

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	11
Batch Number	MAN-21-271	Laboratory Location	Manchester
Date(s) Samples Taken	09/08/2021 - 16/08/2021	Date(s) of Analysis	18/08/2021
No. of Samples	16	Name of Analyst	Roopesh Patel

Sample Reference	Floor	Room	Specific Location	Item Name	Product Type	Asbestos Type*	Comment
S104	01 - First Floor	001 - Refuse Chute	Floor	Vinyl floor tiles - Red and Beige	Other Floor Tiles	No Asbestos Detected	
S105	01 - First Floor	001 - Refuse Chute	Other Beneath vinyl floor tiles	Lino floor covering with bitumen adhesive	Other Encapsulated Material Flooring Linoleum	No Asbestos Detected	
S106	01 - First Floor	005 - Store Room	Other Windows	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No Asbestos Detected	
S107	01 - First Floor	014 - Stairwell D	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	Amphibole (exc. Crocidolite) Amosite	
S108	01 - First Floor	014 - Stairwell D	Floor	Stair nosings	Other Stair nosings	No Asbestos Detected	
S109	01 - First Floor	014 - Stairwell D	Floor	Vinyl floor tiles and adhesive - Grey	Other Encapsulated Material Flooring Vinyl Floor Tiles with Adhesive	Chrysotile	Chrysotile in bitumen only
S110	01 - First Floor	015 - Cylinder Cupboard	Floor	Vinyl floor tiles and adhesive - Red and Black	Other Floor Tiles	No Asbestos Detected	
S111	01 - First Floor	024 - Shoe Store	Other Beneath vinyl floor tiles	Lino floor covering - Beige	Other Encapsulated Material Flooring Linoleum	No Asbestos Detected	
S112	01 - First Floor	026 - Office	Other Lino floor covering	Green Lino floor covering with paper backing and adhesive.	Other Encapsulated Material Flooring Linoleum	Chrysotile	Chrysotile in paper backed vinyl only
S113	01 - First Floor	027 - Lift Motor Room (above Location 026)	Other Lining to all walls and ceiling	Insulating board panels to ceiling and walls	Asbestos Board(s) Insulating Board Panel(s)	Amphibole (exc. Crocidolite) Amosite	
S114	01 - First Floor	029 - Riser	Other To walls and pipework throughout open riser	Thermal insulation residues to walls and pipework throughout	Insulation Debris/residue	Amphibole (exc. Crocidolite) Chrysotile and Amosite	
S115	01 - First Floor	031 - Switchroom	Gasket	Gaskets to pipework	Gasket to Pipe Flange	No Asbestos Detected	
S116	01 - First Floor	038 - Stairwell B	Floor	Stair nosings	Other Encapsulated Material Flooring Nosing	Chrysotile	
S117	01 - First Floor	041 - Switchroom	Floor	Vinyl floor tiles - Green and beige	Other Encapsulated Material Flooring Vinyl Floor Tiles	Chrysotile	Chrysotile present only in floor tile
S118	01 - First Floor	043 - Switchroom	Ceiling	Insulating board panel to ceiling.	Asbestos Board(s) Insulating Board Panel(s)	Amphibole (exc. Crocidolite) Chrysotile and Amosite	
S119	01 - First Floor	043 - Switchroom	Floor	Vinyl floor tiles - Black and White	Other Floor Tiles	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
19/08/2021 15:12

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19/08/2021 15:12 – UID747 SC[000] – PR355
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HNC Reclaim Limited

Rylands Building (Former Debenhams)

Market Street
Manchester, M60 1TA

Project No: PR355/FS484

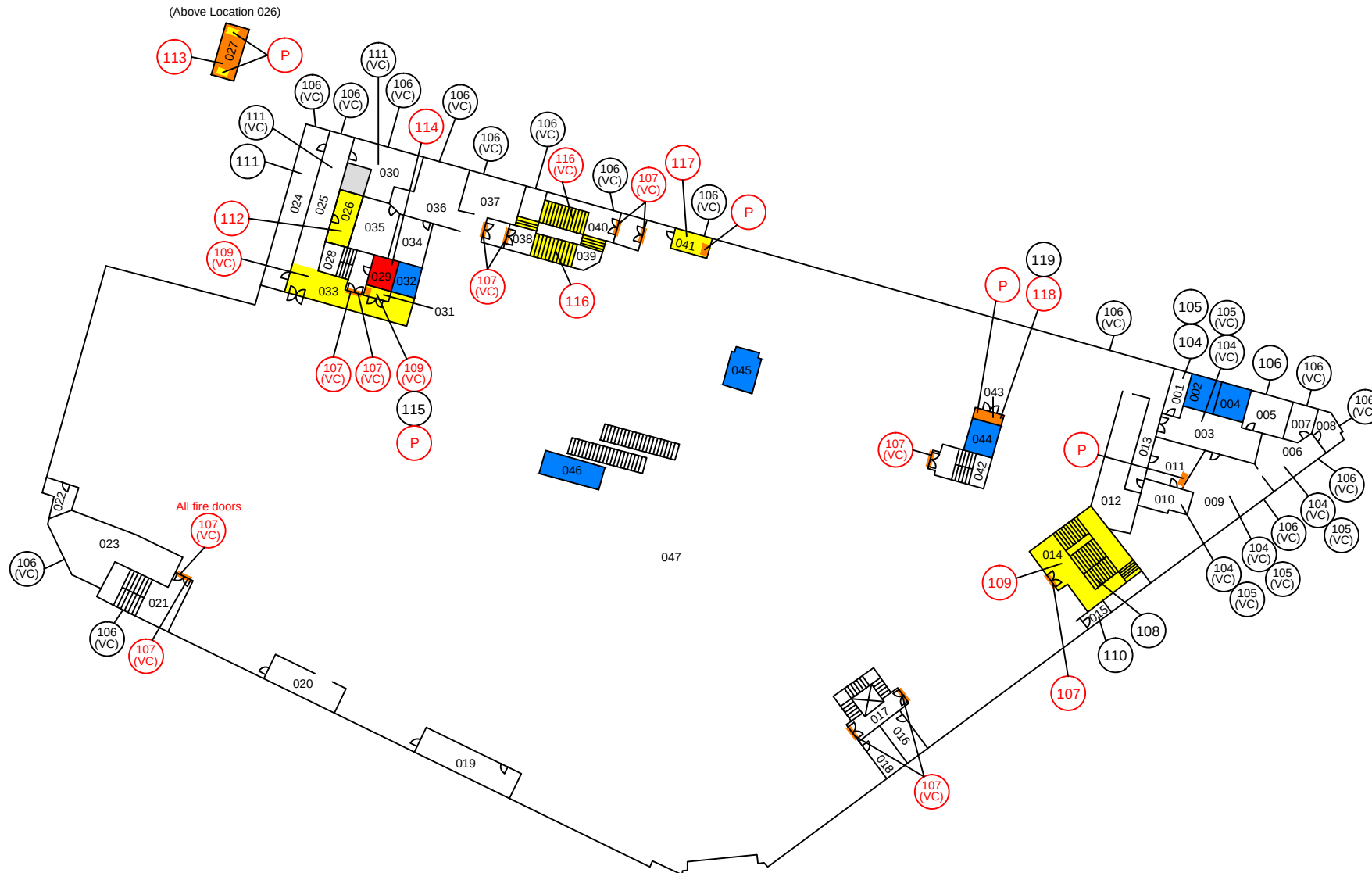
Floor Level: First

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 B



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: 11/08/2021
Date of Survey Report: 18/08/2021
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



Your property compliance partner
Asbestos Fire Water

You're in safe hands

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OHA is a trading name of OHS Ltd



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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

Prior to proposed development to shopping arcade and office space.

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	 Lead Surveyor Daniel Albert	 Quality Checked By Gareth Cooper

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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
02 - Second Floor	010 - Stairwell D	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S092 (OS)	Remove	6
02 - Second Floor	010 - Stairwell D	Floor	Vinyl floor tiles and bitumen adhesive	Other Encapsulated Material Flooring Vinyl Floor Tiles with Adhesive	S093 (OS)	Remove	2
02 - Second Floor	013 - Stairwell E	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S092 (VC)	Remove	6
02 - Second Floor	016 - Store Room	Other Within fuse boards	Flashguards	Textile(s) Flash Pads to Fuse Box	S096 (OS)	Remove	4
02 - Second Floor	023 - Stairwell F	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S092 (VC)	Remove	6
02 - Second Floor	030 - Office	Other Mastic seal to ducting within ceiling void.	Mastic seal to ducting	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	S099 (OS)	Remove	2
02 - Second Floor	031 - Locker Room	Other Mastic seal to ducting within ceiling void.	Mastic seal to ducting	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	S099 (VC)	Remove	2
02 - Second Floor	032 - Staff room	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S092 (VC)	Remove	6

Prohibit Access/Remove

Floor	Room	Specific Location	Item	Product Type	Sample Reference	Recommendations	MRA
02 - Second Floor	035 - Store Room	Other Mastic seal to ducting within ceiling void.	Mastic seal to ducting	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	S099 (VC)	Remove	2
02 - Second Floor	036 - Stairwell G	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S092 (VC)	Remove	6
02 - Second Floor	037 - Riser	Other To walls and pipework throughout	Thermal insulation residues to walls and pipework throughout	Insulation Debris/residue	S102 (OS)	Remove	12
02 - Second Floor	038 - Circulation	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S092 (VC)	Remove	6
02 - Second Floor	038 - Circulation	Other Mastic seal to ducting within ceiling void.	Mastic seal to ducting	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	S099 (VC)	Remove	2
02 - Second Floor	040 - Switchroom	Other Within fuse boards	Flashguards	Textile(s) Flash Pads to Fuse Box	N/A	Remove	6
02 - Second Floor	042 - Stairwell A Circulation	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S092 (VC)	Remove	6
02 - Second Floor	043 - Stairwell A	Floor	Stair nosings	Other Encapsulated Material Flooring Nosing	S103 (OS)	Remove	2
02 - Second Floor	043 - Stairwell A	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S092 (VC)	Remove	6
02 - Second Floor	044 - Stairwell B Circulation	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S092 (VC)	Remove	6
02 - Second Floor	045 - Stairwell B	Floor	Stair nosings	Other Encapsulated Material Flooring Nosing	S103 (VC)	Remove	2

Prohibit Access/Remove

Floor	Room	Specific Location	Item	Product Type	Sample Reference	Recommendations	MRA
02 - Second Floor	045 - Stairwell B	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S092 (VC)	Remove	6
02 - Second Floor	046 - Switchroom	Other Within fuse boards	Flashguards	Textile(s) Flash Pads to Fuse Box	N/A	Remove	6
02 - Second Floor	050 - Switchroom	Other Within fuse boards	Flashguards	Textile(s) Flash Pads to Fuse Box	N/A	Remove	6
02 - Second Floor	051 - Stairwell C	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S092 (VC)	Remove	6
02 - Second Floor	052 - Main Shop Floor Area	Other Insulating board beading to door glazing	Insulating board beading to door glazing	Asbestos Board(s) Insulating Board Panel(s)	S092 (VC)	Remove	4

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.							

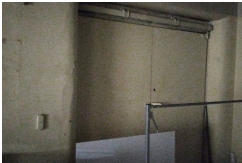
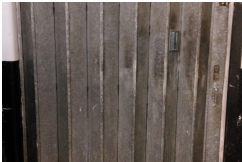
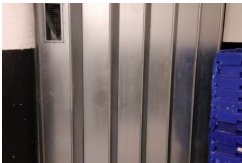
Please note: Property Externals have been given a Floor Reference of 99 in the Survey Report.

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
02 - Second Floor	002 - Goods Lift 5	No access as area requires specially trained engineer/operative	
02 - Second Floor	003 - Lift Shaft	No access as area requires specially trained engineer/operative	
02 - Second Floor	041 - Goods Lift 1	No access as area requires specially trained engineer/operative	
02 - Second Floor	047 - Goods Lift 2	No access as area requires specially trained engineer/operative	
02 - Second Floor	048 - Goods Lift 4	No access as area requires specially trained engineer/operative	
02 - Second Floor	053 - Customer Lifts	No access as area requires specially trained engineer/operative	

Non-Accessed Items

Floor	Room	Item	Reason for No Access	Photograph
02 - Second Floor	040 - Switchroom	Flashguards	Unable to Sample due to Live Unit	
02 - Second Floor	046 - Switchroom	Flashguards	Unable to Sample due to Live Unit	
02 - Second Floor	050 - Switchroom	Flashguards	Unable to Sample due to Live Unit	

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 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 plant installations as a 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.

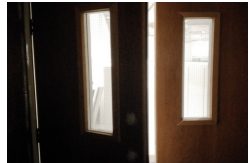
Please note: If any activities are to be undertaken within areas that have not been accessed as part of this survey then a further survey and assessment should be carried out prior to these works.

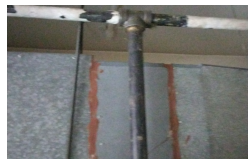
7.0 Asbestos Register

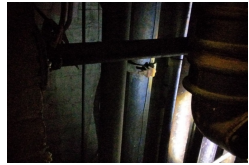
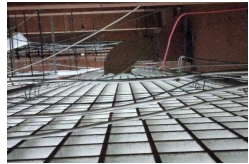
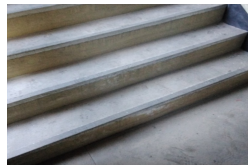
The details for each identified occurrence of ACMs/Presumed ACMs are located in the Asbestos Register. Each ACM/Presumed ACM identified during the surveys has a Material Risk Assessment conducted to allow a Risk Category to be assigned.

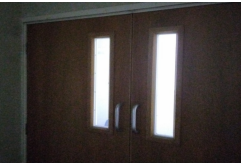
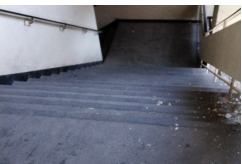
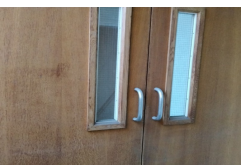
The Material Risk Assessments were made based upon the conditions of the materials and their application at the time of survey/inspection and as such OHA cannot accept liability for the validity of assessments provided when changes in condition have occurred subsequent to the issue of this document. 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.

02 - Second Floor

Room	Specific Location	Item	Accessibi lity	Product Type	Asbestos Type	Extent	Sample Reference	MRA	PAS	TRA	Recommendatio n	Comments	Photograph
010 - Stairwell D	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Identified Amosite	1 Number	S092 (OS)	06	N/A	06	Remove	1 double door. beading to both sides of doors	
010 - Stairwell D	Floor	Vinyl floor tiles and bitumen adhesive	N/A	Other Encapsulated Material Flooring Vinyl Floor Tiles with Adhesive	Identified Chrysotile	10 m²	S093 (OS)	02	N/A	02	Remove	Both tile and bitumen contain chrysotile	
013 - Stairwell E	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	2 Number	S092 (VC)	06	N/A	06	Remove	2 double doors. beading to both sides of doors	
016 - Store Room	Other Within fuse boards	Flashguards	N/A	Textile(s) Flash Pads to Fuse Box	Identified Chrysotile	12 Number	S096 (OS)	04	N/A	04	Remove		

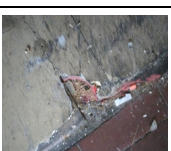
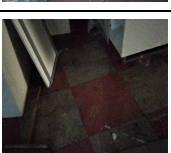
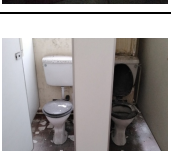
Room	Specific Location	Item	Accessi- bility	Product Type	Asbestos Type	Extent	Sample Reference	MRA	PAS	TRA	Recommendation	Comments	Photograph
023 - Stairwell F	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	1 Number	S092 (VC)	06	N/A	06	Remove	1 double door. beading to both sides of doors	
030 - Office	Other Mastic seal to ducting within ceiling void.	Mastic seal to ducting	N/A	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	Identified Chrysotile	2 m	S099 (OS)	02	N/A	02	Remove		
031 - Locker Room	Other Mastic seal to ducting within ceiling void.	Mastic seal to ducting	N/A	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	Strongly Presumed Chrysotile	3 m	S099 (VC)	02	N/A	02	Remove		
032 - Staff room	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	1 Number	S092 (VC)	06	N/A	06	Remove	1 double door.	
035 - Store Room	Other Mastic seal to ducting within ceiling void.	Mastic seal to ducting	N/A	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	Strongly Presumed Chrysotile	2 m	S099 (VC)	02	N/A	02	Remove		
036 - Stairwell G	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	1 Number	S092 (VC)	06	N/A	06	Remove	1 double door.	

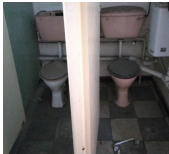
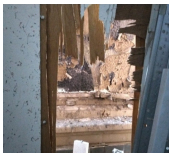
Room	Specific Location	Item	Accessibility	Product Type	Asbestos Type	Extent	Sample Reference	MRA	PAS	TRA	Recommendation	Comments	Photograph
037 - Riser	Other To walls and pipework throughout	Thermal insulation residues to walls and pipework throughout	N/A	Insulation Debris/residue	Identified Crocidolite Chrysotile and Crocidolite	Throughout Unknown	S102 (OS)	12	N/A	12	Remove		
038 - Circulation	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	2 Number	S092 (VC)	06	N/A	06	Remove	2 double doors. beading to both sides of doors	
038 - Circulation	Other Mastic seal to ducting within ceiling void.	Mastic seal to ducting	N/A	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	Strongly Presumed Chrysotile	2 m	S099 (VC)	02	N/A	02	Remove		
040 - Switchroom	Other Within fuse boards	Flashguards	N/A	Textile(s) Flash Pads to Fuse Box	Strongly Presumed Chrysotile	5 Box(es)	N/A	06	N/A	06	Remove		
042 - Stairwell A Circulation	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	2 Number	S092 (VC)	06	N/A	06	Remove	2 double doors.	
043 - Stairwell A	Floor	Stair nosings	N/A	Other Encapsulated Material Flooring Nosing	Identified Chrysotile	20 Number	S103 (OS)	02	N/A	02	Remove		

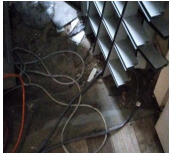
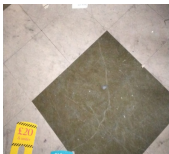
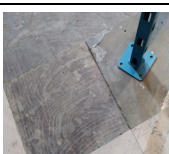
Room	Specific Location	Item	Accessibility	Product Type	Asbestos Type	Extent	Sample Reference	MRA	PAS	TRA	Recommendation	Comments	Photograph
043 - Stairwell A	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	1 Number	S092 (VC)	06	N/A	06	Remove	1 double door.	
044 - Stairwell B Circulation	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	2 Number	S092 (VC)	06	N/A	06	Remove	2 double doors	
045 - Stairwell B	Floor	Stair nosings	N/A	Other Encapsulated Material Flooring Nosing	Strongly Presumed Chrysotile	20 Number	S103 (VC)	02	N/A	02	Remove		
045 - Stairwell B	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	1 Number	S092 (VC)	06	N/A	06	Remove	1 double door.	
046 - Switchroom	Other Within fuse boards	Flashguards	N/A	Textile(s) Flash Pads to Fuse Box	Strongly Presumed Chrysotile	4 Box(es)	N/A	06	N/A	06	Remove		
050 - Switchroom	Other Within fuse boards	Flashguards	N/A	Textile(s) Flash Pads to Fuse Box	Strongly Presumed Chrysotile	4 Box(es)	N/A	06	N/A	06	Remove		

Room	Specific Location	Item	Accessibi lity	Product Type	Asbestos Type	Extent	Sample Reference	MRA	PAS	TRA	Recommendatio n	Comments	Photograph
051 - Stairwell C	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	1 Number	S092 (VC)	06	N/A	06	Remove	1 double door. beading to both sides of doors	
052 - Main Shop Floor Area	Other Insulating board beading to door glazing	Insulating board beading to door glazing	N/A	Asbestos Board(s) Insulating Board Panel(s)	Strongly Presumed Amosite	To all fire doors Unknown	S092 (VC)	04	01	05	Remove	To all fire doors throughout	

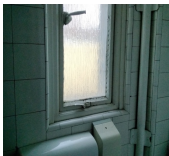
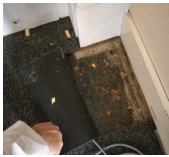
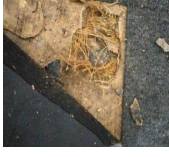
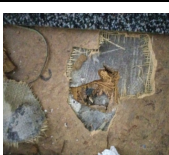
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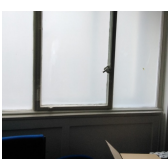
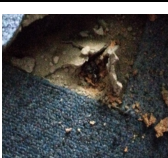
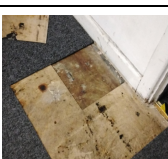
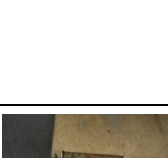
Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
02 - Second Floor	001 - Refuse Chute	Lino floor covering	Lino floor covering	No ACM detected	S086 (OS)		
02 - Second Floor	001 - Refuse Chute	Vinyl floor tiles - Red	Floor Tiles	No ACM detected	S087 (OS)		
02 - Second Floor	004 - Male Toilets	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (OS)		
02 - Second Floor	005 - Circulation	Vinyl floor tiles - Beige	Floor Tiles	No ACM detected	S089 (OS)		
02 - Second Floor	005 - Circulation	Lino floor covering	Lino floor covering	No ACM detected	S086 (VC)		
02 - Second Floor	005 - Circulation	Vinyl floor tiles - Red	Floor Tiles	No ACM detected	S087 (VC)		
02 - Second Floor	006 - Female Toilets	Bakelite toilet seats	Other Encapsulated Material Reinforced Plastic & Resin Composite(s) Toilet Seat	No ACM detected	S090 (OS)		
02 - Second Floor	006 - Female Toilets	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	007 - Family Room	Vinyl floor tiles - Black and grey	Floor Tiles	No ACM detected	S091 (OS)		

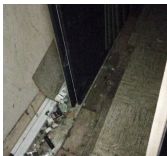
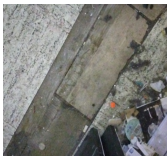
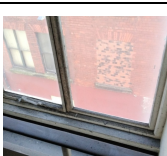
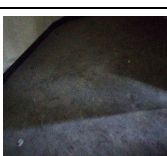
Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
02 - Second Floor	007 - Family Room	Lino floor covering	Lino floor covering	No ACM detected	S086 (VC)		
02 - Second Floor	008 - Female Toilets	Vinyl floor tiles - Black and grey	Floor Tiles	No ACM detected	S091 (VC)		
02 - Second Floor	008 - Female Toilets	Lino floor covering	Lino floor covering	No ACM detected	S086 (VC)		
02 - Second Floor	008 - Female Toilets	Bakelite toilet seats	Other Encapsulated Material Reinforced Plastic & Resin Composite(s) Toilet Seat	No ACM detected	S090 (VC)		
02 - Second Floor	008 - Female Toilets	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	010 - Stairwell D	Stair nosings	Other Encapsulated Material Flooring Nosing	No ACM detected	S094 (OS)		
02 - Second Floor	010 - Stairwell D	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	011 - Store Room	Vinyl floor tiles - Green and beige	Floor Tiles	No ACM detected	S095 (OS)		
02 - Second Floor	011 - Store Room	Lino floor covering	Lino floor covering	No ACM detected	S086 (VC)		
02 - Second Floor	011 - Store Room	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		

Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
02 - Second Floor	012 - Changing Rooms/Server Room	Vinyl floor tiles - Green and beige	Floor Tiles	No ACM detected	S095 (VC)	Debris within server location	
02 - Second Floor	012 - Changing Rooms/Server Room	Lino floor covering	Lino floor covering	No ACM detected	S086 (VC)		
02 - Second Floor	012 - Changing Rooms/Server Room	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	014 - Store Room	Vinyl floor tiles - Green and beige	Floor Tiles	No ACM detected	S095 (VC)		
02 - Second Floor	014 - Store Room	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	015 - Store Room	Vinyl floor tiles - Green and beige	Floor Tiles	No ACM detected	S095 (VC)		
02 - Second Floor	015 - Store Room	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	016 - Store Room	Vinyl floor tiles - Green and beige	Floor Tiles	No ACM detected	S095 (VC)		
02 - Second Floor	016 - Store Room	Lino floor covering	Lino floor covering	No ACM detected	S086 (VC)		
02 - Second Floor	016 - Store Room	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	017 - Store Room	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		

Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
02 - Second Floor	018 - Store Room	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	019 - Changing Rooms	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	020 - Store Room	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	021 - Changing Rooms	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	022 - Changing Rooms	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	023 - Stairwell F	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	024 - Office	Bitumen adhesive to floor	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S097 (OS)		
02 - Second Floor	024 - Office	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	025 - Toilet lobby	Lino floor covering	Lino floor covering	No ACM detected	S086 (VC)		
02 - Second Floor	025 - Toilet lobby	Bitumen adhesive to floor	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S097 (VC)		

Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
02 - Second Floor	026 - Male Toilets	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	027 - Office	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	027 - Office	Bitumen adhesive to floor	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S097 (VC)		
02 - Second Floor	028 - Office	Bitumen adhesive to floor	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S097 (VC)		
02 - Second Floor	028 - Office	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	029 - Office	Beige lino floor covering	Lino floor covering	No ACM detected	S098 (OS)		
02 - Second Floor	029 - Office	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	029 - Office	Bitumen adhesive to floor	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S097 (VC)		
02 - Second Floor	030 - Office	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	030 - Office	Bitumen adhesive to floor	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S097 (VC)		

Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
02 - Second Floor	030 - Office	Beige lino floor covering	Lino floor covering	No ACM detected	S098 (VC)		
02 - Second Floor	031 - Locker Room	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	032 - Staff room	Gaskets to pipework	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S100 (OS)		
02 - Second Floor	032 - Staff room	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	032 - Staff room	Bitumen adhesive to floor	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S097 (VC)		
02 - Second Floor	033 - Office	Vinyl floor tiles and adhesive - Beige	Floor Tiles	No ACM detected	S101 (OS)		
02 - Second Floor	034 - Office	Bitumen adhesive to floor	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S097 (VC)		
02 - Second Floor	035 - Store Room	Vinyl floor tiles and adhesive - Beige	Floor Tiles	No ACM detected	S101 (VC)		
02 - Second Floor	036 - Stairwell G	Lino floor covering	Lino floor covering	No ACM detected	S098 (VC)		
02 - Second Floor	038 - Circulation	Bitumen adhesive to floor	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S097 (VC)		

Floor	Room	Item	Product Type	Asbestos Type	Sample Reference	Comments	Photograph
02 - Second Floor	039 - Lift Circulation	Bitumen adhesive to floor	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S097 (VC)		
02 - Second Floor	040 - Switchroom	Vinyl floor tiles - Green and beige	Floor Tiles	No ACM detected	S095 (VC)		
02 - Second Floor	040 - Switchroom	Bitumen adhesive to floor	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S097 (VC)		
02 - Second Floor	042 - Stairwell A Circulation	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	042 - Stairwell A Circulation	Bitumen adhesive to floor	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S097 (VC)		
02 - Second Floor	043 - Stairwell A	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	043 - Stairwell A	Bitumen adhesive to floor	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S097 (VC)		
02 - Second Floor	044 - Stairwell B Circulation	Bitumen adhesive to floor	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S097 (VC)	Beneath modern lino	
02 - Second Floor	044 - Stairwell B Circulation	Mastic seal to windows	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S088 (VC)		
02 - Second Floor	045 - Stairwell B	Bitumen adhesive to floor	Other Encapsulated Material Bituminous Product(s) Mastic(s) and Adhesive(s)	No ACM detected	S097 (VC)	Beneath modern lino	