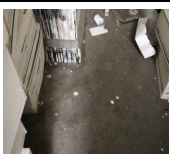
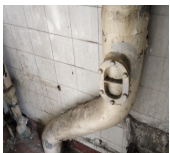
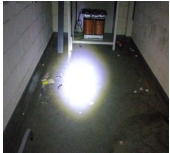
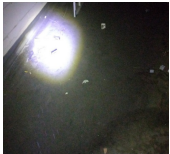
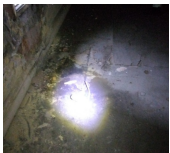
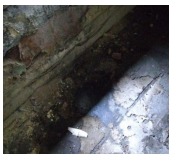
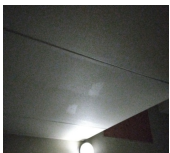
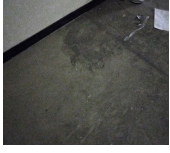
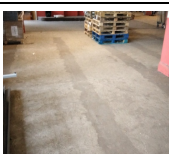
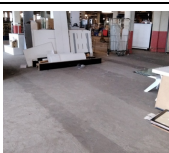


Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
05 - Fifth Floor	009 - Room 1	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S039 (VC)		
05 - Fifth Floor	010 - Room 2	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S039 (VC)		
05 - Fifth Floor	010 - Room 2	Lino floor covering	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S042 (VC)		
05 - Fifth Floor	010 - Room 2	Bitumen adhesive to concrete floor	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S043 (VC)		
05 - Fifth Floor	011 - Room 3	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S039 (VC)		
05 - Fifth Floor	011 - Room 3	Lino floor covering	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S042 (VC)		
05 - Fifth Floor	011 - Room 3	Bitumen adhesive to concrete floor	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S043 (VC)		
05 - Fifth Floor	012 - Room 4	Blue lino floor covering	Other Encapsulated Material Flooring Linoleum	No ACM detected	S044 (OS)		
05 - Fifth Floor	012 - Room 4	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S039 (VC)		
05 - Fifth Floor	012 - Room 4	Lino floor covering	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S042 (VC)		

Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
05 - Fifth Floor	012 - Room 4	Bitumen adhesive to concrete floor	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S043 (VC)		
05 - Fifth Floor	013 - Room 5	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S039 (VC)		
05 - Fifth Floor	013 - Room 5	Lino floor covering	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S042 (VC)		
05 - Fifth Floor	013 - Room 5	Bitumen adhesive to concrete floor	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S043 (VC)		
05 - Fifth Floor	014 - Room 6	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S039 (VC)		
05 - Fifth Floor	014 - Room 6	Lino floor covering	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S042 (VC)		
05 - Fifth Floor	014 - Room 6	Bitumen adhesive to concrete floor	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S043 (VC)		
05 - Fifth Floor	015 - Female Toilets	Gaskets seal to lead pipework	Gasket to Pipe Flange	No ACM detected	S045 (OS)		
05 - Fifth Floor	015 - Female Toilets	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S039 (VC)		
05 - Fifth Floor	016 - Store	Lino floor covering	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S042 (VC)		
05 - Fifth Floor	016 - Store	Bitumen adhesive to concrete floor	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S043 (VC)		

Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
05 - Fifth Floor	018 - Electrical store	Lino floor covering	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S042 (VC)		
05 - Fifth Floor	018 - Electrical store	Bitumen adhesive to concrete floor	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S043 (VC)		
05 - Fifth Floor	019 - Battery Room	Lino floor covering	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S042 (VC)		
05 - Fifth Floor	019 - Battery Room	Bitumen adhesive to concrete floor	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S043 (VC)		
05 - Fifth Floor	023 - Store	Insulating board panels to ceiling and walls.	Asbestos Board(s) Insulating Board Panel(s)	No ACM detected	S048 (OS)		
05 - Fifth Floor	023 - Store	Lino floor covering	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S042 (VC)		
05 - Fifth Floor	023 - Store	Bitumen adhesive to concrete floor	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S043 (VC)		
05 - Fifth Floor	024 - Stairwell B	Insulating board panels to ceiling and bulkhead	Asbestos Board(s) Insulating Board Panel(s)	No ACM detected	S049 (OS)		
05 - Fifth Floor	024 - Stairwell B	Bitumen adhesive to concrete floor	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S043 (VC)		
05 - Fifth Floor	025 - Stairwell A	Insulating board panels to ceiling and bulkhead	Asbestos Board(s) Insulating Board Panel(s)	No ACM detected	S049 (VC)		

Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
05 - Fifth Floor	025 - Stairwell A	Bitumen adhesive to concrete floor	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S043 (VC)		
05 - Fifth Floor	027 - Stairwell	Insulating board panels to walls	Asbestos Board(s) Insulating Board Panel(s)	No ACM detected	S051 (OS)		
05 - Fifth Floor	031 - Main Floor	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S052 (OS)		
05 - Fifth Floor	031 - Main Floor	Lino floor covering	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S042 (VC)		
05 - Fifth Floor	031 - Main Floor	Bitumen adhesive to concrete floor	Other Encapsulated Material Flooring Vinyl Flooring	No ACM detected	S043 (VC)		

9.0 General Construction Materials Register

Fibrous materials may exist within the premises which are not ACMs. Where in the judgement of the surveyor, the material is clearly non asbestos containing the surveyor will record findings in the construction register. All building and construction materials used in the premises have been inspected where accessible. The following register identifies each non-asbestos element identified and inspected.

05 - Fifth Floor

001 - Refuse Chute		
Element	Material	Photograph
Ceiling	Concrete ceiling, plasterboard panel.	
Walls	Brick walls, metal pipework with foam insulation, mmmf insulation above plasterboard, timber skirting boards, metal refuse chute.	
Floor	Concrete floor.	
Doors	Timber door, timber door casing.	
Windows	None within location.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

05 - Fifth Floor

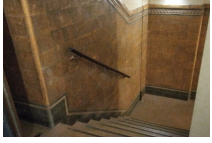
004 - Male Toilets		
Element	Material	Photograph
Ceiling	Concrete ceiling, steel beams with plaster boxing.	
Walls	Brick, block and plaster, ceramic tiled, metal pipework, plastic cisterns, bakerlite toilet seats, glass partition panels.	
Floor	Ceramic tiled floor covering onto concrete floor beneath	
Doors	Timber doors and casing, glass door header panel with timber beading.	
Windows	Metal windows, ceramic sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal, Plastic	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

05 - Fifth Floor

005 - Female Toilets		
Element	Material	Photograph
Ceiling	Concrete ceiling, steel beams with plaster boxing.	
Walls	Brick, block and plaster, ceramic tiled, metal pipework, plastic cisterns, bakerlite toilet seats, glass partition panels.	
Floor	Ceramic tiled floor covering onto concrete floor beneath	
Doors	Timber doors and casing, glass door header panel with timber beading.	
Windows	Metal windows, ceramic sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal, Plastic	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

9.0 General Construction Materials Register Continued

05 - Fifth Floor

006 - Stairwell E		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams.	
Walls	Brick, block and plaster walls, plasterboard partition to central shaft, ceramic tiled wall covering, metal conduit, timber skirting.	
Floor	Ceramic tiled floor covering onto concrete floor beneath	
Doors	X 2 double fire doors, plasterboard above doors, timber door casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

05 - Fifth Floor

007 - Dining		
Element	Material	Photograph
Ceiling	Concrete ceiling, steel beams with plaster boxing.	
Walls	Brick, block and plaster, metal pipework	
Floor	Concrete floor	
Doors	Timber doors and casing, glass door header panel with timber beading.	
Windows	Metal windows	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal, Plastic	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage. Unable to fully access due to guano contamination.	

05 - Fifth Floor

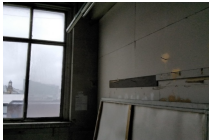
008 - Stairwell F		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams.	
Walls	Brick, block and plaster walls, metal conduit, timber skirting, metal beams with plaster boxing.	
Floor	Ceramic tiled floor covering onto concrete floor beneath	
Doors	X 2 double fire doors, plasterboard above doors, timber door casing.	
Windows	Metal windows, timber sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

9.0 General Construction Materials Register Continued

05 - Fifth Floor

009 - Room 1		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams.	
Walls	Brick, block and plaster walls, metal conduit, timber skirting, metal beams with plaster boxing, timber partition walls with mmmf insulation.	
Floor	Lino floor covering floor covering onto concrete floor beneath	
Doors	None within location, door casing timber.	
Windows	Metal windows, timber sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	

05 - Fifth Floor

010 - Room 2		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams.	
Walls	Brick, block and plaster walls, metal conduit, timber skirting, metal beams with plaster boxing, timber partition walls with mmmf insulation.	
Floor	Lino floor covering floor covering onto concrete floor beneath	
Doors	None within location, door casing timber.	
Windows	Metal windows, timber sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	

05 - Fifth Floor

011 - Room 3		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams.	
Walls	Brick, block and plaster walls, metal conduit, timber skirting, metal beams with plaster boxing, timber partition walls with mmmf insulation.	
Floor	Lino floor covering floor covering onto concrete floor beneath	
Doors	None within location, door casing timber.	
Windows	Metal windows, timber sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	

9.0 General Construction Materials Register Continued

05 - Fifth Floor

012 - Room 4		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams.	
Walls	Brick, block and plaster walls, metal conduit, timber skirting, metal beams with plaster boxing, timber partition walls with mmmf insulation.	
Floor	Lino floor covering floor covering onto concrete floor beneath	
Doors	None within location, door casing timber.	
Windows	Metal windows, timber sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	

05 - Fifth Floor

013 - Room 5		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams.	
Walls	Brick, block and plaster walls, metal conduit, timber skirting, metal beams with plaster boxing, timber partition walls with mmmf insulation.	
Floor	Lino floor covering floor covering onto concrete floor beneath	
Doors	None within location, door casing timber.	
Windows	Metal windows, timber sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	

05 - Fifth Floor

014 - Room 6		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams.	
Walls	Brick, block and plaster walls, metal conduit, timber skirting, metal beams with plaster boxing, timber partition walls with mmmf insulation.	
Floor	Lino floor covering floor covering onto concrete floor beneath	
Doors	None within location, door casing timber.	
Windows	Metal windows, timber sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	

9.0 General Construction Materials Register Continued

05 - Fifth Floor

015 - Female Toilets		
Element	Material	Photograph
Ceiling	Concrete ceiling, steel beams with plaster boxing.	
Walls	Brick, block and plaster, ceramic tiled, metal pipework, lead pipework.	
Floor	Ceramic tiled floor covering onto concrete floor beneath	
Doors	Timber doors and casing, glass door header panel with timber beading.	
Windows	Metal windows, ceramic sills.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal, Plastic	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

05 - Fifth Floor

016 - Store		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, timber underside of sloping ceiling.	
Walls	Brick, block and plaster walls, metal conduit, timber skirting, timber partition walls, insulating board panel to wall.	
Floor	Lino floor covering floor covering onto concrete floor beneath	
Doors	Timber doors, door casing timber.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	
Comments	Limited access to listed materials within location.	

05 - Fifth Floor

017 - Male Toilets		
Element	Material	Photograph
Ceiling	Concrete ceiling, steel beams with plaster boxing.	
Walls	Brick, block and plaster, ceramic tiled, metal pipework.	
Floor	Ceramic tiled floor covering onto concrete floor beneath	
Doors	Timber doors and casing, glass door header panel with timber beading.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal, Plastic	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

9.0 General Construction Materials Register Continued

05 - Fifth Floor

018 - Electrical store		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing.	
Walls	Block, metal conduit, timber skirting, modern live electrics.	
Floor	Lino floor covering floor covering onto concrete floor beneath	
Doors	Timber doors, door casing timber.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	
Comments	Limited access to listed materials within location.	

05 - Fifth Floor

019 - Battery Room		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing timber sloping ceiling.	
Walls	Block, metal conduit.	
Floor	Lino floor covering floor covering onto concrete floor beneath	
Doors	Timber doors, door casing timber.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	
Comments	Limited access to listed materials within location.	

05 - Fifth Floor

021 - Stairwell G		
Element	Material	Photograph
Ceiling	Metal underside of stairs.	
Walls	Brick, block and plaster walls, metal conduit, timber skirting.	
Floor	Concrete floor beneath	
Doors	X 1 double fire doors, timber door casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

9.0 General Construction Materials Register Continued

05 - Fifth Floor

022 - Riser		
Element	Material	Photograph
Ceiling	Open riser	
Walls	Brick, metal cable trays and trunking, metal pipework, foam pipework insulation.	
Floor	Timber boards	
Doors	Timber door and casing.	
Windows	None within location	
Ceiling Void	Inaccessible, Unable to Investigate because of Unsafe Access	
Cavities	Inaccessible, Unable to Investigate because of Unsafe Access	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	
Comments	Restrict access into location. To be removed by a LARC under fully controlled conditions.	

05 - Fifth Floor

023 - Store		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, timber underside of sloping ceiling.	
Walls	Brick, block and plaster walls, metal conduit, timber skirting, insulating board panels to walls and ceiling.	
Floor	Lino floor covering floor covering onto concrete floor beneath	
Doors	Timber doors, door casing timber.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	
Comments	Limited access to listed materials within location.	

05 - Fifth Floor

024 - Stairwell B		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams insulating board panels to ceiling and bulkhead.	
Walls	Brick, block and plaster walls, metal conduit, timber skirting, metal beams with plaster boxing.	
Floor	Modern lino floor covering onto concrete floor beneath	
Doors	X 2 double fire doors, plasterboard above doors, timber door casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

9.0 General Construction Materials Register Continued

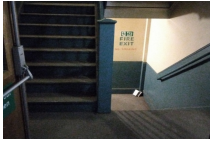
05 - Fifth Floor

025 - Stairwell A		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams insulating board panels to ceiling and bulkhead.	
Walls	Brick, block and plaster walls, metal conduit, timber skirting, metal beams with plaster boxing.	
Floor	Modern lino floor covering onto concrete floor beneath	
Doors	X 2 double fire doors, plasterboard above doors, timber door casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

05 - Fifth Floor

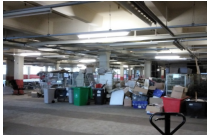
027 - Stairwell		
Element	Material	Photograph
Ceiling	Concrete and plaster ceiling	
Walls	Insulating board wall panels to timber studded wall, timber panels to walls, metal decorative cage.	
Floor	Timber	
Doors	Timber	
Windows	None within location	
Ceiling Void	Inaccessible, Unable to Investigate because of Height Restriction	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

05 - Fifth Floor

029 - Stairwell C		
Element	Material	Photograph
Ceiling	Metal underside of stairs.	
Walls	Brick, block and plaster walls, metal conduit, timber skirting.	
Floor	Concrete floor beneath	
Doors	X 1 double fire doors, timber door casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

9.0 General Construction Materials Register Continued

05 - Fifth Floor

031 - Main Floor		
Element	Material	Photograph
Ceiling	Concrete ceiling, metal beams with plaster boxing, metal pipework, metal conduit and cable trays, modern overhead heaters and lighting, insubatt insulation to penetration.	
Walls	Brick, block and plaster walls, metal conduit, timber skirting, metal beams with plaster boxing, timber partition walls with mmf insulation, steel columns with plaster boxing, plastic pipework.	
Floor	Lino floor covering floor covering onto concrete floor beneath	
Doors	Timber fire doors and casings.	
Windows	Metal windows, timber sills with timber packers beneath.	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	Inaccessible, Unable to Investigate because of Unsafe Access	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

10.0 Conclusions and Actions

The report has been produced to assist the Duty Holder/Client in meeting their specific instructions and more generally as part of the Duty to Manage Asbestos (Regulation 4 CAR2012).

The Duty Holder/Client should check the accuracy of this survey report to ensure that it meets their specific requirements. Where ACMs have been identified, please refer to the Executive Summary and Asbestos Register for specific details. Sampling locations and occurrences of ACMs and presumed ACMs identified are depicted on the Site Plan enclosed in Section 8 of this report.

Where ACMs have been identified/presumed, recommendations have been provided based upon the surveyor's observations and levels of risk as determined by the material and priority risk assessments conducted. Please refer to the Executive Summary and asbestos register for details.

The Client/Duty Holder should be aware of the possibility of the presence of ACMs to those areas not accessible at the time of the Survey (please refer to Executive Summary) or Outside the Scope of this Survey. The Client/Duty Holder is advised that this Survey is not the end point in managing asbestos. The Client/Duty Holder is informed that in order to comply with Regulation 3 of the Management of Health & Safety at Work Regulations (as amended) 1999 and Regulation 4 (paragraph 8) of CAR2012 retained ACMs should be supported by:

- "...a determination of the risk..."
- "...a written plan identifying those parts of the premises concerned..."
- "...the measures which are to be taken for managing the risk are specified..."

The Client/Duty Holder is advised to ensure:

- That ACMs identified are brought to the attention of anyone likely to disturb them;
- This report is not used for any Measurement of ACMs or as a Bill of Quantities for abatement work. The report should be used as a reference document only when tendering. All quantities detailed within the Asbestos Survey Report are approximations and should be verified by a competent person;
- Any access/disturbance into areas outside the scope of the Survey Report is precluded by an inspection and testing of any suspect materials by OHS Ltd.

The Client/Duty Holder should now prepare an Asbestos Register/Asbestos Management Plan to encompass all elements of asbestos compliance.

OHS Ltd can assist in all elements of asbestos risk management including the provision of Asbestos Management Plans, Policies, Procedures and Training.

Please note: that OHA are fully capable, resourced and insured to assist with the safe and efficient remediation of identified ACMs. We are able to provide a full specification and tendering service, and end to end project management packaged to support planned asbestos abatement works.

Asbestos Knowledge Chain

OHA have prepared the following Asbestos Knowledge Chain to provide transparency of the process of achieving and maintaining compliance with the CAR2012:



10.0 Conclusions and Actions Continued

OHS Ltd would be pleased to assist in all the above and on-going compliance. In the first instance, for more details and for support we will be pleased to assist, please contact OHS Ltd on 0330 088 1239 or by email info@ohs.co.uk for more details and for support. We will be pleased to assist.

Assessments

Two types of assessment may be carried out, a Material Assessment and a Priority Assessment. Generally it is not a requirement of Refurbishment or Demolition surveys to assess the condition of material, due to the fact that the material is most likely to be removed. However there is a possibility that materials may be managed for a period of time (Longer than 3 months) before removal and to assist with this OHA have completed Material Assessments within this report.

Should items remain in situ then the priority must be established by carrying out a priority assessment which requires a detailed knowledge of the property. The responsibility for this lies with the duty holder, although OHA can assist with the provision of information or generic assessments where agreed. Further details of these are given in Appendix 1 & 2.

Recommendations

The recommendations given within this report are categorised as follows:

MANAGE

Where asbestos is left in situ **there is a duty to formulate and implement a Management Plan** to help prevent accidental damage occurring and to help prevent accidental exposure.

The basic requirements of this policy are (from L143):

- Keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos-containing materials
- Maintain it in a good state of repair and regularly monitor the condition
- Inform anyone who is likely to disturb it about the location and condition of the material
- Have arrangements and procedures in place, so that work which may disturb the materials complies with the Control of Asbestos Regulations 2012
- Review the plan at regular intervals

(The monitoring and labelling of asbestos is discussed overleaf and is based on 'A comprehensive guide to managing asbestos in premises' HSG 227).

OHA can provide a suitable Management Plan to accompany any asbestos register / survey on request.

Monitoring

The condition of ACMs should be monitored and recorded. The time period between monitoring will vary depending on the type of ACM, its location and the activities in the area concerned, but should not be more than 12 months.

Monitoring would involve a visual inspection, looking for signs of disturbance, scratches, broken edges, cracked or peeling paint and debris.

Where deterioration has occurred, a recommendation on what remedial action to take would need to be made.

Labelling

A decision is required on whether to label ACMs. The decision will depend on the confidence in the administration of the asbestos management system and whether communication with workers and contractors coming to work on site is effective.

Labelling ACMs should not be solely relied on as a control measure; however it is one of the most effective methods of preventing exposure to building occupants (and, in particular, maintenance workers). If, for any reason, management procedures fail, it may act as an effective last barrier to uncontrolled damage to the ACM.

Most ACMs can be marked with an asbestos warning label similar to that shown to the right.

10.0 Conclusions and Actions Continued

It may not always be prudent or practical to label all installations of asbestos; for example high level items such as roof sheets, flue cowls and soffits or items such as gaskets to pipe flanges, textured coating and floor tiles.

OHA can provide labels or a labeling service on request.

ENCAPSULATE & MANAGE

When this recommendation has been given, the ACM is raw and requires encapsulating with a suitable sealant or the existing sealant or covering has deteriorated and the installation requires either a complete or partial re-encapsulation. Suitable sealants for encapsulation or minor repair work may include the following:

Asbestos insulating board can be treated with an elastomeric paint.

Asbestos cement can be sealed with an alkali resistant and water-permeable sealant. Where asbestos cement roofing has been identified, such as to garages or sheds, it will usually only be necessary to seal the internal surfaces.

Sectional pipe insulation can usually be coated with a calico wrap and then painted over with an elastomeric paint. Minor holes in hard-set thermal insulation can be filled with non-asbestos plaster and if necessary wrapped with calico.

Spray coating can be overlain with strips of calico and painted over with an elastomeric paint.

The following points on sealant materials used in the encapsulation/repair of an installation should be noted:

- The sealant must be adequately fire-rated / resistant to any generated heat
- The sealant must not cause delamination of the product because of the weight increase
- If impermeable paint is used, back painting is required

We recommend that sealing or painting of damaged insulating board, insulation or coatings should be undertaken by a licensed contractor and is likely to be subject to a 14-day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

REMOVE

Where an ACM is damaged, in a position whereby it may be vulnerable to damage or will be disturbed in forthcoming refurbishment/ maintenance works; then a recommendation for removal has been made.

All work with asbestos must be carried out in accordance with the Control of Asbestos Regulations 2012.

Works with Asbestos Cement

Works on or removal of asbestos cement should be carried out following the guidelines of the HSE within HSG 189/2 Working with Asbestos Cement. Whilst there is no requirement for these works to be carried out by a licensed contractor, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise or insurance to undertake such works properly.

Works with licensable ACMs

Work with asbestos insulation, asbestos coating and asbestos insulating board should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2012). Works should be carried out in accordance to HSG 247 - Asbestos: The licensed contractors guide.

Items of asbestos debris, residue or dust may require either a localised decontamination of the immediate area adjacent to the identified asbestos or a full decontamination of the room/area.

The exact extent of any asbestos installation or asbestos debris / residue / dust may not always be stated within the survey report. The survey report will also not state which methods of removal/decontamination should be followed and does not represent a Scope/ Specification of Works.

10.0 Conclusions and Actions Continued

Removal of non-asbestos materials, which are located close to the asbestos source and which are either fibrous or porous by their nature, such as Machine Made Mineral Fibre (MMMF) ceiling tiles or MMMF pipe insulation, may be deemed necessary during the asbestos removal, due to possible contamination before or during the works.

Four-stage clearance involving air monitoring and visual inspections of the affected work area will be required; such procedures should be carried out in accordance to HSG 248 - Asbestos: The analyst's guide for sampling, analysis and clearance procedures.

Where asbestos debris has been identified, access to these areas should be restricted until such remedial works have been undertaken. If access is required then a further assessment should be undertaken to ascertain the potential for exposure.

Works with Notifiable, Non-Licensable ACM

As of 6 April 2012, work with certain ACM will be classed as Notifiable, Non-Licensed Work (NNLW), depending on material type and work being carried out and the likely hood of fibre release. This work will require notification to the relevant enforcing authority (no minimum notification period); training and medical examinations for staff carrying out the work and health registers kept for this staff if the work is being carried out by non-licensed operatives.

Works on or removal of such materials should be carried out following the guidelines of the HSE within HSG 210 Asbestos Task Manual. Whilst there is no requirement for these works to be carried out by a licensed contractor, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise or insurance to undertake such works properly.

SPECIFIC

Specific recommendations may include such options as placing a physical barrier to prevent the accidental disturbance of the ACM, or enclosing the ACM with an airtight barrier.

The following points on enclosing an ACM should be noted:

- Any barriers / enclosing material must be adequately fire-rated / resistant to any generated heat
- An assessment should be made whether access is required to the enclosure for maintenance or repairs

If the ACM is asbestos insulation, asbestos coating or asbestos insulation board and the enclosure of it is likely to cause disturbance, then the work should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14-day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

Further Investigation may be recorded if the results of sample analysis are inconclusive.

Where a presumed asbestos item is in good condition (and sealed) it may often be prudent to manage the item as asbestos rather than undergo the additional cost of sampling.

Where a presumed asbestos item is in poor condition (and/or unsealed) and requires attention, it may often be prudent to undergo the additional cost of sampling the item first, to ensure that it does contain asbestos, prior to undergoing removal/remediation works.

Appendix 1 Material Risk Assessment Matrix (HSG264)

The Material Risk Assessment assesses the potential of a material for airborne fibre release. The assessment is usually undertaken at the same time of the survey. The parameters against which each identified hazard is measured are:

- Product Type
- Extent of Damage or any Deterioration
- Surface Treatment
- Asbestos Fibre Type

Assessment Factor	Score	Score Variables
Product type	1	Asbestos Reinforced Composites (Plastics, Resins, Mastics, Roofing Felts, Vinyl Floor Tiles, Semi-Rigid Paints, Decorative Finishes, Asbestos Cement)
	2	Asbestos Insulating Board (AIB), Millboards, Other Low-Density Insulation Boards, Asbestos Textiles, Gaskets, Ropes, Woven Textiles and Asbestos Paper or Felt
	3	Thermal Insulating (e.g. Pipe and Boiler Lagging) Sprayed Asbestos, Loose Asbestos, Asbestos Mattresses and Packing
Extent of Damage	0	Good Condition: No Visible Damage
	1	Low Damage: A Few Scratches or Surface Marks. Broken Edges on Boards or Tiles
	2	Medium Damage: Significant Breakage of Material or Several Small Areas where Material has been Damaged Revealing Loose Asbestos Fibre
	3	High Damage: Delaminating of Materials, Sprays and Thermal Insulation, Visible Asbestos Debris
Surface Treatment	0	Composite Materials Containing Asbestos: Reinforced Plastics, Resins, Vinyl Tiles
	1	Enclosed Sprays and lagging, AIB with Exposed Face Painted or Encapsulated, Asbestos Cement Sheets etc
	2	Unsealed AIB or Encapsulated Lagging and Sprays
	3	Unsealed Lagging and Sprays
Asbestos Fibre Type	1	Chrysotile (White)
	2	Amphibole Asbestos, Amosite (Brown), Actinolite, Ampholyte, Anthophyllite and Tremolite
	3	Crocidolite (Blue)

Material Risk Score	Risk Level
10-12	High Risk
07-09	Medium Risk
05-06	Low Risk
02-04	Very Low Risk

High Risk (10-12)

The potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal/containment of the ACM. If delay in remedial action is likely to occur the affected area should initially be sealed-off and appropriate warning signs posted.

Medium Risk (07-09)

This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore all asbestos should be contained/sealed/encapsulated.

Low Risk (05-07)

This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage.

Very Low Risk (02-04)

Similarly this category requires regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage.

Appendix 2 Priority Risk Assessment Matrix

The Priority Risk Assessment is conducted whenever possible with direct input from the property manager or the Duty Holder. An average score of the likelihood of disturbance scores is added to the average score of the human exposure potential scores and the maintenance activity average score. The sum of those three scores is then added to the normal occupancy score to generate the Priority Risk Assessment Score.

Assessment Factor	Score	Score Variables
Type of Activity		
Main Type of Activity in Area	0	Rare Disturbance Activity (e.g. Little used Store Room)
	1	Low Disturbance Activities (e.g. Office Type Activity)
	2	Periodic Disturbance (e.g. Industrial or Vehicular Activity which may contact ACMs)
	3	High Levels of Disturbance (e.g. Door with AIB Sheeting in Constant Use)
Secondary Activity in Area	As Above	
Likelihood of Disturbance		
Location	0	Outdoors
	1	Large Rooms or Well Ventilated Areas
	2	Rooms up to 100m ²
	3	Confined Spaces
Accessibility	0	Usually Inaccessible or Unlikely to be Disturbed
	1	Occasionally Likely to be Disturbed
	2	Easily Disturbed
	3	Routinely Disturbed
Extent/amount	0	Small Amounts or Items (e.g. Gaskets or Strings)
	1	≤10m ² or 10m Pipe Run
	2	>10m to 50m Pipe Run
	3	>50m ² or >50m Pipe Run
Human Exposure Potential		
Number of Occupants	0	None
	1	1 to 3
	2	4 to 10
	3	> 10
Frequency of Use in Area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average Time in Use	0	< 1 Hour
	1	>1 to <3 Hours
	2	>3 to <6 Hours
	3	>6 Hours
Maintenance Activity		
Type of Maintenance Activity	0	Minor Disturbance (e.g. Possibility of Contact when Gaining Access)
	1	Low Disturbance (e.g. Changing Light Bulbs in AIB Ceiling)
	2	Medium Disturbance (e.g. Lifting One or Two AIB Ceiling Tiles to access valves)
	3	High Level of Disturbance (e.g. Removing a Number of AIB Ceiling Tiles to Replace a Valve or Re-cabling Works)
Frequency of Maintenance Activity	0	ACM Unlikely to be Disturbed for Maintenance
	1	<1 per Year
	2	>1 per Year
	3	>1 per Month
Priority Risk Score		
10-12	High Risk	
07-09	Medium Risk	
05-06	Low Risk	
02-04	Very Low Risk	

Appendix 2 Priority Risk Assessment Matrix Continued

High Risk (10-12)

The potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal/containment of the ACM. If delay in remedial action is likely to occur the affected area should initially be sealed-off and appropriate warning signs posted.

Medium Risk (07-09)

This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore all asbestos should be contained/sealed/encapsulated.

Low Risk (05-07)

This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage.

Very Low Risk (02-04)

Similarly this category requires regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage.

Overall Risk Assessment Matrix

The Material Risk Assessment Score is added to the Priority Risk Assessment Score to determine the Total Risk Score. Factors such as planned maintenance or refurbishment activities may override the risk assessments carried out at the time of survey.

Total Risk Score	Risk Level
20 - 24	High Risk
14 - 19	Medium Risk
10 - 13	Low Risk
04 - 09	Very Low Risk

The Total Risk Assessment Algorithm is calculated by adding the Material Risk Assessment Score obtained during the survey to the Priority Risk Assessment Score.

High Risk (20-24)

The potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal/containment of the ACM. If delay in remedial action is likely to occur the affected area should initially be sealed-off and appropriate warning signs posted.

Medium Risk (14-19)

This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore all asbestos should be contained/sealed/encapsulated.

Low Risk (10-13)

This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage.

Very Low Risk (04-09)

Similarly this category requires regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage.

Certificate of Sample Analysis Results

Client Details
HNC Reclaim Limited
Property Details
Rylands Building (Former Debenhams), Market Street Manchester, M60 1TA

Project & Analysis Details			
Project Number	PR355	No. of Points	17
Batch Number	MAN-21-241	Laboratory Location	Manchester
Date(s) Samples Taken	12/08/2021 - 10/08/2021	Date(s) of Analysis	12/08/2021
No. of Samples	16	Name of Analyst	Roopesh Patel

Sample Reference	Floor	Room	Specific Location	Item Name	Product Type	Asbestos Type*	Comment
S038	05 - Fifth Floor	004 - Male Toilets	Other Toilet seats	Composite toilet seats	Other Encapsulated Material Reinforced Plastic & Resin Composite(s) Toilet Seat	No Asbestos Detected	
S039	05 - Fifth Floor	004 - Male Toilets	Other Seal to windows	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No Asbestos Detected	
S040	05 - Fifth Floor	006 - Stairwell E	Other To fire door glazing units.	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	Amphibole (exc. Crocidolite) Amosite	
S041	05 - Fifth Floor	008 - Stairwell F	Other	Lino floor covering	Other Encapsulated Material Flooring Vinyl Flooring	No Asbestos Detected	
S042	05 - Fifth Floor	009 - Room 1	Other Floor covering	Lino floor covering	Other Encapsulated Material Flooring Vinyl Flooring	No Asbestos Detected	
S043	05 - Fifth Floor	009 - Room 1	Other To concrete floor beneath lino	Bitumen adhesive to concrete floor	Other Encapsulated Material Flooring Vinyl Flooring	No Asbestos Detected	
S044	05 - Fifth Floor	012 - Room 4	Other Floor covering	Blue lino floor covering	Other Encapsulated Material Flooring Linoleum	No Asbestos Detected	
S045	05 - Fifth Floor	015 - Female Toilets	Other To lead pipework	Gaskets seal to lead pipework	Gasket to Pipe Flange	No Asbestos Detected	
S046	05 - Fifth Floor	016 - Store	Other Panel to timber partition wall.	Insulating board panel to wall	Asbestos Board(s) Insulating Board Panel(s)	Amphibole (exc. Crocidolite) Amosite	
S047	05 - Fifth Floor	022 - Riser	Other To walls and pipework	Thermal insulation residues to walls & pipework	Insulation Debris/residue	Crocidolite Chrysotile and Crocidolite	
S050	05 - Fifth Floor	024 - Stairwell B	Other Stair nosing	Composite stair nosing	Other Stair nosing	Chrysotile	
S051	05 - Fifth Floor	027 - Stairwell	Other Wall panels	Insulating board panels to walls	Asbestos Board(s) Insulating Board Panel(s)	No Asbestos Detected	
S052	05 - Fifth Floor	031 - Main Floor	Other To windows throughout	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No Asbestos Detected	
S053	05 - Fifth Floor	031 - Main Floor	Other To underside of sink bowl only	Sink pad	Other Encapsulated Material Bituminous Product(s) Acoustic Bitumen Damp Pad to Sink Underside	Chrysotile	
S048	05 - Fifth Floor	023 - Store	Other To ceiling and walls	Insulating board panels to ceiling and walls.	Asbestos Board(s) Insulating Board Panel(s)	No Asbestos Detected	
S049	05 - Fifth Floor	024 - Stairwell B	Other To ceiling and walls	Insulating board panels to ceiling and bulkhead	Asbestos Board(s) Insulating Board Panel(s)	No Asbestos Detected	

OHA is a trading name of OHS Ltd, analysis was carried out in accordance with our documented in-house methods and HSG 248 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques and is covered by our UKAS accreditation. Samples are retained for not less than 6 months from the date of analysis unless specifically requested.

Where samples are taken by OHA, sampling is carried out in accordance with our documented in-house methods, HSG 248 and HSG 264 and is covered by our OHA accreditation. **Where the sample is not taken by OHA, cannot be responsible for inaccurate or unrepresentative sampling.

Opinions lie outside the scope of our UKAS accreditation. *When samples are provided for analysis by the client and described as Cement, this is based on the opinions of the analyst completing the analysis. This opinion is not covered by our UKAS accreditation. ** When samples have been provided by a third party, OHS cannot validate the sample source or method on which the sample was taken including sample strategy or size submitted for analysis.

Results are reported on sample as seen and received only.




Analyst Name
Roopesh Patel
12/08/2021 12:35

OHS Ltd
1st Floor, 2 City Approach, Albert Street, Manchester, M30 0BL
12/08/2021 12:35 – UID802 SC[000] – PR355
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002 V1/1 05/02/2021





Asbestos

2 City Approach, First Floor, Albert Street
Eccles, Manchester, M30 0BL
info@ohs.co.uk / www.ohs.co.uk
Telephone: 0113 350 7820

HNC Reclaim Limited

Rylands Building (Former Debenhams)

Market Street
Manchester, M60 1TA

Project No: PR355/FS488

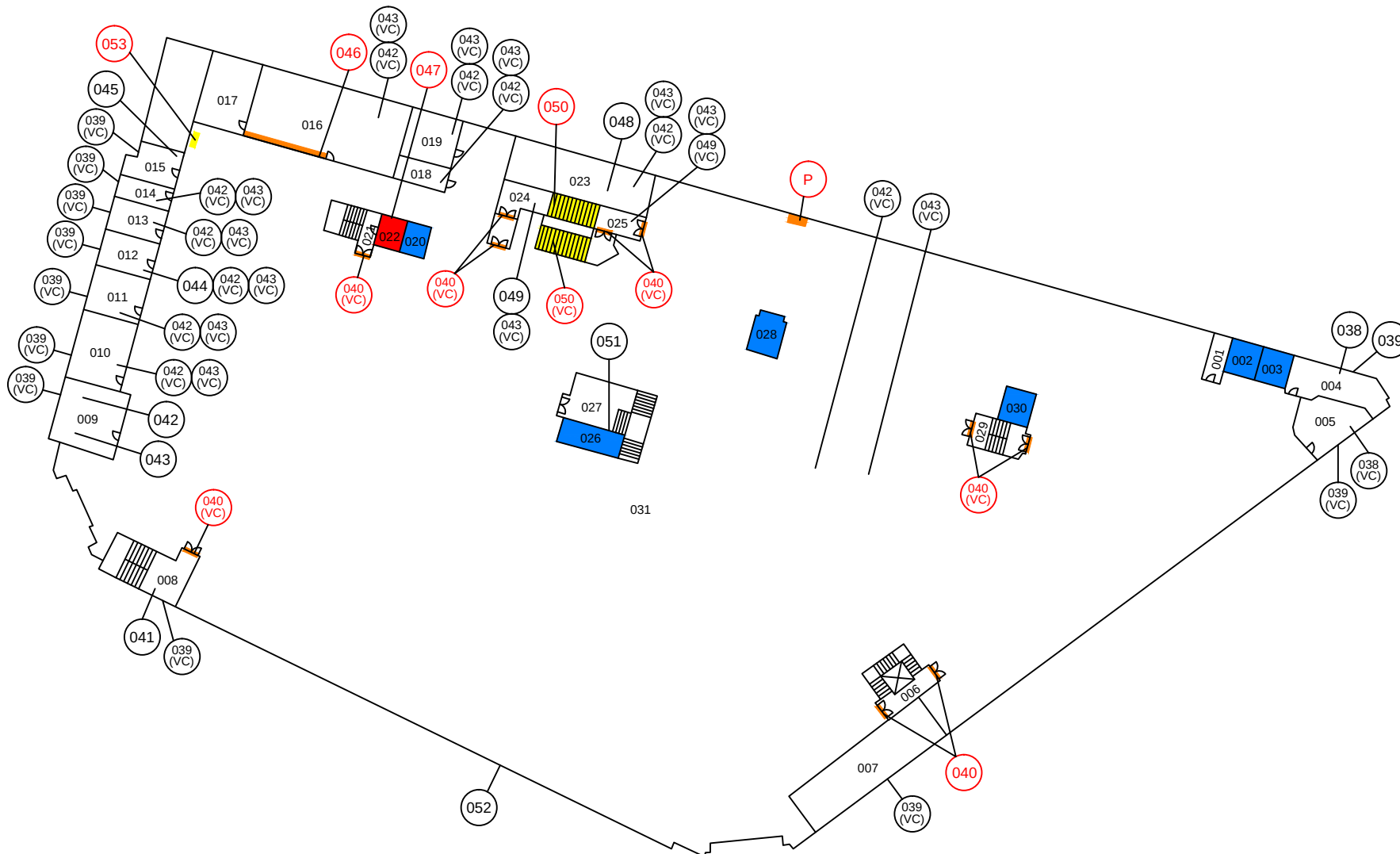
Floor Level: Fifth

Page No: 1 of 1

Key

-  Thermal Insulation (e.g. Pipe & Boiler Lagging) Sprayed Asbestos, Loose Asbestos, Asbestos Mattresses & Packing
-  Asbestos Insulating Board (AIB), Millboards, Insulation Boards, Asbestos Textiles, Gaskets, Ropes, & Asbestos Paper or Felt
-  Asbestos Reinforced Composites (Plastics, Resins, Mastics, Roofing Felts, Vinyl Floor Tiles, Semi-Rigid Paints, Decorative Finishes, Bitumen) & Cement
-  No Access / Limited Access Areas
-  Outside Scope of Survey
-  Scope of Survey
-  Positive Sample Location
-  Positive Visually Consistent Sample Location
-  Strongly Presumed Sample Location
-  Presumed Sample Location
-  Negative Sample Location

This Drawing is for illustration purposes only and should not be used for detailed construction works as the drawing is not to scale and represents layout only. The hatching on the drawing denotes positive asbestos items found during the course of the survey and potential areas where asbestos could be found as those areas were inaccessible at the time the survey was undertaken.



Appendix F



Your property compliance partner
Asbestos Fire Water

You're in safe hands



Your property compliance partner
Asbestos Fire Water

You're in safe hands



HSG264 Asbestos Refurbishment Survey

Rylands Building (Former Debenhams)
Market Street
Manchester
M60 1TA

Date of Inspection: 17/08/2021
Date of Survey Report: 10/08/2021
Project Number: PR355
Issue Number:

On behalf of



Client: HNC Reclaim Limited
Client Reference: CO165
Client Contact: Phillip Cork
Client Address: The Yard, Lynmouth Avenue, Stockport, Cheshire

OHS Ltd
1st Floor, 2 City Approach, Albert Street, Manchester, M30 0BL
Telephone: 0330 088 1239 **Email:** info@ohs.co.uk
OHA is a trading name of OHS Ltd



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3.0 Asbestos Risk Items with Recommendations

4.0 Non-Assessed or Limited Accessed Rooms and Items

5.0 Methodology and Limitations

6.0 Scoping Table

7.0 Asbestos Register

8.0 Identified as Non-Asbestos

9.0 General Construction Materials Register

10.0 Conclusions and Actions

Appendix 1 Material Risk Assessment Matrix (HSG264)

Appendix 2 Priority Risk Assessment Matrix

Appendix 3 Bulk Analysis Certificate

Appendix 4 Survey Drawings

1.0 Property Information, Survey Scope of Work and Signatory

This HSG264 Asbestos Refurbishment Survey report has been technically reviewed and authorised for issue to OHS by the following authorised members of the OHA Technical Team. This document holds legal status under the Control of Asbestos Regulations 2012 and should be used and made available accordingly.

Property Details

Property Reference: PL1350
Property Block:
Property Name: Rylands Building (Former Debenhams)
Property Address: Market Street, Manchester

Property Construction

Property Status: Not Operational
Property Occupied: Not Occupied
Primary Use: Retail
Secondary Use: Commercial
Construction Age: 1822
Construction Type: Art Deco

Description of Work Completed

Refurbishment survey to all floor excluding 7th floor internal areas. M & E soft strip works proposed to the entire building, with a focus on removal of all live services and plant, but building structure to remain, especially those areas that are deemed listed with ornate features e.g. column cladding, ceramic tiles, ceramic skirting lift core cage areas etc

Related Project Information

Date of inspection	Project Ref	Issue Number	Document Type
No Information.			

Survey Signatory

Document Authorisation		
 Project Manager Gareth Cooper 10/08/2021	 Lead Surveyor Daniel Albert 10/08/2021	 Quality Checked By Gareth Cooper 10/08/2021

OHA is a trading name of OHS Ltd and are UKAS accredited for asbestos works only

2.0 Executive Summary

Introduction

OHA is a trading name of OHS Ltd was instructed by Phillip Cork of HNC Reclaim Limited, to provide an Refurbishment Survey (as defined in HSG264 Asbestos: The Survey Guide) for the presence of asbestos containing materials (ACMs) for the premises known a Rylands Building (Former Debenhams).

The purpose of a Refurbishment Survey, as defined within the HSE publication HSG 264 Asbestos: The Survey Guide is to locate and describe, as far as reasonably practicable, the presence and extent of any suspect asbestos containing material (ACM) in the area where the refurbishment will take place or in the whole building if demolition is planned.

The survey is fully intrusive and involves destructive inspection, as necessary, to gain access to all areas. Any exclusions applicable to the survey are detailed within the Scoping Table within Section 7.0 of the report and have been pre-agreed with the client. Any variations to this will be listed within Section 7.0 of this report.

It should be noted that this type of survey is disruptive and involves aggressive inspection techniques that are likely to cause damage to the fabric of the building. Unless prior agreement has been made with regards to re-instatement OHA will cover any penetrations made with tape and polythene, where this is reasonably practicable to do so.

Property Status

The inspection and testing was conducted during working hours minimising any disruption to the occupiers as far as practical. It should be noted that occupied or operational buildings place certain restrictions on the scope of the survey in respect of intrusive access and sampling strategy 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 just prior to or during the proposed refurbishment or demolition works, in order to account for all hidden ACMs.

The property was not occupied at the time of the property visit.

The scope of the survey should be noted in conjunction with all agreed exclusions and any additional access limitations. Additional limitations may affect the validity of this report and additional works may be required in order to ensure the report is fit for purpose.

This report must be used for the safe management of asbestos within the premises under Regulation 4 of the Control of Asbestos Regulations 2012. Under Regulation 4 (Duty to Manage) the Duty Holder has a legal obligation to:

- Identify, locate and assess the condition of asbestos containing materials in the premises
- Conduct a suitable and sufficient risk assessment for each suspect ACM
- Compile an asbestos register based on the above information
- Develop and implement a plan to manage all risk posed by ACMs in the premises
- Periodically re-inspect the condition of all ACMs in the premises
- Ensure the asbestos management plan is kept up to date and remains valid at all times
- Provide information regarding asbestos risk in the premises to all building users, occupiers, contractors and visitors to the building who may come into contact with those materials (i.e. those at risk from asbestos)

For any refurbishment or demolition works, a separate HSG264 Refurbishment or Demolition Survey must be commissioned.

OHS can provide advice on this matter should it be necessary. In the first instance please contact OHS Ltd on [0330 088 1239](tel:03300881239) or by email at info@ohs.co.uk and we will be pleased to help. There is further information in Section 11 Conclusions and Actions.

3.0 Asbestos Risk Items with Recommendations

The details for each identified occurrence of ACMs/Presumed ACMs are located in the Asbestos Register. Each ACM/Presumed ACM identified during the surveys has a Material Risk Assessment conducted to allow a Risk Category to be assigned.

The Material Risk Assessments were made based upon the conditions of the materials and their application at the time of survey/inspection and as such OHA cannot accept liability for the validity of assessments provided when changes in condition have occurred subsequent to the issue of this document. The duty holder/client should be aware that if the condition of the specific materials change, then the assessment should be reviewed as part of the ongoing management of the project risks.

Prohibit Access/Remove

Floor	Room	Specific Location	Item	Product Type	Sample Reference	Recommendations	MRA
06 - Sixth Floor	005 - Stairwell C	Other Door beading	Insulating board beading to door glazing	Door beading	S033 (OS)	Remove	6
06 - Sixth Floor	006 - Stairwell E	Other Door beading	Insulating board beading to door	Door beading	S033 (VC)	Remove	6
06 - Sixth Floor	014 - Stairwell G	Other Door beading	Insulating board beading to door glazing	Door beading	S033 (VC)	Remove	6
06 - Sixth Floor	015 - Riser	Other To ceiling and wall penetration	Evidence of former asbestos enclosure materials	Insulation Debris/residue	N/A	Remove	12
06 - Sixth Floor	017 - Main Storage Area	Other Door beading	Insulating board beading to door glazing	Door beading	S033 (VC)	Remove	6

Encapsulate/Repair & Manage

Floor	Room	Specific Location	Item	Product Type	Sample Reference	Recommendations	MRA
No Information.							

Manage & Re-Inspect



Floor	Room	Specific Location	Item	Product Type	Sample Reference	Recommendations	MRA
No Information.							

Please note: Property Externals have been given a Floor Reference of 99 in the Survey Report.

4.0 Non-Assessed or Limited Accessed Rooms and Items

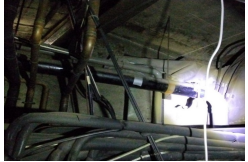
Whilst every effort has been made to adhere to the scope of the survey, the following areas have not been accessed or fully accessed for the defined reasons. Asbestos must be presumed to be present in these areas until full access can be obtained to definitively determine whether ACMs are present or not, through inspection and sampling of suspect materials as necessary.

Please note: asbestos should be presumed to be present within all locations not accessed until a further assessment can be undertaken.

Non-Accessed Rooms

Floor	Room	Reason for No Access	Photograph
06 - Sixth Floor	002 - Lift	No access as area requires specially trained engineer/operative	
06 - Sixth Floor	004 - Goods Lift 4	No access as area requires specially trained engineer/operative	
06 - Sixth Floor	008 - Goods Lift 2	No access as area requires specially trained engineer/operative	
06 - Sixth Floor	009 - Lift	No access as area requires specially trained engineer/operative	
06 - Sixth Floor	013 - Goods Lift 1	No access as area requires specially trained engineer/operative	
06 - Sixth Floor	015 - Riser	Limited access due to the presence of fixed services	
06 - Sixth Floor	018 - Goods Lift 5	No access as area requires specially trained engineer/operative	

Non-Accessed Items

Floor	Room	Item	Reason for No Access	Photograph
06 - Sixth Floor	015 - Riser	Evidence of former asbestos enclosure materials	Unable to Sample due to Unsafe Access	

5.0 Methodology and Limitations

OHA was instructed to provide a HSG264 Refurbishment Survey of Rylands Building (Former Debenhams), Market Street, Manchester.

The survey has been undertaken in accordance with the HSE publication HSG 264 Asbestos: The Survey Guide. The survey involves a thorough visual examination of all building materials, as far as reasonably practicable with representative samples taken to confirm the location and extent of any ACMs. Once materials have been found to contain asbestos other similar materials used in the same way in the building can be strongly presumed to contain asbestos.

It is the duty holder's responsibility to ensure that additional refurbishment or demolition surveys are carried out for any works which are additional to, or different from, those described in the demolition brief for this survey.

ACMs found that are affected by the Demolition scope are usually removed imminently, in line with the requirement for all ACMs to be removed as far as reasonably practicable before Demolition works are carried out. However, it is acknowledged that the works may not be carried out immediately, and so there is still the need to manage these ACMs during this interval, or if the related works do not go ahead.

Therefore all the ACMs have been given a Material Assessment to enable them to be managed. Nevertheless, as the survey type undertaken was a Demolition survey, all identified asbestos materials have been recommended for removal.

If arrangements cannot be confirmed beforehand, access for the surveyor may be restricted for many reasons beyond the surveyor's control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical, gas, water, fluids equipment is present and is to be examined as part of the survey or otherwise impacts on the survey process no access will be attempted until proof of its safe isolation is provided. For safety reasons it is not possible to inspect internal areas of live electrical items, heating, ventilation, or mechanical plant and machinery without isolation of such services.

Although every care has been taken to identify all ACMs within the areas surveyed, this survey does not include those areas where obtaining a sample would cause undue damage to the integrity and security of the building, risk the safety of our operatives or where access could not be gained. Asbestos should be assumed to be present within any areas not surveyed until a further assessment can be carried out.

Areas in this scope of works where access cannot be gained due to them being behind/beneath suspected ACM's, found during the course of the survey, should be assumed to contain further ACM's until proven otherwise. Whether this initial substrate is found to asbestos-containing or not, this would determine the nature of further investigation that would require return visits with additional costs, and could be quoted for if required.

If arrangements cannot be confirmed beforehand, access for the surveyor may be restricted for many reasons beyond the surveyor's control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical, gas, water, fluids equipment is present and is to be examined as part of the survey or otherwise impacts on the survey process no access will be attempted until proof of its safe isolation is provided.

To ensure compliance with HSG264 and OHA own in-house procedures, a thorough desktop study was conducted prior to site activities taking place. The desktop study includes an evaluation of the scope and limitations of the survey required by HNC Reclaim Limited. Details of the desktop study findings are located in Section 8 of this document. Suitable risk assessments have been conducted prior to site attendance and further site-specific assessments were carried out on site prior to survey work commencing.

If arrangements cannot be confirmed beforehand, access for the surveyor may be restricted for many reasons beyond the surveyor's control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical, gas, water, fluids equipment is present and is to be examined as part of the survey or otherwise impacts on the survey process no access will be attempted until proof of its safe isolation is provided.

Although every care has been taken to identify all ACMs within the areas surveyed, this survey does not include those areas where obtaining a sample would cause undue damage to the integrity and security of the building, risk the safety of our operatives or where access could not be gained. Asbestos should be assumed to be present within any areas not surveyed until a further assessment can be carried out.

Decorative coatings and paints etc. (such as "Artex") may contain a trace quantity of Chrysotile asbestos. Applications of this product may be non-homogenous and, with a generally low asbestos content, they may elicit both positive and NAD (no asbestos detected) sample results. Where both positive and NAD samples are obtained the client should presume that the textured coatings contain Chrysotile throughout even though a non-detected result has been obtained. It should also be noted that asbestos may exist in paint with no obvious textured appearance. Random sampling of such paint is not carried out routinely unless specifically requested.

It is assumed at the commencement of the survey that the site/land is non-contaminated. Methods use to carry out the survey were agreed with the client prior to any works being commenced. It is always possible after a survey that asbestos-based materials of one sort or another may remain in the property or area covered by that survey, which could be due to various reasons:

- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the scope of the survey will be

as per their instructions and guidance at that time.

- OHA cannot be held responsible for necessary damage caused as part of this survey due to the nature of sampling for asbestos.
- Where asbestos removal works have previously been undertaken in the area included within the scope of the survey it is possible that microscopic asbestos debris may remain.

The survey includes taking dust samples from areas where contamination is suspected to be present due to visible signs of damage to asbestos or signs of previous asbestos removal works but does not include random dust sampling.

It is important to note that the degree of inspection performed during an asbestos survey is not as detailed as the inspections and analytical processes carried out following the removal of ACMs. These 'visual inspections' during clearance procedures involve a detailed examination of all areas and surfaces within an asbestos enclosure and although a survey should identify asbestos containing materials within an area where inadequate asbestos removal activities have been previously undertaken, it is not designed to check on the effectiveness of such inspections. Where previous asbestos removal work has taken place, reference should also be made to clearance documentation when reading this report.

ACMs may be hidden or obscured by other items or covered by one or more finishes (including over boarding). Where this is the case, then its detection will be impaired. Asbestos containing materials may be hidden within the structure of a building and may not become visible until the structure is dismantled. Where suspect materials are identified as part of any works that do not appear to be detailed within the survey report then these materials should be treated with caution and presumed to contain asbestos until sampled and analysed.

A limited inspection only has been carried out of pipework concealed by overlying non-asbestos insulation. Inspection of pipework has been restricted primarily to the insulation visible. The presence of residue to pipework, which is not readily visible or would require removal of insulation, was considered outside the scope of this survey.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water absorption testing, as detailed within L143, has not been carried out unless stated otherwise.

Where asbestos gaskets to pipe flanges have been identified it is not practical to trace these throughout the length of pipework within the property. All such gaskets are presumed to contain asbestos.

Unless specifically identified within the report, no responsibility can be accepted by OHA, for non-systematic or random use of asbestos within the property.

Unless specifically identified within the report, no responsibility can be accepted by OHA for stored or portable items of asbestos. Owing to the nature and necessity of sampling for asbestos, some damage is unavoidable, but effort has been made to limit it to that which was necessary for the taking of the sample.

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 which will have involved the scrapping 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 extents are approximations only, assigned by the surveyor at the time of the survey. If materials such as insulation board, mill board or cement sheets in the form of wall panels, service duct panels, ceiling panels and tiles were inspected, the condition and extent of the material applied to section of those materials that were visually exposed and accessible to the surveyor i.e. panels /ceiling tiles, were not dismantled / removed or disturbed in any way to enable the visual inspection of the unexposed surface that existed to the internal side of a ceiling void, wall partition void service duct etc. The same applied to assessing additional quantities of the material that may also have existed within the void areas and were not physically visible for inspection.

It should be noted that this report is not intended as a scope of works or bill of quantities for asbestos removal and that a detailed technical document can be provided upon request. Any contractor using this report for the purpose of asbestos removal do so at their own risk.

Recommendations contained within this report are based upon a combination of the Material and Priority Assessments. Should any changes occur to the usage of a location then a revised assessment should be undertaken. It should be noted that the recommendation is based on controlling the material score and that consideration should also be given to controlling the priority score through actions such as restricting access etc.

5.0 Methodology and Limitations Continued

This survey however, forms only part of the obligations set out by the Duty to Manage Asbestos (Regulation 4 CAR2012). If we can be of further assistance to you in relation to this report, its recommendations, or legal compliance, please contact us on [0330 088 1239](tel:03300881239) or by email via info@ohs.co.uk or your dedicated OHS contact.

Compliance can be achieved by following the OHS Knowledge Chain (see Section 11 of this report).

If access is specifically required, an agreement will have been made in advance with the client and documented below.

6.0 Scoping Table

Refurbishment Survey - Access Allowances – The following access requirements have been agreed at Quotation Stage. As part of a standard Refurbishment Survey access into structural components of the building fabric will be automatically included within the survey scope. Should access be required into any of these locations then please ensure that these are indicated at the time of quotation.

Survey Allowance Summary		
Access Allowances – Based on the agreed Refurbishment Survey	Areas included within the Scope of the Survey	Access Allowance Further Details and Comment
Below Ground Drainage Systems	No	Out of scope
Beyond Suspected or Known Asbestos	No	Out of scope
Boxing	Yes	As required by scope of works
Ceiling Void	No	Out of scope
Concealed Voids	Yes	As required by scope of works
Confined Spaces	No	Out of scope
Door Frames	Yes	Representative inspection
Doors Internally	Yes	Representative inspection
Electrical Switchgear	No	Surveyor to record electrical installations as a strongly presumed item based on assessment
Escalator Pits	No	Out of scope
External Soffits & Fascias	No	Out of scope
Fixed Ceiling (Plaster/Fibreboard/Interlocking)	Yes	As required by scope of works
Fixed Flooring	Yes	Representative inspection
Floor Ducts	Yes	Representative inspection from entry points 1m either side only
Floor Voids	Yes	Representative inspection
Glazing	Yes	Representative inspection
Height Access Provision	Standard (3m)	2 Man team required
Installations	No	Out of scope
Lift Shafts	No	Out of scope
Locked Room/locations	No	Out of scope
Loft Spaces	Yes	Representative inspection
Partition Walls	Yes	Representative inspection
Plant & Equipment	No	Surveyor to record electrical installations as a strongly presumed item based on assessment
Roof	No	Out of scope
Skirting	Yes	Representative inspection
Slab	No	Out of scope
Solid Wall Cavities	No	Out of scope
Ventilation Trunking	No	Out of scope
Wall Cladding & Covering	Yes	Representative inspection
Window Frames	Yes	Representative inspection
Window Sills	No	Out of scope

The use of forced access to locked locations identified on the day of the survey would be individually assessed and may be subject to an additional site visit which would be subject to an additional cost.

Health and Safety – should any locations be deemed inaccessible due to health and safety reasons then these will not be accessed and will be reported at the time of the survey.

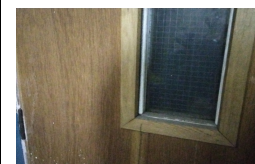
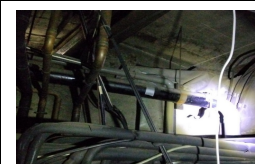
Please note: If any activities are to be undertaken within areas that have not been accessed as part of this survey then a further survey and assessment should be carried out prior to these works.

7.0 Asbestos Register

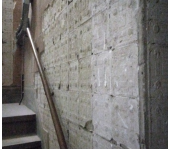
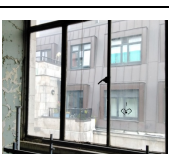
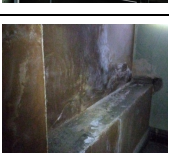
The details for each identified occurrence of ACMs/Presumed ACMs are located in the Asbestos Register. Each ACM/Presumed ACM identified during the surveys has a Material Risk Assessment conducted to allow a Risk Category to be assigned.

The Material Risk Assessments were made based upon the conditions of the materials and their application at the time of survey/inspection and as such OHA cannot accept liability for the validity of assessments provided when changes in condition have occurred subsequent to the issue of this document. The duty holder/client should be aware that if the condition of the specific materials change, then the assessment should be reviewed as part of the ongoing management of the project risks.

06 - Sixth Floor

Room	Specific Location	Item	Accessibility	Product Type	Asbestos Type	Extent	Sample Reference	MRA	PAS	TRA	Recommendation	Comments	Photograph
005 - Stairwell C	Other Door beading	Insulating board beading to door glazing	N/A	Door beading	Identified Amosite	2 Number	S033 (OS)	06	N/A	06	Remove		
006 - Stairwell E	Other Door beading	Insulating board beading to door	N/A	Door beading	Strongly Presumed Amosite	4 Number	S033 (VC)	06	N/A	06	Remove	To x2 double fire doors	
014 - Stairwell G	Other Door beading	Insulating board beading to door glazing	N/A	Door beading	Strongly Presumed Amosite	2 Number	S033 (VC)	06	N/A	06	Remove		
015 - Riser	Other To ceiling and wall penetration	Evidence of former asbestos enclosure materials	N/A	Insulation Debris/residue	Strongly Presumed Chrysotile	1 m²	N/A	12	N/A	12	Remove		
017 - Main Storage Area	Other Door beading	Insulating board beading to door glazing	N/A	Door beading	Strongly Presumed Amosite	2 Number	S033 (VC)	06	N/A	06	Remove		

8.0 Identified as Non-Asbestos

Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
06 - Sixth Floor	006 - Stairwell E	Wall behind tiles	Concrete wall	No Asbestos Detected	N/A	Inspected in areas of damage	
06 - Sixth Floor	010 - Stairwell	Insulating board wall panels	Asbestos Board(s) Insulating Board Panel(s)	No ACM detected	S034 (OS)		
06 - Sixth Floor	012 - Female Toilet	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S035 (OS)		
06 - Sixth Floor	017 - Main Storage Area	Bitumen adhesive to floor	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S036 (OS)		
06 - Sixth Floor	017 - Main Storage Area	Lino floor covering	Other Encapsulated Material Flooring Floor Covering	No ACM detected	S037 (OS)		
06 - Sixth Floor	017 - Main Storage Area	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S035 (VC)		
06 - Sixth Floor	017 - Main Storage Area	Beneath window sill	No asbestos identified	No Asbestos Detected	N/A		

9.0 General Construction Materials Register

Fibrous materials may exist within the premises which are not ACMs. Where in the judgement of the surveyor, the material is clearly non asbestos containing the surveyor will record findings in the construction register. All building and construction materials used in the premises have been inspected where accessible. The following register identifies each non-asbestos element identified and inspected.

06 - Sixth Floor

001 - Toilets		
Element	Material	Photograph
Ceiling	Concrete ceiling with plaster skim, metal beams.	
Walls	Brick ,block and plaster walls, ceramic wall tiles, ceramic toilet pans (no cisterns in situ), cast pipework.	
Floor	Concrete floor, ceramic tiled floor covering	
Doors	Doors removed, timber door casing.	
Windows	Metal window frames, metal window beading, ceramic sills	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

06 - Sixth Floor

003 - Female Toilet		
Element	Material	Photograph
Ceiling	Concrete ceiling with plaster skim, metal beams.	
Walls	Brick ,block and plaster walls, ceramic wall tiles, ceramic toilet pan (no cisterns in situ), metal pipework with mmmf insulation.	
Floor	Concrete floor, ceramic tiled floor covering	
Doors	Doors removed, timber door casing, glass door header panel.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

06 - Sixth Floor

005 - Stairwell C		
Element	Material	Photograph
Ceiling	Metal underside of stairs	
Walls	Concrete with plaster skim	
Floor	Concrete floor and stairs	
Doors	Timber door and door casing	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

9.0 General Construction Materials Register Continued

06 - Sixth Floor

006 - Stairwell E		
Element	Material	Photograph
Ceiling	Concrete	
Walls	Concrete with plaster skim, plasterboard partition, ceramic tiles to walls	
Floor	Ceramic to concrete floor	
Doors	Timber door and door casing	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

06 - Sixth Floor

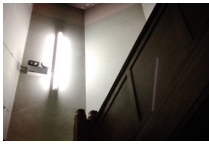
007 - Stairwell to 7th Floor		
Element	Material	Photograph
Ceiling	Plasterboard underside of stairs, concrete ceiling	
Walls	Concrete with plaster skim, timber stairs, metal pipework with mmmf insulation, timber partition, timber skirting.	
Floor	Concrete floor and stairs	
Doors	Timber door and door casing	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	
Comments	Listed location, no damage to original structure or decorative materials.	

06 - Sixth Floor

010 - Stairwell		
Element	Material	Photograph
Ceiling	Concrete ceiling	
Walls	Timber panels to walls, timber studed walls, insulating boards to walls, steel beams.	
Floor	Concrete floor and stairs	
Doors	Timber doors and casing	
Windows	None within location	
Ceiling Void	Inaccessible, Unable to Investigate because of Height Restriction	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

9.0 General Construction Materials Register Continued

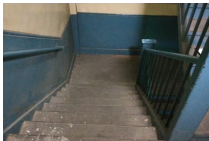
06 - Sixth Floor

011 - Stairwell		
Element	Material	Photograph
Ceiling	Concrete ceiling	
Walls	Concrete with plaster skim, timber stairwell.	
Floor	Timber	
Doors	None within location	
Windows	None within location	
Ceiling Void	Inaccessible, Unable to Investigate because of Height Restriction	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

06 - Sixth Floor

012 - Female Toilet		
Element	Material	Photograph
Ceiling	Concrete ceiling with plaster skim, metal beams.	
Walls	Brick ,block and plaster walls, ceramic wall tiles, ceramic Toilets (no cisterns in situ),cast pipework, metal pipework with mmf insulation.	
Floor	Concrete floor, ceramic tiled floor covering	
Doors	Timber door and casing, glass door header panel with timber beading.	
Windows	Metal windows	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

06 - Sixth Floor

014 - Stairwell G		
Element	Material	Photograph
Ceiling	Metal underside of stairs	
Walls	Concrete with plaster skim	
Floor	Concrete floor and stairs	
Doors	Timber door and door casing	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	No Pipework Present in Room/location	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

9.0 General Construction Materials Register Continued

06 - Sixth Floor

016 - Male Toilets		
Element	Material	Photograph
Ceiling	Concrete ceiling with plaster skim, metal beams.	
Walls	Brick ,block and plaster walls, ceramic wall tiles, ceramic Toilets (no cisterns in situ),cast pipework.	
Floor	Concrete floor, ceramic tiled floor covering	
Doors	Doors removed, timber door casing.	
Windows	None within location	
Ceiling Void	No Ceiling Void Present in Room/location	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected location, no damage made to structure or decorative materials. Inspections only made in areas of existing damage.	

06 - Sixth Floor

017 - Main Storage Area		
Element	Material	Photograph
Ceiling	Concrete ceiling, glass skylights, steel beams, plaster and chicken wire to steel beams, metal pipe hangers, metal pipework with mmf insulation, metal Valley trunking, metal ducting, timber panels to ceiling, foam insulation to pipes	
Walls	Timber panels to walls, timber studded walls, insulating boards to walls, steel beams, modern electrics, timber skirting throughout.	
Floor	Lino floor covering, timber to concrete floor beneath.	
Doors	Timber doors and casing	
Windows	Metal windows throughout location	
Ceiling Void	Inaccessible, Unable to Investigate because of Height Restriction	
Cavities	No Cavities Present in Room/location	
Risers	No Risers Present in Room/location	
Ducting	No Ducting Present in Room/location	
Pipework	Accessible, Metal	
Boxing	No Boxing Present in Room/location	
Comments	Listed and protected locations to columns, skirting boards, ornate decors etc, no damage made to structure or decorative materials. Inspections only made in areas	

10.0 Conclusions and Actions

The report has been produced to assist the Duty Holder/Client in meeting their specific instructions and more generally as part of the Duty to Manage Asbestos (Regulation 4 CAR2012).

The Duty Holder/Client should check the accuracy of this survey report to ensure that it meets their specific requirements. Where ACMs have been identified, please refer to the Executive Summary and Asbestos Register for specific details. Sampling locations and occurrences of ACMs and presumed ACMs identified are depicted on the Site Plan enclosed in Section 8 of this report.

Where ACMs have been identified/presumed, recommendations have been provided based upon the surveyor's observations and levels of risk as determined by the material and priority risk assessments conducted. Please refer to the Executive Summary and asbestos register for details.

The Client/Duty Holder should be aware of the possibility of the presence of ACMs to those areas not accessible at the time of the Survey (please refer to Executive Summary) or Outside the Scope of this Survey. The Client/Duty Holder is advised that this Survey is not the end point in managing asbestos. The Client/Duty Holder is informed that in order to comply with Regulation 3 of the Management of Health & Safety at Work Regulations (as amended) 1999 and Regulation 4 (paragraph 8) of CAR2012 retained ACMs should be supported by:

- "...a determination of the risk..."
- "...a written plan identifying those parts of the premises concerned..."
- "...the measures which are to be taken for managing the risk are specified..."

The Client/Duty Holder is advised to ensure:

- That ACMs identified are brought to the attention of anyone likely to disturb them;
- This report is not used for any Measurement of ACMs or as a Bill of Quantities for abatement work. The report should be used as a reference document only when tendering. All quantities detailed within the Asbestos Survey Report are approximations and should be verified by a competent person;
- Any access/disturbance into areas outside the scope of the Survey Report is precluded by an inspection and testing of any suspect materials by OHS Ltd.

The Client/Duty Holder should now prepare an Asbestos Register/Asbestos Management Plan to encompass all elements of asbestos compliance.

OHS Ltd can assist in all elements of asbestos risk management including the provision of Asbestos Management Plans, Policies, Procedures and Training.

Please note: that OHA are fully capable, resourced and insured to assist with the safe and efficient remediation of identified ACMs. We are able to provide a full specification and tendering service, and end to end project management packaged to support planned asbestos abatement works.

Asbestos Knowledge Chain

OHA have prepared the following Asbestos Knowledge Chain to provide transparency of the process of achieving and maintaining compliance with the CAR2012:



10.0 Conclusions and Actions Continued

OHS Ltd would be pleased to assist in all the above and on-going compliance. In the first instance, for more details and for support we will be pleased to assist, please contact OHS Ltd on 0330 088 1239 or by email info@ohs.co.uk for more details and for support. We will be pleased to assist.

Assessments

Two types of assessment may be carried out, a Material Assessment and a Priority Assessment. Generally it is not a requirement of Refurbishment or Demolition surveys to assess the condition of material, due to the fact that the material is most likely to be removed. However there is a possibility that materials may be managed for a period of time (Longer than 3 months) before removal and to assist with this OHA have completed Material Assessments within this report.

Should items remain in situ then the priority must be established by carrying out a priority assessment which requires a detailed knowledge of the property. The responsibility for this lies with the duty holder, although OHA can assist with the provision of information or generic assessments where agreed. Further details of these are given in Appendix 1 & 2.

Recommendations

The recommendations given within this report are categorised as follows:

MANAGE

Where asbestos is left in situ **there is a duty to formulate and implement a Management Plan** to help prevent accidental damage occurring and to help prevent accidental exposure.

The basic requirements of this policy are (from L143):

- Keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos-containing materials
- Maintain it in a good state of repair and regularly monitor the condition
- Inform anyone who is likely to disturb it about the location and condition of the material
- Have arrangements and procedures in place, so that work which may disturb the materials complies with the Control of Asbestos Regulations 2012
- Review the plan at regular intervals

(The monitoring and labelling of asbestos is discussed overleaf and is based on 'A comprehensive guide to managing asbestos in premises' HSG 227).

OHA can provide a suitable Management Plan to accompany any asbestos register / survey on request.

Monitoring

The condition of ACMs should be monitored and recorded. The time period between monitoring will vary depending on the type of ACM, its location and the activities in the area concerned, but should not be more than 12 months.

Monitoring would involve a visual inspection, looking for signs of disturbance, scratches, broken edges, cracked or peeling paint and debris.

Where deterioration has occurred, a recommendation on what remedial action to take would need to be made.

Labelling

A decision is required on whether to label ACMs. The decision will depend on the confidence in the administration of the asbestos management system and whether communication with workers and contractors coming to work on site is effective.

Labelling ACMs should not be solely relied on as a control measure; however it is one of the most effective methods of preventing exposure to building occupants (and, in particular, maintenance workers). If, for any reason, management procedures fail, it may act as an effective last barrier to uncontrolled damage to the ACM.

Most ACMs can be marked with an asbestos warning label similar to that shown to the right.

10.0 Conclusions and Actions Continued

It may not always be prudent or practical to label all installations of asbestos; for example high level items such as roof sheets, flue cowls and soffits or items such as gaskets to pipe flanges, textured coating and floor tiles.

OHA can provide labels or a labeling service on request.

ENCAPSULATE & MANAGE

When this recommendation has been given, the ACM is raw and requires encapsulating with a suitable sealant or the existing sealant or covering has deteriorated and the installation requires either a complete or partial re-encapsulation. Suitable sealants for encapsulation or minor repair work may include the following:

Asbestos insulating board can be treated with an elastomeric paint.

Asbestos cement can be sealed with an alkali resistant and water-permeable sealant. Where asbestos cement roofing has been identified, such as to garages or sheds, it will usually only be necessary to seal the internal surfaces.

Sectional pipe insulation can usually be coated with a calico wrap and then painted over with an elastomeric paint. Minor holes in hard-set thermal insulation can be filled with non-asbestos plaster and if necessary wrapped with calico.

Spray coating can be overlain with strips of calico and painted over with an elastomeric paint.

The following points on sealant materials used in the encapsulation/repair of an installation should be noted:

- The sealant must be adequately fire-rated / resistant to any generated heat
- The sealant must not cause delamination of the product because of the weight increase
- If impermeable paint is used, back painting is required

We recommend that sealing or painting of damaged insulating board, insulation or coatings should be undertaken by a licensed contractor and is likely to be subject to a 14-day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

REMOVE

Where an ACM is damaged, in a position whereby it may be vulnerable to damage or will be disturbed in forthcoming refurbishment/ maintenance works; then a recommendation for removal has been made.

All work with asbestos must be carried out in accordance with the Control of Asbestos Regulations 2012.

Works with Asbestos Cement

Works on or removal of asbestos cement should be carried out following the guidelines of the HSE within HSG 189/2 Working with Asbestos Cement. Whilst there is no requirement for these works to be carried out by a licensed contractor, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise or insurance to undertake such works properly.

Works with licensable ACMs

Work with asbestos insulation, asbestos coating and asbestos insulation board should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2012). Works should be carried out in accordance to HSG 247 - Asbestos: The licensed contractors guide.

Items of asbestos debris, residue or dust may require either a localised decontamination of the immediate area adjacent to the identified asbestos or a full decontamination of the room/area.

The exact extent of any asbestos installation or asbestos debris / residue / dust may not always be stated within the survey report. The survey report will also not state which methods of removal/decontamination should be followed and does not represent a Scope/ Specification of Works.

10.0 Conclusions and Actions Continued

Removal of non-asbestos materials, which are located close to the asbestos source and which are either fibrous or porous by their nature, such as Machine Made Mineral Fibre (MMMMF) ceiling tiles or MMMF pipe insulation, may be deemed necessary during the asbestos removal, due to possible contamination before or during the works.

Four-stage clearance involving air monitoring and visual inspections of the affected work area will be required; such procedures should be carried out in accordance to HSG 248 - Asbestos: The analyst's guide for sampling, analysis and clearance procedures.

Where asbestos debris has been identified, access to these areas should be restricted until such remedial works have been undertaken. If access is required then a further assessment should be undertaken to ascertain the potential for exposure.

Works with Notifiable, Non-Licensable ACM

As of 6 April 2012, work with certain ACM will be classed as Notifiable, Non-Licensed Work (NNLW), depending on material type and work being carried out and the likely hood of fibre release. This work will require notification to the relevant enforcing authority (no minimum notification period); training and medical examinations for staff carrying out the work and health registers kept for this staff if the work is being carried out by non-licensed operatives.

Works on or removal of such materials should be carried out following the guidelines of the HSE within HSG 210 Asbestos Task Manual. Whilst there is no requirement for these works to be carried out by a licensed contractor, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise or insurance to undertake such works properly.

SPECIFIC

Specific recommendations may include such options as placing a physical barrier to prevent the accidental disturbance of the ACM, or enclosing the ACM with an airtight barrier.

The following points on enclosing an ACM should be noted:

- Any barriers / enclosing material must be adequately fire-rated / resistant to any generated heat
- An assessment should be made whether access is required to the enclosure for maintenance or repairs

If the ACM is asbestos insulation, asbestos coating or asbestos insulation board and the enclosure of it is likely to cause disturbance, then the work should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14-day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

Further Investigation may be recorded if the results of sample analysis are inconclusive.

Where a presumed asbestos item is in good condition (and sealed) it may often be prudent to manage the item as asbestos rather than undergo the additional cost of sampling.

Where a presumed asbestos item is in poor condition (and/or unsealed) and requires attention, it may often be prudent to undergo the additional cost of sampling the item first, to ensure that it does contain asbestos, prior to undergoing removal/remediation works.

Appendix 1 Material Risk Assessment Matrix (HSG264)

The Material Risk Assessment assesses the potential of a material for airborne fibre release. The assessment is usually undertaken at the same time of the survey. The parameters against which each identified hazard is measured are:

- Product Type
- Extent of Damage or any Deterioration
- Surface Treatment
- Asbestos Fibre Type

Assessment Factor	Score	Score Variables
Product type	1	Asbestos Reinforced Composites (Plastics, Resins, Mastics, Roofing Felts, Vinyl Floor Tiles, Semi-Rigid Paints, Decorative Finishes, Asbestos Cement)
	2	Asbestos Insulating Board (AIB), Millboards, Other Low-Density Insulation Boards, Asbestos Textiles, Gaskets, Ropes, Woven Textiles and Asbestos Paper or Felt
	3	Thermal Insulating (e.g. Pipe and Boiler Lagging) Sprayed Asbestos, Loose Asbestos, Asbestos Mattresses and Packing
Extent of Damage	0	Good Condition: No Visible Damage
	1	Low Damage: A Few Scratches or Surface Marks. Broken Edges on Boards or Tiles
	2	Medium Damage: Significant Breakage of Material or Several Small Areas where Material has been Damaged Revealing Loose Asbestos Fibre
	3	High Damage: Delaminating of Materials, Sprays and Thermal Insulation, Visible Asbestos Debris
Surface Treatment	0	Composite Materials Containing Asbestos: Reinforced Plastics, Resins, Vinyl Tiles
	1	Enclosed Sprays and lagging, AIB with Exposed Face Painted or Encapsulated, Asbestos Cement Sheets etc
	2	Unsealed AIB or Encapsulated Lagging and Sprays
	3	Unsealed Lagging and Sprays
Asbestos Fibre Type	1	Chrysotile (White)
	2	Amphibole Asbestos, Amosite (Brown), Actinolite, Ampholyte, Anthophyllite and Tremolite
	3	Crocidolite (Blue)

Material Risk Score	Risk Level
10-12	High Risk
07-09	Medium Risk
05-06	Low Risk
02-04	Very Low Risk

High Risk (10-12)

The potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal/containment of the ACM. If delay in remedial action is likely to occur the affected area should initially be sealed-off and appropriate warning signs posted.

Medium Risk (07-09)

This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore all asbestos should be contained/sealed/encapsulated.

Low Risk (05-07)

This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage.

Very Low Risk (02-04)

Similarly this category requires regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage.

Appendix 2 Priority Risk Assessment Matrix

The Priority Risk Assessment is conducted whenever possible with direct input from the property manager or the Duty Holder. An average score of the likelihood of disturbance scores is added to the average score of the human exposure potential scores and the maintenance activity average score. The sum of those three scores is then added to the normal occupancy score to generate the Priority Risk Assessment Score.

Assessment Factor	Score	Score Variables
Type of Activity		
Main Type of Activity in Area	0	Rare Disturbance Activity (e.g. Little used Store Room)
	1	Low Disturbance Activities (e.g. Office Type Activity)
	2	Periodic Disturbance (e.g. Industrial or Vehicular Activity which may contact ACMs)
	3	High Levels of Disturbance (e.g. Door with AIB Sheeting in Constant Use)
Secondary Activity in Area	As Above	
Likelihood of Disturbance		
Location	0	Outdoors
	1	Large Rooms or Well Ventilated Areas
	2	Rooms up to 100m ²
	3	Confined Spaces
Accessibility	0	Usually Inaccessible or Unlikely to be Disturbed
	1	Occasionally Likely to be Disturbed
	2	Easily Disturbed
	3	Routinely Disturbed
Extent/amount	0	Small Amounts or Items (e.g. Gaskets or Strings)
	1	≤10m ² or 10m Pipe Run
	2	>10m to 50m Pipe Run
	3	>50m ² or >50m Pipe Run
Human Exposure Potential		
Number of Occupants	0	None
	1	1 to 3
	2	4 to 10
	3	> 10
Frequency of Use in Area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average Time in Use	0	< 1 Hour
	1	>1 to <3 Hours
	2	>3 to <6 Hours
	3	>6 Hours
Maintenance Activity		
Type of Maintenance Activity	0	Minor Disturbance (e.g. Possibility of Contact when Gaining Access)
	1	Low Disturbance (e.g. Changing Light Bulbs in AIB Ceiling)
	2	Medium Disturbance (e.g. Lifting One or Two AIB Ceiling Tiles to access valves)
	3	High Level of Disturbance (e.g. Removing a Number of AIB Ceiling Tiles to Replace a Valve or Re-cabling Works)
Frequency of Maintenance Activity	0	ACM Unlikely to be Disturbed for Maintenance
	1	<1 per Year
	2	>1 per Year
	3	>1 per Month
Priority Risk Score		
10-12	High Risk	
07-09	Medium Risk	
05-06	Low Risk	
02-04	Very Low Risk	

Appendix 2 Priority Risk Assessment Matrix Continued

High Risk (10-12)

The potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal/containment of the ACM. If delay in remedial action is likely to occur the affected area should initially be sealed-off and appropriate warning signs posted.

Medium Risk (07-09)

This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore all asbestos should be contained/sealed/encapsulated.

Low Risk (05-07)

This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage.

Very Low Risk (02-04)

Similarly this category requires regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage.

Overall Risk Assessment Matrix

The Material Risk Assessment Score is added to the Priority Risk Assessment Score to determine the Total Risk Score. Factors such as planned maintenance or refurbishment activities may override the risk assessments carried out at the time of survey.

Total Risk Score	Risk Level
20 - 24	High Risk
14 - 19	Medium Risk
10 - 13	Low Risk
04 - 09	Very Low Risk

The Total Risk Assessment Algorithm is calculated by adding the Material Risk Assessment Score obtained during the survey to the Priority Risk Assessment Score.

High Risk (20-24)

The potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal/containment of the ACM. If delay in remedial action is likely to occur the affected area should initially be sealed-off and appropriate warning signs posted.

Medium Risk (14-19)

This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore all asbestos should be contained/sealed/encapsulated.

Low Risk (10-13)

This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage.

Very Low Risk (04-09)

Similarly this category requires regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage.

Certificate of Sample Analysis Results

Client Details
HNC Reclaim Limited
Property Details
Rylands Building (Former Debenhams), Market Street Manchester, M60 1TA

Project & Analysis Details			
Project Number	PR355	No. of Points	6
Batch Number	MAN-21-224	Laboratory Location	Manchester
Date(s) Samples Taken	17/08/2021 - 09/08/2021	Date(s) of Analysis	09/08/2021
No. of Samples	5	Name of Analyst	Roopesh Patel

Sample Reference	Floor	Room	Specific Location	Item Name	Product Type	Asbestos Type*	Comment
S033	06 - Sixth Floor	005 - Stairwell C	Other Door beading	Insulating board beading to door glazing	Other Door beading	Amphibole (exc. Crocidolite) Amosite	
S034	06 - Sixth Floor	010 - Stairwell	Other Lining stairwell walls	Insulating board wall panels	Asbestos Board(s) Insulating Board Panel(s)	No Asbestos Detected	
S035	06 - Sixth Floor	012 - Female Toilet	Other To metal windows	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No Asbestos Detected	
S036	06 - Sixth Floor	017 - Main Storage Area	Floor	Bitumen adhesive to floor	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No Asbestos Detected	
S037	06 - Sixth Floor	017 - Main Storage Area	Floor	Lino floor covering	Other Encapsulated Material Flooring Floor Covering	No Asbestos Detected	

OHA is a trading name of OHS Ltd, analysis was carried out in accordance with our documented in-house methods and HSG 248 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques and is covered by our UKAS accreditation. Samples are retained for not less than 6 months from the date of analysis unless specifically requested.

Where samples are taken by OHA, sampling is carried out in accordance with our documented in-house methods, HSG 248 and HSG 264 and is covered by our OHA accreditation. **Where the sample is not taken by OHA, cannot be responsible for inaccurate or unrepresentative sampling.

Opinions lie outside the scope of our UKAS accreditation. *When samples are provided for analysis by the client and described as Cement, this is based on the opinions of the analyst completing the analysis. This opinion is not covered by our UKAS accreditation. ** When samples have been provided by a third party, OHS cannot validate the sample source or method on which the sample was taken including sample strategy or size submitted for analysis.

Results are reported on sample as seen and received only.



2 City Approach, First Floor, Albert Street
Eccles, Manchester, M30 0BL
info@ohs.co.uk / www.ohs.co.uk
Telephone: 0113 350 7820

HNC Reclaim Limited

Rylands Building (Former Debenhams)

Market Street
Manchester, M60 1TA

Project No:	PR355/FS489
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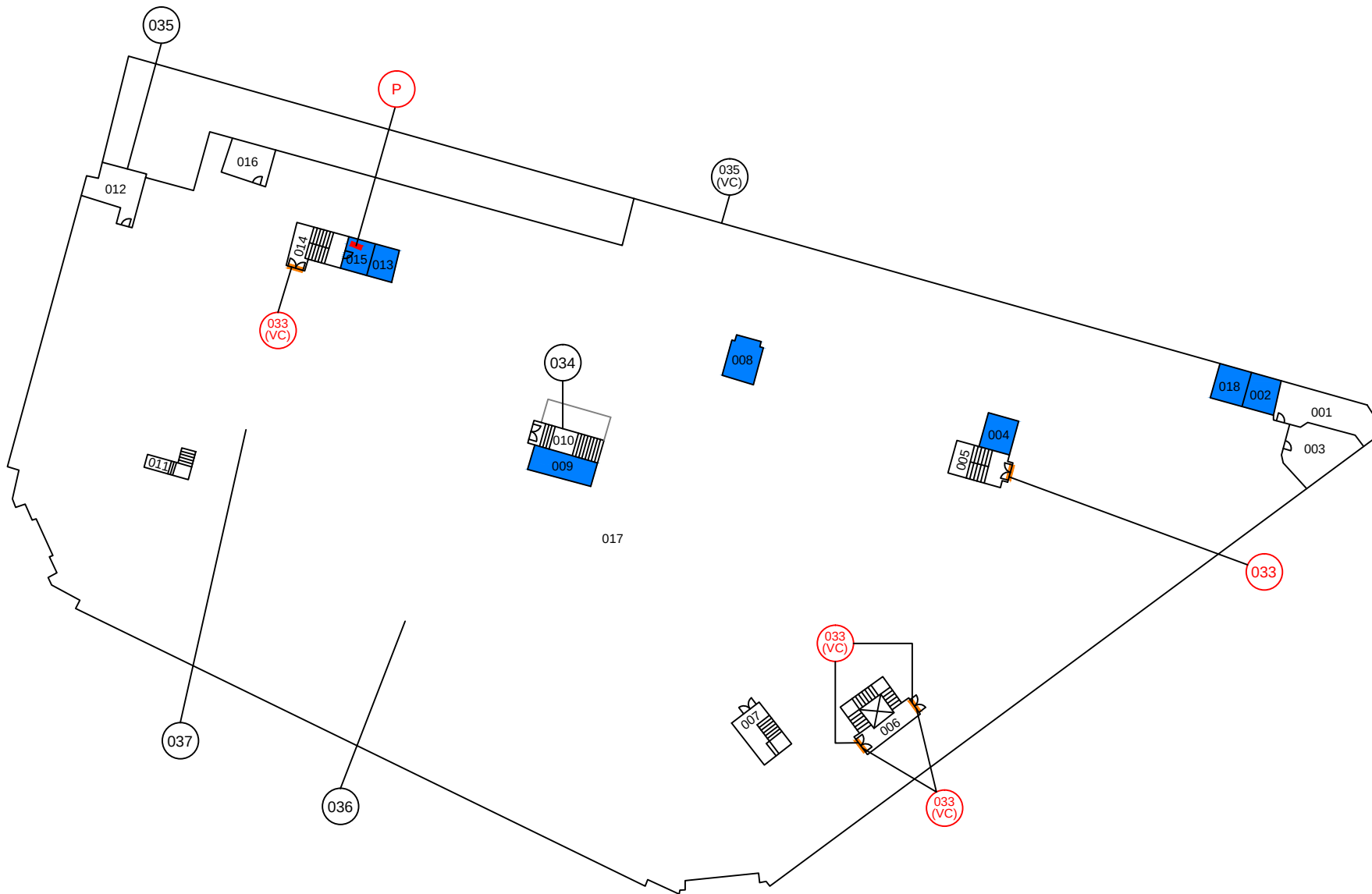
Floor Level:	Sixth
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Key

- | | |
|---|---|
|  | Thermal Insulation (e.g. Pipe & Boiler Lagging)
Asbestos, Sprayed Asbestos,
Loose Asbestos,
Asbestos Mattresses & Packing |
|  | Asbestos Insulating Board (AIB),
Millboards, Insulation Boards,
Asbestos Textiles, Gaskets, Ropes,
& Asbestos Paper or Felt |
|  | Asbestos Reinforced Composites
(Plastics, Resins, Mastics, Roofing Felts,
Vinyl Floor Tiles, Semi-Rigid Paints,
Decorative Finishes, Bitumen) & Cement |
|  | No Access / Limited Access Areas |
|  | Outside Scope of Survey |
|  | Scope of Survey |
|  | Positive Sample Location |
|  | Positive Visually Consistent
Sample Location |
|  | Strongly Presumed Sample Location |
|  | Presumed Sample Location |
|  | Negative Sample Location |

This Drawing is for illustration purposes only and should not be used for detailed construction works as the drawing is not to scale and represents layout only. The hatching on the drawing denotes positive asbestos items found during the course of the survey and potential areas where asbestos could be found as those areas were inaccessible at the time the survey was undertaken.



Appendix G



Your property compliance partner
Asbestos Fire Water

You're in safe hands



Your property compliance partner
Asbestos Fire Water

You're in safe hands



HSG264 Asbestos Refurbishment Survey

Rylands Building (Former Debenhams)
Market Street
Manchester
M60 1TA

Date of Inspection: 19/08/2021
Date of Survey Report: 10/08/2021
Project Number: PR355
Issue Number:

On behalf of



Client: HNC Reclaim Limited
Client Reference: CO165
Client Contact: Phillip Cork
Client Address: The Yard, Lynmouth Avenue, Stockport, Cheshire

OHS Ltd
1st Floor, 2 City Approach, Albert Street, Manchester, M30 0BL
Telephone: 0330 088 1239 **Email:** info@ohs.co.uk
OHA is a trading name of OHS Ltd



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3.0 Asbestos Risk Items with Recommendations

4.0 Non-Assessed or Limited Accessed Rooms and Items

5.0 Methodology and Limitations

6.0 Scoping Table

7.0 Asbestos Register

8.0 Identified as Non-Asbestos

9.0 General Construction Materials Register

10.0 Conclusions and Actions

Appendix 1 Material Risk Assessment Matrix (HSG264)

Appendix 2 Priority Risk Assessment Matrix

Appendix 3 Bulk Analysis Certificate

Appendix 4 Survey Drawings

1.0 Property Information, Survey Scope of Work and Signatory

This HSG264 Asbestos Refurbishment Survey report has been technically reviewed and authorised for issue to OHS by the following authorised members of the OHA Technical Team. This document holds legal status under the Control of Asbestos Regulations 2012 and should be used and made available accordingly.

Property Details

Property Reference: PL1350
Property Block:
Property Name: Rylands Building (Former Debenhams)
Property Address: Market Street, Manchester

Property Construction

Property Status: Not Operational
Property Occupied: Not Occupied
Primary Use: Retail
Secondary Use: Commercial
Construction Age: 1822
Construction Type: Art Deco

Description of Work Completed

Refurbishment survey to all floors excluding 7th floor internal areas. M & E soft strip works proposed to the entire building, with a focus on removal of all live services and plant, but building structure to remain, especially those areas that are deemed listed with ornate features e.g. column cladding, ceramic tiles, ceramic skirting lift core cage areas etc

Related Project Information

Date of inspection	Project Ref	Issue Number	Document Type
No Information.			

Survey Signatory

Document Authorisation		
 Project Manager Gareth Cooper 10/08/2021	 Lead Surveyor Daniel Albert 10/08/2021	 Quality Checked By Gareth Cooper 10/08/2021

OHA is a trading name of OHS Ltd and are UKAS accredited for asbestos works only

2.0 Executive Summary

Introduction

OHA is a trading name of OHS Ltd was instructed by Phillip Cork of HNC Reclaim Limited, to provide an Refurbishment Survey (as defined in HSG264 Asbestos: The Survey Guide) for the presence of asbestos containing materials (ACMs) for the premises known a Rylands Building (Former Debenhams).

The purpose of a Refurbishment Survey, as defined within the HSE publication HSG 264 Asbestos: The Survey Guide is to locate and describe, as far as reasonably practicable, the presence and extent of any suspect asbestos containing material (ACM) in the area where the refurbishment will take place or in the whole building if demolition is planned.

The survey is fully intrusive and involves destructive inspection, as necessary, to gain access to all areas. Any exclusions applicable to the survey are detailed within the Scoping Table within Section 7.0 of the report and have been pre-agreed with the client. Any variations to this will be listed within Section 7.0 of this report.

It should be noted that this type of survey is disruptive and involves aggressive inspection techniques that are likely to cause damage to the fabric of the building. Unless prior agreement has been made with regards to re-instatement OHA will cover any penetrations made with tape and polythene, where this is reasonably practicable to do so.

Property Status

The inspection and testing was conducted during working hours minimising any disruption to the occupiers as far as practical. It should be noted that occupied or operational buildings place certain restrictions on the scope of the survey in respect of intrusive access and sampling strategy 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 just prior to or during the proposed refurbishment or demolition works, in order to account for all hidden ACMs.

The property was not occupied at the time of the property visit.

The scope of the survey should be noted in conjunction with all agreed exclusions and any additional access limitations. Additional limitations may affect the validity of this report and additional works may be required in order to ensure the report is fit for purpose.

This report must be used for the safe management of asbestos within the premises under Regulation 4 of the Control of Asbestos Regulations 2012. Under Regulation 4 (Duty to Manage) the Duty Holder has a legal obligation to:

- Identify, locate and assess the condition of asbestos containing materials in the premises
- Conduct a suitable and sufficient risk assessment for each suspect ACM
- Compile an asbestos register based on the above information
- Develop and implement a plan to manage all risk posed by ACMs in the premises
- Periodically re-inspect the condition of all ACMs in the premises
- Ensure the asbestos management plan is kept up to date and remains valid at all times
- Provide information regarding asbestos risk in the premises to all building users, occupiers, contractors and visitors to the building who may come into contact with those materials (i.e. those at risk from asbestos)

For any refurbishment or demolition works, a separate HSG264 Refurbishment or Demolition Survey must be commissioned.

OHS can provide advice on this matter should it be necessary. In the first instance please contact OHS Ltd on [0330 088 1239](tel:03300881239) or by email at info@ohs.co.uk and we will be pleased to help. There is further information in Section 11 Conclusions and Actions.

3.0 Asbestos Risk Items with Recommendations

The details for each identified occurrence of ACMs/Presumed ACMs are located in the Asbestos Register. Each ACM/Presumed ACM identified during the surveys has a Material Risk Assessment conducted to allow a Risk Category to be assigned.

The Material Risk Assessments were made based upon the conditions of the materials and their application at the time of survey/inspection and as such OHA cannot accept liability for the validity of assessments provided when changes in condition have occurred subsequent to the issue of this document. The duty holder/client should be aware that if the condition of the specific materials change, then the assessment should be reviewed as part of the ongoing management of the project risks.

Prohibit Access/Remove

Floor	Room	Specific Location	Item	Product Type	Sample Reference	Recommendations	MRA
07 - Seventh Floor & Roof	003 - Air Handling Room	Gasket	Gaskets to pipework flanges	Gasket to Pipe Flange	S004 (OS)	Remove	5
07 - Seventh Floor & Roof	003 - Air Handling Room	Other Located to wall left hand side to door entrance	Thermal insulation to wall penetration	Insulation Debris/residue	S007 (OS)	Remove	12
07 - Seventh Floor & Roof	003 - Air Handling Room	Other Located to wall left hand side to door entrance	Thermal insulation residues to floor beneath pipework	Insulation Debris/residue	S008 (OS)	Remove	12
07 - Seventh Floor & Roof	003 - Air Handling Room	Other	Insulating board residues to door header timbers	Asbestos Board(s) Insulating Board Panel(s)	S009 (OS)	Remove	7
07 - Seventh Floor & Roof	003 - Air Handling Room	Other Concrete plinths beneath plant	Thermal insulation residues to concrete plinths beneath plant	Insulation Debris/residue	S010 (OS)	Remove	12
07 - Seventh Floor & Roof	003 - Air Handling Room	Other Seal to plant access door	Woven seal to plant access door	Woven gasket seal to door	S011 (OS)	Remove	5

Floor	Room	Specific Location	Item	Product Type	Sample Reference	Recommendations	MRA
07 - Seventh Floor & Roof	003 - Air Handling Room	Other Air handling motor	Brake pads to Air handling unit motors	Cement Product(s) Brake Pads	N/A	Remove	3
07 - Seventh Floor & Roof	003 - Air Handling Room	Other Within fuse boards	Flashguards	Textile(s) Flash Pads to Fuse Box	N/A	Remove	5
07 - Seventh Floor & Roof	004 - Circulation & Stairwell	Other To door glazing	Insulating board beading to door glazing	Insulating board beading to door glazing units	S012 (OS)	Remove	5
07 - Seventh Floor & Roof	005 - Link Corridor	Other To door glazing	Insulating board beading to door glazing	Insulating board beading to door glazing units	S012 (VC)	Remove	5
07 - Seventh Floor & Roof	007 - Kitchen	Other Gaskets to gas pipework	Gaskets to gas pipework	Gasket to Pipework	N/A	Remove	6
07 - Seventh Floor & Roof	008 - Store	Other Gaskets to gas pipework	Gaskets to pipework	Gasket to Pipework	N/A	Remove	6
07 - Seventh Floor & Roof	009 - Hall	Other Flue pipe to overhead heater	Cement flue pipe	Cement Product(s) Flue Pipe	S018 (OS)	Remove	3
07 - Seventh Floor & Roof	009 - Hall	Other Windows	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	S019 (OS)	Remove	2
07 - Seventh Floor & Roof	010 - Toilets	Other Windows	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	S019 (VC)	Remove	2
07 - Seventh Floor & Roof	014 - Landing & Stairwell	Other Windows	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	S019 (VC)	Remove	2
07 - Seventh Floor & Roof	014 - Landing & Stairwell	Other To door glazing	Insulating board infill to windows	Asbestos Board(s) Insulating Board Panel(s)	N/A	Remove	5
07 - Seventh Floor & Roof	014 - Landing & Stairwell	Other To door glazing	Insulating board beading to door glazing	Insulating board beading to door glazing units	S012 (VC)	Remove	5
07 - Seventh Floor & Roof	015 - Office	Other Windows	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	S019 (VC)	Remove	2

Floor	Room	Specific Location	Item	Product Type	Sample Reference	Recommendations	MRA
07 - Seventh Floor & Roof	016 - Circulation & Stairwell	Other Windows	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	S019 (VC)	Remove	2
07 - Seventh Floor & Roof	018 - Circulation & Stairwell	Other To door glazing	Insulating board infill panels to doors	Asbestos Board(s) Insulating Board Panel(s)	N/A	Remove	5
07 - Seventh Floor & Roof	019 - Generator Room	Gasket	Gaskets to pipework joint	Gasket to Pipe Flange	S020 (OS)	Remove	5
07 - Seventh Floor & Roof	019 - Generator Room	Other Ceiling timbers	Insulating board debris to timbers	Asbestos Board(s) Insulating Board Debris/residue	S022 (OS)	Remove	9
07 - Seventh Floor & Roof	019 - Generator Room	Other Within wall penetration beneath plant	Thermal insulation residues to cavity	Insulation Debris/residue	S023 (OS)	Remove	12
07 - Seventh Floor & Roof	019 - Generator Room	Other Within fuse boards	Flashguards	Textile(s) Flash Pads to Fuse Box	N/A	Remove	7
07 - Seventh Floor & Roof	019 - Generator Room	Other To generator unit	Gaskets to generator	Gasket to Pipe Flange	N/A	Remove	5
07 - Seventh Floor & Roof	021 - Goods Lift 2 Machine Room	Other To lift motor	Brake pads to lift motor	Cement Product(s) Brake Pads	N/A	Remove	5
07 - Seventh Floor & Roof	024 - Lift Motor Room (Above Location 023)	Other Brake linings	Brake pads lift machinery	Cement Product(s) Brake Pads	N/A	Remove	5
07 - Seventh Floor & Roof	025 - Goods Lift 1 Machine Room	Other Brake linings	Brake pads to lift machinery	Cement Product(s) Brake Pads	N/A	Remove	5
07 - Seventh Floor & Roof	026 - Air Handling Room	Other Located to all walls throughout	Thermal insulation residues to walls	Insulation Debris/residue	S026 (OS)	Remove	11
07 - Seventh Floor & Roof	026 - Air Handling Room	Other Located to pipework throughout	Thermal insulation residues to pipework	Insulation Debris/residue	S027 (OS)	Remove	11
07 - Seventh Floor & Roof	026 - Air Handling Room	Other Located to wall left hand side to door entrance	Thermal insulation residues to floor and plinths	Insulation Debris/residue	S028 (OS)	Remove	12

Floor	Room	Specific Location	Item	Product Type	Sample Reference	Recommendations	MRA
07 - Seventh Floor & Roof	026 - Air Handling Room	Other Located to all walls throughout	Thermal insulation debris within ducting	Insulation Debris/residue	S029 (OS)	Remove	12
07 - Seventh Floor & Roof	026 - Air Handling Room	Other Within fuse boards	Flashguards	Textile(s) Flash Pads to Fuse Box	N/A	Remove	5
07 - Seventh Floor & Roof	026 - Air Handling Room	Gasket	Gaskets to pipework joints	Gasket to Pipe Flange	S004 (VC)	Remove	5
07 - Seventh Floor & Roof	027 - Stairwell	Other Located to all walls throughout	Thermal insulation residues to walls	Insulation Debris/residue	S026 (VC)	Remove	11
07 - Seventh Floor & Roof	028 - External Roof Locations	Other Cowl and flue pipe above hall 009	Cowl and flue pipe	Cement Product(s) Flue Pipe	S032 (OS)	Remove	3
07 - Seventh Floor & Roof	030 - Lift Motor Room (Above Location 013)	Other Brake linings	Brake pads to lift machinery	Cement Product(s) Brake Pads	N/A	Remove	3

Encapsulate/Repair & Manage

Floor	Room	Specific Location	Item	Product Type	Sample Reference	Recommendations	MRA
07 - Seventh Floor & Roof	001 - Lift Shaft Machine Room	Other Sheathing to live cables on lift machinery	Woven sheathing to cables	Textile(s) Tapes/webbing/woven Electric Wiring Insulation	N/A	Repair & Manage	5

Manage & Re-Inspect

Floor	Room	Specific Location	Item	Product Type	Sample Reference	Recommendations	MRA
07 - Seventh Floor & Roof	001 - Lift Shaft Machine Room	Other Lift machinery	Brake pads to lift machinery	Cement Product(s) Brake Pads	N/A	Manage	3
07 - Seventh Floor & Roof	002 - Goods Lift 5 Machine Room	Other Lift machinery	Brake pads to Lift Machinery	Cement Product(s) Brake Pads	N/A	Manage	3
07 - Seventh Floor & Roof	028 - External Roof Locations	Other Skylights	Listed skylights	Textile(s) Rope & Yarns Rope Seal to Skylight Glass Panels	N/A	Manage	3

Please note: Property Externals have been given a Floor Reference of 99 in the Survey Report.

4.0 Non-Assessed or Limited Accessed Rooms and Items

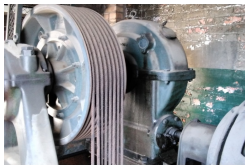
Whilst every effort has been made to adhere to the scope of the survey, the following areas have not been accessed or fully accessed for the defined reasons. Asbestos must be presumed to be present in these areas until full access can be obtained to definitively determine whether ACMs are present or not, through inspection and sampling of suspect materials as necessary.

Please note: asbestos should be presumed to be present within all locations not accessed until a further assessment can be undertaken.

Non-Accessed Rooms

Floor	Room	Reason for No Access	Photograph
07 - Seventh Floor & Roof	013 - Goods Lift 4	No access as area requires specially trained engineer/operative	

Non-Accessed Items

Floor	Room	Item	Reason for No Access	Photograph
07 - Seventh Floor & Roof	001 - Lift Shaft Machine Room	Brake pads to lift machinery	Unable to Sample due to Live Unit	
07 - Seventh Floor & Roof	001 - Lift Shaft Machine Room	Woven sheathing to cables	Unable to Sample due to Live Unit	
07 - Seventh Floor & Roof	002 - Goods Lift 5 Machine Room	Brake pads to Lift Machinery	Unable to Sample due to Live Unit	
07 - Seventh Floor & Roof	003 - Air Handling Room	Brake pads to Air handling unit motors	Unable to Sample due to Live Unit	
07 - Seventh Floor & Roof	003 - Air Handling Room	Flashguards	Unable to Sample due to Live Unit	
07 - Seventh Floor & Roof	007 - Kitchen	Gaskets to gas pipework	Unable to Sample due to Live Unit	