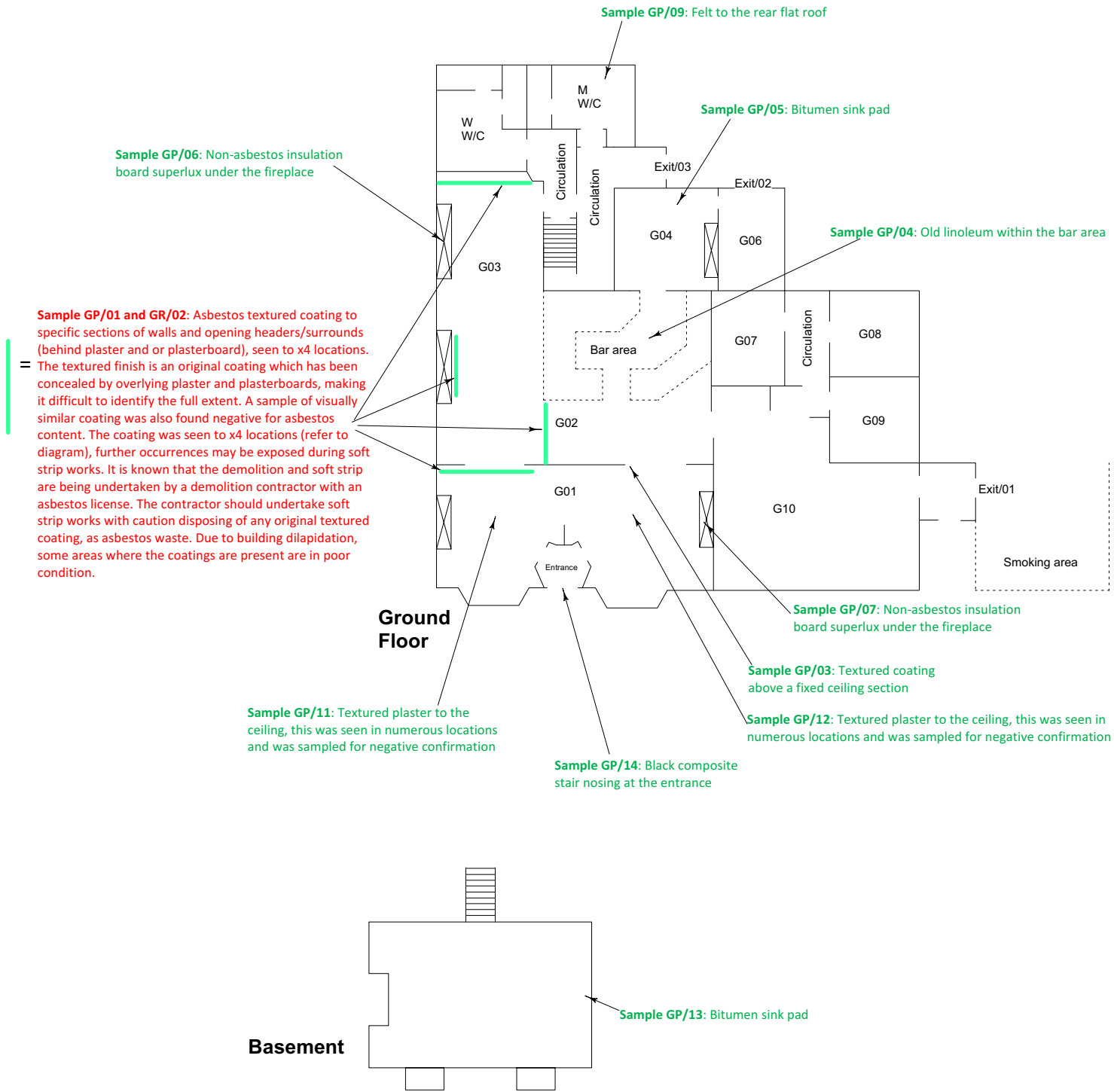
Not applicable – No further asbestos detected**General survey notes - Unless stated otherwise within the report or the survey diagram, the following observations were made during the survey:**

- Walls are either solid brick/block, plasterboard, or lath & plaster.
- Ceilings are thick plasterboard or lath-&-plaster (or a mixture of both).
- Floors are either carpet, ceramic tiles, linoleum or laminate, where access was gained beneath floor coverings, timber floorboards and or solid concrete was noted.
- Heating is supplied via a relatively modern boiler on the first floor.
- All windows are UPVC double glazed units.
- The roof is slate tiles. Gutters and downpipes are plastic.
- Access within the roof space was gained, no obvious visual asbestos materials were noted.
- Stair nosing seen throughout the pub were rubber (unless stated).
- Access was limited into bricked up chimneys.
- Access was limited above fixed ceilings.
- Access was limited within floor voids.
- No access to the top of chimneys.

Recommendations/Comments:	N/A
Remediation/Management Comments:	N/A

Section 04: Survey diagram (If applicable):

x2 Diagrams attached.



Key & Notes

RedText = Asbestos materials (Known or Suspected)

GreenText = Non-Asbestos Materials

General survey notes - Unless stated otherwise within the report or the survey diagram, the following observations were made during the survey:

- Walls are either solid brick/block or plasterboard.
- Ceilings are plasterboard or lath-&-plaster (or a mixture of both).
- Floors are covered in either carpet, ceramic tiles, non-asbestos linoleums or laminate, where access was gained beneath floor coverings, timber floorboards and or solid concrete was noted.
- Heating is supplied via a relatively modern boiler on the first floor.
- All windows are UPVC double glazed units.
- Pitched roofs are slate, flat roofs re asphalt. Gutters and downpipes are plastic.
- Access within the roof space was gained, no obvious visual asbestos materials were noted.
- Stair nosing's seen throughout the pub are rubber (unless stated).
- Access was limited into bricked up chimneys.
- Access was limited above fixed ceilings.
- Access was limited within floor voids.
- No access to the top of chimneys.

JPR Asbestos Services Ltd

Property:
The Grove Public House, 1515
Ashton Old Rd, Openshaw,
Manchester, M11 1GR.

Project:
Demolition Asbestos Survey

Report Ref: JPR/AR/3438

Diagram Ref: The Grove Public
House/01
(Not to Scale)

Known Asbestos/02 (Surveyor Confirmed):
Asbestos containing telephone connector.

Sample GP/10: Textured plaster to the ceilings, this was seen in numerous locations and was sampled for negative confirmation

Known Asbestos/01 (Surveyor Confirmed):
Asbestos cement flue pipe. The Flue pipe is visible from within the first-floor bedroom and externally

First Floor

Sample GP/08: Hessian roof felt from within the roof space

Key & Notes

RedText = Asbestos materials (Known or Suspected)

GreenText = Non-Asbestos Materials

General survey notes - Unless stated otherwise within the report or the survey diagram, the following observations were made during the survey:

- Walls are either solid brick/block or plasterboard.
- Ceilings are plasterboard or lath-&-plaster (or a mixture of both).
- Floors are covered in either carpet, ceramic tiles, non-asbestos linoleums or laminate, where access was gained beneath floor coverings, timber floorboards and or solid concrete was noted.
- Heating is supplied via a relatively modern boiler on the first floor.
- All windows are UPVC double glazed units.
- Pitched roofs are slate, flat roofs re asphalt. Gutters and downpipes are plastic.
- Access within the roof space was gained, no obvious visual asbestos materials were noted.
- Stair nosing's seen throughout the pub are rubber (unless stated).
- Access was limited into bricked up chimneys.
- Access was limited above fixed ceilings.
- Access was limited within floor voids.
- No access to the top of chimneys.

JPR Asbestos Services Ltd

Property:
The Grove Public House, 1515
Ashton Old Rd, Openshaw,
Manchester, M11 1GR.

Project: Demolition Asbestos Survey

Report Ref: JPR/AR/3438

Diagram Ref: The Grove Public
(Not to Scale) House/02

Section 05: Analysis Certificate(s) (As applicable).

Client Address:

JPR Asbestos Services Ltd
Chambers Business Centre
Chapel Road
Hollinwood
Oldham
OL8 4QQ



CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : J079880
Issue No : 1
Date Received : 11/10/2022
Samples Analysed By : Farrah Hughes, Paul Lee
Date Analysis Completed : 12/10/2022
Date Reported : 12/10/2022
Site Address : The Grove Public House,
Samples Taken By : JPR Asbestos Services Ltd
Client Ref (if required) : JPA/AR/GP/22

Client Sample Ref	Location	Description	Lab Ref	Asbestos Identification	Comments
GP/01	Refer To Report	Textured Coating	BS107416	Chrysotile	
GP/02	Refer To Report	Textured Coating	BS107417	Chrysotile	
GP/03	Refer To Report	Textured Coating	BS107418	N.A.D.I.S	
GP/04	Refer To Report	Lino	BS107419	N.A.D.I.S	
GP/05	Refer To Report	Sink Pad	BS107420	N.A.D.I.S	
GP/06	Refer To Report	Insulation Board	BS107421	N.A.D.I.S	
GP/07	Refer To Report	Insulation Board	BS107422	N.A.D.I.S	

*N.A.D.I.S = No Asbestos Detected In Sample

The laboratory cannot be responsible for inaccurate or unrepresentative sampling. All sample descriptions and locations are provided by the client, the laboratory cannot be held responsible for inaccurate information

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSDOC62 which is based on the methodology set out in HSG 248

All samples are retained for 6 months. All records are retained for 5 Years

For and on behalf of
North Star Environmental Ltd

Farrah Hughes
Lab Technician

This certificate shall not be reproduced, except in full, without prior written approval by North Star Environmental Ltd. It should be noted that opinions and interpretations detailed herein are outside the scope of UKAS accreditation held. [LABORA/CRT/BRANCH/HC/CLAD/HLSS] Tel No: 0151 538 3141, Fax: 0151 331 3541, Email: info@northstarenvironmental.co.uk
Company No. 7948744
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Client Address:

JPR Asbestos Services Ltd
Chambers Business Centre
Chapel Road
Hollinwood
Oldham
OL8 4QQ



CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : J079880
Issue No : 1
Date Received : 11/10/2022
Samples Analysed By : Farrah Hughes, Paul Lee
Date Analysis Completed : 12/10/2022
Date Reported : 12/10/2022
Site Address : The Grove Public House,
Samples Taken By : JPR Asbestos Services Ltd
Client Ref (if required) : JPA/AR/GP/22

Client Sample Ref	Location	Description	Lab Ref	Asbestos Identification	Comments
GP/08	Refer To Report	Felt	BS107423	N.A.D.I.S	
GP/09	Refer To Report	Felt	BS107424	N.A.D.I.S	
GP/10	Refer To Report	Textured Plaster	BS107425	N.A.D.I.S	
GP/11	Refer To Report	Textured Plaster	BS107426	N.A.D.I.S	
GP/12	Refer To Report	Textured Plaster	BS107427	N.A.D.I.S	
GP/13	Refer To Report	Sink Pad	BS107428	N.A.D.I.S	
GP/14	Refer To Report	Nosing	BS107429	N.A.D.I.S	

*N.A.D.I.S = No Asbestos Detected In Sample

The laboratory cannot be responsible for inaccurate or unrepresentative sampling. All sample descriptions and locations are provided by the client, the laboratory cannot be held responsible for inaccurate information

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSDOC62 which is based on the methodology set out in HSG 248

All samples are retained for 6 months. All records are retained for 5 Years

For and on behalf of
North Star Environmental Ltd

Farrah Hughes
Lab Technician

This certificate shall not be reproduced, except in full, without prior written approval by North Star Environmental Ltd. It should be noted that opinions and interpretations detailed herein are outside the scope of UKAS accreditation held. [LABORA/CRT/BRANCH/HC/CLAD/HLSS] Tel No: 0151 538 3141, Fax: 0151 331 3541, Email: info@northstarenvironmental.co.uk
Company No. 7948744
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Section 06: Inspection Limitations.

Non-accessed Rooms/Specific Limitations:

- Access was limited above fixed ceilings.
- Access was limited within floor voids.
- Refer to the survey diagram that may detail further area specific inspection limitations.

General Survey Limitations:

Although a thorough and diligent search has been carried out for asbestos-containing materials throughout the areas included in the scope of works, there is no guarantee that all the occurrences have been identified. Before commencing any work on this premise, contractors are required to carry out a visual inspection of the work area. Should this reveal any suspect material, then it must be left undisturbed until its composition is ascertained.

This report is based on a Demolition Asbestos Survey within unfamiliar locations. Every effort was made to locate the presence of all asbestos materials, although, it is recognised that construction techniques often create inaccessible void spaces, which even with destructive sampling techniques being employed may not uncover all ACM's during surveys. Therefore, the planned works should be undertaken by a competent contractor with knowledge and understanding of asbestos materials.

The plans detailed in Section 05 of this report illustrate the exact & only areas inspected during the survey. JPR Asbestos Services Ltd cannot be held responsible for any unidentified areas unforeseen due to lack of plans or specific building knowledge i.e. sealed areas/rooms, which may be encountered during refurbishment or demolition works.

Whilst the survey team made every effort to examine all suspect materials, we cannot guarantee that all asbestos-based materials have been located. Some materials may well be hidden within the fabric of the building and may only come to light when the building is being demolished or refurbished. JPR Asbestos Services Ltd cannot accept responsibility for any asbestos materials, which are hidden within the building fabric, which may be exposed during any such work.

Particular difficulties are also associated with areas where ad-hoc alteration and refurbishments have previously been carried out, and where asbestos may be hidden behind cladding materials.

Fire doors frequently contain an inner layer of asbestos material for fire retardant purposes. The presence of such an inner layer is difficult to determine without causing significant damage to doors. Such sampling activities were therefore not undertaken unless specifically requested.

Unless specifically identified within the report, no responsibility can be accepted by JPR Asbestos Services Ltd, for non-systematic or random use of concealed asbestos within the areas inspected. Works should be undertaken with caution by competent, asbestos awareness trained personnel.

It is recommended that the planned works be undertaken with caution and should any suspicious materials be encountered during the works, then these should be immediately reported to, John Robbie at JPR Asbestos Services Ltd - Mobile - 07989329656 and the materials identified before work can proceed.

Caution should be exercised to areas not inspected or locations detailed as "No, or Limited access" within this report. It must be considered a possibility that asbestos materials may be present to such areas until further investigations are completed by a competent person.

Changes to the scope of work identified in this report may necessitate further inspection and sampling. Destructive inspections were only carried out in areas which would be disturbed for this project. ACMs may still be hidden within the building fabric.

This report should not be used for the purposes of costing asbestos removal work. If indicative costs have been included in relation to asbestos abatement works these must be considered as tentative only and must, in any event, be confirmed by a qualified quantity surveyor or by tender with a licensed asbestos removal contractor. JPR Asbestos Services Ltd accepts no financial or other responsibility whatsoever, should the information contained herein be used in this way. Any person(s) using the report in this way MUST satisfy themselves as to the extent of the asbestos within the designated areas and thereby ensure that their tender is sufficient in every respect to remove ALL the asbestos within these areas, including any that may be hidden behind known or presumed asbestos materials.

JPR Asbestos Services Ltd accept no financial or other responsibility for remedial works or disruption to programmes which may occur as a result of asbestos materials being identified in locations which were outside the scope of survey or unidentifiable due to prevailing inspection limitations as noted above.

Refer to Section 6 (Diagram) of this report for additional limitations encountered during the inspections specific to the areas surveyed.

Appendix A - Survey Methodology:

In order to accurately survey buildings for the presence of asbestos, it is advisable that representative samples are taken from installations suspected of containing asbestos. The survey has been conducted by a team of experienced surveyors following all current legislation and guidance. It is therefore essential that suitable procedures are adopted to ensure that the sampling work does not lead to the release of significant amounts of asbestos fibres into the air. JPR Asbestos Services Ltd have many years' experience in carrying out such surveys, and adopt the following procedures to ensure that personnel working in the building during the survey are not put at risk. These procedures are as follows;

The number of samples to be taken is left to the discretion of the on-site surveyor, in some situations, it may be prudent to assume some materials are asbestos rather than take unnecessary samples. In some circumstances materials which are visually identical to the ones which have been sampled will be cross-referenced to minimise the need for sampling. Samples taken are analysed using an UKAS accredited laboratory. Occasionally, samples are not taken due to lack of safe access or because to do so would cause irreparable damage to the material or because materials of identical appearance have already been sampled. In these cases, the installations are referenced as 'strongly suspected of containing asbestos'.

1. Sampling will be taken from occupied parts of the building at times when the areas are vacant.
2. Sampling is carried out carefully and in such a way as to minimise the release of asbestos fibres. Sampling methods will vary dependent on the nature of the material, typical sampling methods are as follows:

Dust and loose materials	Scrape as much dust as is necessary for analysis into a polythene bag. The area will then be sealed using a light spray coat of Poly Vinyl Acetate (PVA) adhesive solution.
Pipe lagging/sprayed-coating	Representative samples will be taken of each homogeneous pipe run. Spray-coated ceilings or walls should be sampled either end of the material, i.e. usually two samples being sufficient. The sample shall be pre-wetted before passing a cork borer through the layers of the material. The sample will then be carefully placed into a polythene bag and the sample area sealed with PVA solution, foil tape or a suitable proprietary filler/sealant where appropriate.
Asbestos Products/Insulation Boarding and Mill Board	For Insulation boarding and Mill-Boards one sample approximately is sufficient per area. If th is evidently more than one type of panel, then representative samples of each should be tak but if the boarding is all visibly the same then cross referencing will be undertaken to minimise need for unnecessary sampling. All material types shall be pre-wetted before passing through a cork borer or for harder materials a knife or pliers will be used to obtain a sample. Again the sample area will be immediately sealed with PVA solution and covered with tape to give an airtight seal.
Asbestos Ropes/Yarns	For asbestos rope/fabric materials, which contain a uniform concentration of asbestos throughout, a single sample of each suspect installation shall be taken for analysis. All materials shall be pre-wetted before taking a sample using either a Stanley knife and/or a pair of pliers. The sample area will be immediately sealed with PVA solution and covered with adhesive tape to give an airtight seal.
Textured Coatings etc.	A representative sample of textured coating shall be collected for analysis. The area shall be pre-wetted before taking the sample using a Stanley knife.

NB: All sample areas are immediately sealed with a PVA solution.

- Surfaces onto which dust or debris may fall, will be covered with an impervious sheet before the sample is taken (unless the surface itself is impervious) and be cleaned afterwards by a dustless method such as a damp cloth which is then double wrapped within two self-sealing bags. This package will then be disposed of as asbestos waste.
- All sampling equipment will be cleaned between samples with wet wipes to prevent cross contamination.
- All samples will be double wrapped within two self-sealing polythene bags to prevent any possible chance of fibre release.
- Air testing carried out in the past has shown that fibre levels given off during asbestos sampling of the above nature typically gives results below the clearance indicator level of 0.010 fibres per millilitre of air.
- Once the sample has been taken, a unique sample number label with the client name and date will be attached to the location.
- An asbestos survey record and risk assessment will be completed for each sample location.
- Personnel carrying out the sampling may wear appropriate respiratory and protective equipment at the time of sampling only.
- If any installation is found to be in a poor condition giving a potential for the release of airborne asbestos fibres, then JPR Asbestos Services Ltd will inform the person in charge of the premises as to the safe treatment of the material.

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