

REFURBISHMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS

CLIENT: Property Alliance Group Ltd

SITE: Premier House, 22 Deansgate, Manchester, M3 1PH



Job number	J049178	
Number of high risk materials	0	
Number of medium risk materials	3	
Number of low/ very low risk materials	18	
Issue	Date	Status
Version 1	11/03/2021	Issued

SECTION 1 - EXECUTIVE SUMMARY

TYPE OF SURVEY: Refurbishment

SCOPE & EXTENT OF SURVEY: All areas of the ground floor retail units

Locations of asbestos containing materials (ACMs) and actions

Action	Floor/ room
Manage	None recorded
Encapsulate	None recorded
Enclose	None recorded
Remove	22 Deansgate / 1st Floor / F1 - Board, 22 Deansgate / 1st Floor / F2 - Board , 22 Deansgate / 1st Floor / F3 - Gasket , 22 Deansgate / 1st Floor / F4 - Gasket , 22 Deansgate / 1st Floor / F5 - Gasket , 22 Deansgate / 2nd Floor / S10 - Floor tiles and bitumen , 22 Deansgate / 2nd Floor / S2 - Board, 22 Deansgate / 2nd Floor / S3 - Board, 22 Deansgate / 2nd Floor / S5 - Board , 22 Deansgate / 2nd Floor / S5 - Floor tiles and bitumen , 22 Deansgate / 2nd Floor / S6 - Floor tiles and bitumen , 22 Deansgate / Ground Floor / G1 - Board, 22 Deansgate / Ground Floor / G11 - Textiles , 22 Deansgate / Ground Floor / G13 - Floor tiles and bitumen , 22 Deansgate / Ground Floor / G14 - Board , 22 Deansgate / Ground Floor / G14 - Floor tiles and bitumen , 22 Deansgate / Ground Floor / G16 - Floor tiles and bitumen , 22 Deansgate / Ground Floor / G17 - Floor tiles and bitumen , 22 Deansgate / Ground Floor / G20 - Board , 22 Deansgate / Ground Floor / G7 - Board
Restrict Access	None recorded
Inspect Prior to Disturbance	None recorded
Restrict access and remove	None recorded

Areas where no access recorded

Floor/ room
22 Deansgate /Ground Floor/G7 – No access to electrics - live services

22 Deansgate /Ground Floor/G11 – No access to electrics - live services
22 Deansgate /Ground Floor/G17 – No access to electrics - live services
22 Deansgate /Ground Floor/G20 – No access to electrics - live services
22 Deansgate /Ground Floor/G24 unit 1 – No access - locked, no key available at time of survey
22 Deansgate /2nd Floor/S13 – No access to electrics - live services

SECTION 2 - INTRODUCTION

The purpose of the survey is to assist duty holders in managing asbestos within premises. The survey is to provide sufficient information for an asbestos register and allow for the planning of removal of all ACMs as far as reasonably practicable from the premises prior to refurbishment.

In most cases the survey will have two main aims:

- it must as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs;
- it should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.

SITE DETAILS

Site description, age and construction

The site is made up of retail units with an estimated construction date of the 1960's. Externally the building is of concrete construction and internally lined with concrete, plaster and plasterboard.

Use and occupation of site

The site is in use as retail units and was vacant at the time of survey.

Scope of survey

This survey report covers those areas controlled by client only. These areas are those shown on the attached plans. The areas surveyed were at the direction of the client.

SECTION 3 - GENERAL SITE INFORMATION

Survey information		Report index	
Client	Property Alliance Group Ltd	Section 1	Executive summary
Client address	Alliance House, Westpoint Enterprise Park, Clarence Avenue, Trafford Park, Manchester,M17 1QS	Section 2	Introduction
Client Contact	Dylan Williams	Section 3	General site information
Site address	Premier House, 22 Deansgate, Manchester,M3 1PH	Section 4	Survey results table
Type of Survey	Refurbishment Survey	Section 5	Conclusions and actions
Survey Start Date	25 Feb 2021	Section 6	Limitations of survey
Survey End Date	28 Feb 2021	Appendix A	Non-asbestos samples and assessments
Surveyor/s	Alex Haywood	Appendix B	Material assessment records & photographs
Job number	J049178	Appendix C	Certificates of bulk sample analysis
		Appendix D	Sample/ assessment location plans
		Appendix E	General observations

Report prepared by			
Alex Haywood	Surveyor		11 Mar 2021

Report verified by			
Michael Stewart	Technical Reviewer		11 Mar 2021

Eton Environmental Group Ltd were instructed to undertake a survey for asbestos containing materials at these premises in accordance with the instructions received from the client. The scope of the survey is summarised below, and is in accordance with HSE document HSG264 "Asbestos: The survey guide" and our documented in-house quality system as accredited by UKAS to ISO17020.

SURVEY INSTRUCTIONS

Survey type instructed	Refurbishment Survey
Included areas	All areas of the retail units were included in this survey.
Excluded areas	N/A
Agreed exclusions, inaccessible areas and any variations from the method	
In accordance with the PSQ J049178 authorised on 23/02/2021 there were no exclusions. This does not include areas where no access was recorded.	

It is strongly recommended that this report is used as a whole document. Use of individual sections e.g. plans or survey results table alone may lead to misinterpretation for which Eton Environmental Group Ltd cannot be held responsible. This report is a technical document in line with current legislation and guidance. Should clarification be required contact Eton Environmental Group Ltd.

Material & Priority Risk Assessments

Material Risk Assessment:

Material assessment scoring is not a requirement for refurbishment surveys. However, this report does contain material assessment scoring in case ACMs are to remain after refurbishment or management of ACMs is required until refurbishment is undertaken.

The material risk is determined by four parameters, which will assess the risk of fibre release from an ACM when subject to normal disturbance; product type, extent of damage or deterioration, surface treatment and asbestos type.

Each parameter is given a risk score: 3 = high, 2 = medium, 1 = low and 0 = very low.

The total material risk score is the sum total with materials with a score of 10 or more are regarded as having a high fibre release potential, between 7 and 9 a medium fibre release potential, 5 and 6 as a low fibre release potential. Scores of 4 or less are regarded as having a very low fibre release potential. Non-asbestos containing materials are not scored.

Based upon the material risk score, recommendations for control actions and management actions are derived to ensure areas of concern are made safe and remaining ACMs are suitably managed.

Priority Risk Assessment:

Priority risk scoring is undertaken only at the specific request of the client. The Control of Asbestos Regulations (CAR) 2012 requires the duty holder to assess the risks associated with the activities on the premises, additional to those considered within the material risk. Although the duty holder has a responsibility for the priority score, Eton Environmental Group Ltd may collect this information with assistance from the client.

Scores will be between 0 and 12 (10-12 high, 6-9 moderate, 3-5 low and 1-2 very low). Where the priority assessment has not been undertaken, these fields will be left blank for the duty holder to complete. Non-asbestos containing materials are not scored and the priority assessment fields do not appear for these materials.

Total Risk Scores:

The total risk scores are calculated by addition of the material & priority risk scores to give an indication of the relative risk of each ACM, total risk scores between 19-24 are high risk, scores between 13-18 are moderate risk, scores between 9-12 are low risk and scores below 9 are considered as very low risk. Where the priority assessment has not been undertaken, this field will be left blank for the duty holder to complete.

Recommendations:

Recommendations are made to the client based upon all factors including risk scoring. These recommendations fall into two categories, management actions and control actions. Control actions are used to describe actions that will have to be undertaken to the ACM directly and may require specialist treatment or works e.g. encapsulation, repair or removal. In a refurbishment survey report control actions will recommend removal of all materials unless removal is not reasonably practicable. Where removal is time consuming and resource-intensive and only involves removal of lower risk materials such as textured coatings containing asbestos, then removal may not be reasonably practicable.

Management actions are used to describe actions that should be undertaken that do not necessarily involve direct treatment to the ACM e.g. labelling of ACMs, regular inspection for damage/ deterioration, informing tenants/ staff/ contractors or isolation.

SECTION 4 - SURVEY RESULTS TABLE

The data contained within this table shows the known asbestos containing materials (ACMs) for this site as identified at the time of the survey.

The results were compiled by Eton Environmental Group Ltd in accordance with the Health and Safety Executive document HSG264, the Control of Asbestos Regulations (CAR) 2012 and our documented in-house quality procedures as accredited by UKAS to ISO17020.

The data shown may refer to historical data and information provided by the client. Eton Environmental Group Ltd cannot be held responsible for the accuracy of the data included where it is supplied by the client (including the interpretation of any supplied information).

The information in this survey report should be used to form the asbestos register which is a key component of the management plan. The survey report itself will generally not be the asbestos register. The asbestos register will be a simpler document and will not contain most of the information in the survey report, e.g. the bulk analysis results or survey site information.

Regulation 4 of the Control of Asbestos Regulations 2012 dictates that the duty holder should make a written record of the location and condition of known and presumed ACMs and keep the record up to date. This should include regular inspections of the known ACMs and the records updated accordingly. This information must be given to any persons liable to disturb ACMs (e.g. maintenance operatives).

Regulation 11 of the Control of Asbestos Regulations 2012 requires all employers to prevent the exposure of employees and contractors to asbestos as far as reasonably practicable.

The information within this register/ report is provided to the client and Eton Environmental Group Ltd cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to any works in areas that may contain or conceal ACMs, professional advice from a competent organisation or person should be sought. It is strongly recommended that any remedial works to be undertaken to ACMs identified should be based upon a written specification, site visit and other relevant documentation of works and not solely on this report.

Actions listed in the table and MARs in appendix B indicate the following recommendations:

Action	Recommendation
Manage	Inform staff/ contractors, label, re-inspect on a regular basis as per asbestos management plan
Encapsulate	Paint with a suitable proprietary sealant by competent persons and manage as above
Enclose	Box in/ surround with rigid material e.g. timber board and manage as above
Remove	Removal to be undertaken by competent persons
Restrict Access	Take immediate steps to prevent exposure e.g. warning signs, locking rooms, informing staff/ contractors

The table below shows the known ACMs for this site as identified at the time of the survey. Areas of no access should be presumed to contain asbestos until proven otherwise. If this table is blank then no ACMs have been detected within the scope of the survey. Further details of actions recommended are in section 5.

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
22 Deansgate	Ground Floor / G1	0018	Board lining within door	Board	Surface Sealed	Low Damage	3m ²	Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
22 Deansgate	Ground Floor / G7	0026	Board lining within door	Board	Surface Sealed	Low Damage	3m ²	Occasionally likely to be disturbed	Strongly Presumed (018)	Chrysotile + Amosite	(6) Low	-	Remove
22 Deansgate	Ground Floor / G7	0027	No access to electrics	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
22 Deansgate	Ground Floor / G11	0031	No access to electrics	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
22 Deansgate	Ground Floor / G11	0033	Textiles around small boiler top seal	Textiles	Surface Sealed	Low Damage	1m	Occasionally likely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
22 Deansgate	Ground Floor / G13	0035	Floor tiles and bitumen to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	14m ²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
22 Deansgate	Ground Floor / G14	0038	Floor tiles and bitumen to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	8m ²	Occasionally likely to be disturbed	Strongly Presumed (035)	Chrysotile	(3) Very low	-	Remove
22 Deansgate	Ground Floor / G14	0039	Board lining within fire door	Board	Surface Sealed	Low Damage	2m ²	Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
22 Deansgate	Ground Floor / G16	0046	Floor tiles and bitumen to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	80m ²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
22 Deansgate	Ground Floor / G17	0049	Floor tiles and bitumen to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	12m ²	Occasionally likely to be disturbed	Strongly Presumed (046)	Chrysotile	(3) Very low	-	Remove

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
22 Deansgate	Ground Floor / G17	0051	No access to electrics	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
22 Deansgate	Ground Floor / G20	0055	No access to electrics	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
22 Deansgate	Ground Floor / G20	0058	Board lining within doors	Board	Surface Sealed	Low Damage	6m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
22 Deansgate	Ground Floor / G24 unit 1	0060	No access	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
22 Deansgate	1st Floor / F1	0012	Board lining to fire doors	Board	Surface Sealed	Low Damage	3m²	Occasionally likely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
22 Deansgate	1st Floor / F2	0014	Board panels in ceiling void	Board	Surface Sealed	Low Damage	8m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
22 Deansgate	1st Floor / F3	0029	Gasket to water pipes	Gaskets	Surface Sealed	Low Damage	2no.	Occasionally likely to be disturbed	Presumed	Chrysotile	(5) Low	-	Remove
22 Deansgate	1st Floor / F4	0034	Gasket to water pipes	Gaskets	Surface Sealed	Low Damage	1no.	Occasionally likely to be disturbed	Presumed	Chrysotile	(5) Low	-	Remove
22 Deansgate	1st Floor / F5	0043	Gasket to water pipes	Gaskets	Surface Sealed	Low Damage	1no.	Occasionally likely to be disturbed	Presumed	Chrysotile	(5) Low	-	Remove
22 Deansgate	2nd Floor / S2	0003	Board panel to floor and debris	Board	Unsealed	Medium Damage	2m²	Occasionally likely to be disturbed	Identified	Amosite	(8) Medium	-	Remove

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
22 Deansgate	2nd Floor / S3	0005	Board panel to floor and debris	Board	Unsealed	Medium Damage	1m ²	Occasionally likely to be disturbed	Identified	Amosite	(8) Medium	-	Remove
22 Deansgate	2nd Floor / S5	0007	Floor tiles and bitumen to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	38m ²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
22 Deansgate	2nd Floor / S5	0008	Board boxing in ceiling void	Board	Unsealed	Low Damage	6m ²	Occasionally likely to be disturbed	Identified	Amosite	(7) Medium	-	Remove
22 Deansgate	2nd Floor / S5	0009	Board lining to fire door	Board	Surface Sealed	Low Damage	2m ²	Occasionally likely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
22 Deansgate	2nd Floor / S6	0010	Floor tiles and bitumen to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	9m ²	Occasionally likely to be disturbed	Strongly Presumed (007)	Chrysotile	(3) Very low	-	Remove
22 Deansgate	2nd Floor / S10	0041	Floor tiles and bitumen to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	6m ²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
22 Deansgate	2nd Floor / S13	0042	No access to electrics	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance

SECTION 5 - CONCLUSIONS AND ACTIONS

Asbestos Containing Materials and Specific Recommendations:

Thirty four samples were taken on site, fourteen of which were confirmed to contain asbestos upon analysis. Seven further assessments strongly presumed and presumed asbestos.

General Recommendations:

This was a refurbishment survey

In the areas where the survey was undertaken with regard to refurbishment of the survey site area, the recommendation is that all asbestos containing materials are removed from site prior to refurbishment in compliance with the Control of Asbestos Regulations 2012.

The asbestos insulating board is a licensed asbestos product and its removal will require the services of a licensed asbestos contractor.

Removal of licensed asbestos materials may require a fourteen day notification period to the relevant enforcing authority prior to works being carried out.

Although the other asbestos materials are non-licensed asbestos products any work upon, or removal of, these materials will need to be done by competent persons and items removed disposing of as asbestos waste. Removal of non-licensed asbestos materials may require notification to the relevant enforcing authority prior to works being carried out.

Any works to these products, such as drilling, cutting or any other abrasive works that may disturb the asbestos, should be prevented.

It is also recommended that staff and contractors are made aware of the presence of all asbestos containing materials to prevent disturbance. This information should be provided to external contractors (e.g. plumbers) pre contract commencement or prior to their arrival on site. This will enable contractors to plan their work accordingly to reduce the risk of exposure to asbestos.

It should be noted that this report only forms part of an asbestos management plan and does not necessarily provide full compliance with regulation 4 of CAR 2012.

Further information can be obtained from the following asbestos related publications:

Regulations:

The Control of Asbestos Regulations 2012.

Approved Codes of Practice:

“Managing and working with asbestos” (L143) 2nd Ed. 2013

Guidance:

“Asbestos: The survey guide” (HSG264) 2nd Ed. 2012

“Asbestos: The analysts' guide for sampling, analysis and clearance procedures” (HSG248) 2005

“Asbestos: The licensed contractors' guide” (HSG247) 2006

“A comprehensive guide to managing asbestos in premises” (HSG227) 2004

“A short guide to managing asbestos in premises” (INDG223) rev. 5 2012

“Asbestos Essentials Task Manual” (HSG210) 4th Ed. 2018

The above documents are published by the Health and Safety Executive and are available from HSE Books, PO Box 1999, Sudbury, Suffolk CO10 2WA

And;

www.books.hse.gov.uk

The above list should not be considered exhaustive.

SECTION 6 - LIMITATIONS OF SURVEY

This asbestos survey was undertaken in accordance with the requirements of HSE documents HSG264 “Asbestos: The survey guide” and HSG248 “Asbestos: The analysts guide for sampling, analysis and clearance procedures” and also Eton Environmental Group Ltd documented in house quality procedures as accredited by UKAS to ISO17020.

Part of the scope of a survey is to collect bulk samples from suspect ACMs found for analysis by a UKAS accredited laboratory to confirm or refute the surveyor’s judgement. If a material is found to contain asbestos other similar homogenous materials used in the same way within the building may be strongly presumed to contain asbestos. The number of samples taken is dependent on the homogeneity of the material but the number should be sufficient for the surveyor to make an assessment of whether asbestos is present or not.

When a sample cannot be taken but the surveyor suspects that asbestos is present within the material, two levels of presumption can be made: one where there is a strong presumption that the material does contain asbestos but a laboratory identification has not been undertaken to confirm this; and a default situation where it must be presumed to contain asbestos because there is insufficient evidence to suggest it is not an ACM.

It should be noted that whilst the surveyor makes every effort to locate all suspect ACMs as far as is reasonably practicable, it can not be guaranteed that all ACMs have been located. Some materials may be hidden within the fabric of the building may only come to light during refurbishment.

Where suspect ACMs are located during the survey it is not the policy of Eton Environmental Group Ltd to disturb this material in any way except to take a representative sample. If it is suspected that further ACMs may be hidden behind a suspect ACM non-licensed, NNLW or licensed asbestos works may be required to gain access. Eton Environmental Group Ltd can assist with further planning to gain access but this would be at additional cost.

Asbestos cement is a non-licensed asbestos material. Asbestos insulating board (AIB) is a licensed asbestos material. A competent, experienced surveyor will normally be able to visually identify most asbestos cement products. But, if visual identification is inconclusive, analysis will be needed to establish the asbestos type(s). If, after analysis of the asbestos types, there is still doubt about whether a material is an asbestos cement product, a water absorption measurement will be

needed, following the methodology set out at www.hse.gov.uk/asbestos/essentials/cement.htm to decide whether the material is asbestos cement.

All material extent figures are as accurate as reasonably practicable and therefore not necessarily definitive for the purpose of tendering for removal without further conformation if required. Plans/ drawings within this report are not to scale.

If, at the time of the survey, access was not possible to certain areas, these are noted on the assessment reports. Until such time that these areas are inspected they should be presumed to have asbestos containing materials for the purposes of the proposed refurbishment.

All reasonable efforts are made to locate ducts, cavities, voids, under-crofts etc as part of the survey. However, some of these areas may not come to light until after the survey has been completed e.g. because the information was not supplied prior to the survey.

This is a building survey only and does not include for any ground investigation outside of the footprint of the structure or structures surveyed or below the lowest level slab before the ground/ ground-bearing slab.

APPENDIX A - TABLE OF NON-ASBESTOS SAMPLES AND ASSESSMENTS

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
22 Deansgate	Ground Floor / G1	0017	Floor tiles and bitumen double layer to floor	Vinyl Floor Tiles	-	-	6m ²	-	Identified	No Asbestos Detected	
22 Deansgate	Ground Floor / G2	0019	Floor tiles and bitumen double layer to floor	Vinyl Floor Tiles	-	-	8m ²	-	Strongly Presumed (017)	No Asbestos Detected	
22 Deansgate	Ground Floor / G2	0020	Composite black putty to ducting	Well Bound Material	-	-	3lm	-	Identified	No Asbestos Detected	
22 Deansgate	Ground Floor / G3	0021	Vermiculite boxing's	Board	-	-	14lm	-	Identified	No Asbestos Detected	
22 Deansgate	Ground Floor / G3	0022	Textured coating to rear of section of walls	Textured Coating	-	-	8m ²	-	Identified	No Asbestos Detected	
22 Deansgate	Ground Floor / G5	0023	Textured coating to walls	Textured Coating	-	-	48m ²	-	Strongly Presumed (022)	No Asbestos Detected	
22 Deansgate	Ground Floor / G5	0024	Composite black putty to ducting	Well Bound Material	-	-	3lm	-	Strongly Presumed (020)	No Asbestos Detected	
22 Deansgate	Ground Floor / G6	0025	Textured coating to walls	Textured Coating	-	-	36m ²	-	Strongly Presumed (022)	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
22 Deansgate	Ground Floor / G8	0028	Composite black putty to ducting	Well Bound Material	-	-	2lm	-	Strongly Presumed (020)	No Asbestos Detected	
22 Deansgate	Ground Floor / G11	0030	Composite black putty to ducting	Well Bound Material	-	-	3lm	-	Strongly Presumed (020)	No Asbestos Detected	
22 Deansgate	Ground Floor / G11	0032	Textiles around small boiler on bottom seal	Textiles	-	-	1lm	-	Identified	No Asbestos Detected	
22 Deansgate	Ground Floor / G14	0036	Composite black putty to ducting	Well Bound Material	-	-	3lm	-	Strongly Presumed (020)	No Asbestos Detected	
22 Deansgate	Ground Floor / G14	0037	Bitumen pad under sink	Bitumen	-	-	2no.	-	Identified	No Asbestos Detected	
22 Deansgate	Ground Floor / G16	0047	Bitumen pad under sink	Bitumen	-	-	2no.	-	Identified	No Asbestos Detected	
22 Deansgate	Ground Floor / G16	0048	Composite stairs nosing	Well Bound Material	-	-	24no.	-	Identified	No Asbestos Detected	nosing from ground floor to first floor
22 Deansgate	Ground Floor / G17	0050	Composite black putty to ducting	Well Bound Material	-	-	3lm	-	Strongly Presumed (020)	No Asbestos Detected	

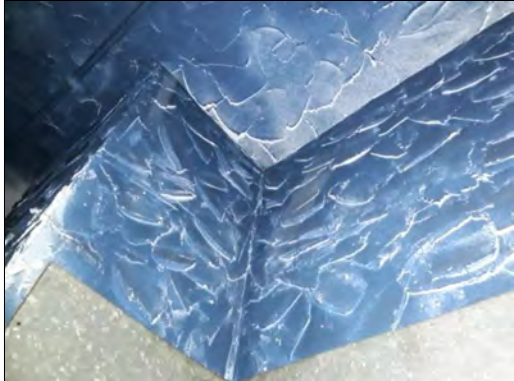
Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
22 Deansgate	Ground Floor / G18	0054	Floor tiles and bitumen to floor	Vinyl Floor Tiles	-	-	6m ²	-	Identified	No Asbestos Detected	
22 Deansgate	Ground Floor / G20	0056	Composite black putty to ducting	Well Bound Material	-	-	3lm	-	Strongly Presumed (020)	No Asbestos Detected	
22 Deansgate	Ground Floor / G20	0057	Floor tiles and bitumen to floor	Vinyl Floor Tiles	-	-	8m ²	-	Strongly Presumed (054)	No Asbestos Detected	
22 Deansgate	Ground Floor / G23	0059	Board breading around door	Board	-	-	2lm	-	Identified	No Asbestos Detected	
22 Deansgate	1st Floor / F1	0011	Composite mastic to ducting	Well Bound Material	-	-	6lm	-	Identified	No Asbestos Detected	
22 Deansgate	1st Floor / F1	0013	Textiles seal around double glass doors	Textiles	-	-	4lm	-	Identified	No Asbestos Detected	
22 Deansgate	1st Floor / F2	0015	Textured coating to walls	Textured Coating	-	-	90m ²	-	Identified	No Asbestos Detected	
22 Deansgate	1st Floor / F2	0016	Composite mastic to ducting	Well Bound Material	-	-	8lm	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
22 Deansgate	1st Floor / F5	0044	Floor tiles and bitumen to floor	Vinyl Floor Tiles	-	-	80m ²	-	Identified	No Asbestos Detected	
22 Deansgate	1st Floor / F5	0045	Composite mastic to ducting	Well Bound Material	-	-	3lm	-	Strongly Presumed (016)	No Asbestos Detected	
22 Deansgate	1st Floor / F6	0053	Composite mastic to ducting	Well Bound Material	-	-	3lm	-	Strongly Presumed (016)	No Asbestos Detected	
22 Deansgate	2nd Floor / S1	0001	Textured coating to ceiling and walls	Textured Coating	-	-	48m ²	-	Identified	No Asbestos Detected	
22 Deansgate	2nd Floor / S2	0002	Textured coating to ceiling and walls	Textured Coating	-	-	28m ²	-	Strongly Presumed (001)	No Asbestos Detected	
22 Deansgate	2nd Floor / S3	0004	Textured coating to walls	Textured Coating	-	-	14m ²	-	Identified	No Asbestos Detected	
22 Deansgate	2nd Floor / S4	0006	Textured coating to ceiling and walls	Textured Coating	-	-	42m ²	-	Identified	No Asbestos Detected	
22 Deansgate	2nd Floor / S9	0040	Composite putty to ducting	Well Bound Material	-	-	14lm	-	Identified	No Asbestos Detected	throughout ceiling void over rooms S9-S14

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
22 Deansgate	2nd Floor / S15	0052	Bitumen to floor	Bitumen	-	-	80m ²	-	Identified	No Asbestos Detected	

APPENDIX B - MATERIAL ASSESSMENT RECORDS

Assessment details				Comments	
Building	22 Deansgate	Floor/ room	2nd Floor / S1		
Assessment no.	0001	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating to ceiling and walls				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph 
Building	22 Deansgate	Floor/ room	2nd Floor / S2		
Assessment no.	0002	Accessibility			
Material Risk					
Identification	Strongly Presumed (001)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating to ceiling and walls				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	2nd Floor / S2		
Assessment no.	0003	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Medium Damage		
Extent	2m²	Asbestos Type	Amosite		
Location/ position	Board panel to floor and debris				
Surface treatment	Unsealed				
Product type	Board				
Material risk	Medium	Material risk score	8		
Action	Remove				

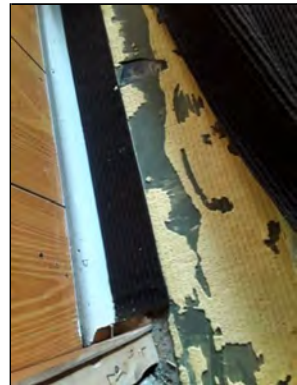
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	
Building	22 Deansgate	Floor/ room	2nd Floor / S3		
Assessment no.	0004	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating to walls				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	2nd Floor / S3		
Assessment no.	0005	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Medium Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Board panel to floor and debris				
Surface treatment	Unsealed				
Product type	Board				
Material risk	Medium	Material risk score	8		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	2nd Floor / S4		
Assessment no.	0006	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating to ceiling and walls				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

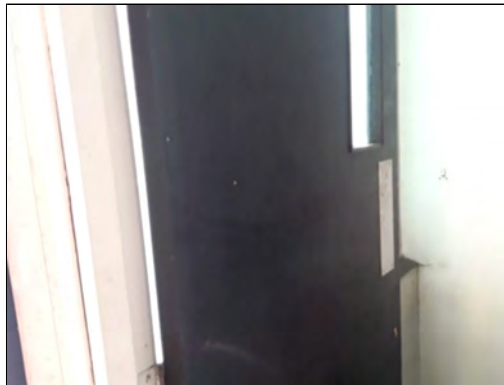
Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	2nd Floor / S5		
Assessment no.	0007	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	38m²	Asbestos Type	Chrysotile		
Location/ position	Floor tiles and bitumen to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	
Building	22 Deansgate	Floor/ room	2nd Floor / S5		
Assessment no.	0008	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	6m²	Asbestos Type	Amosite		
Location/ position	Board boxing in ceiling void				
Surface treatment	Unsealed				
Product type	Board				
Material risk	Medium	Material risk score	7		
Action	Remove				



Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

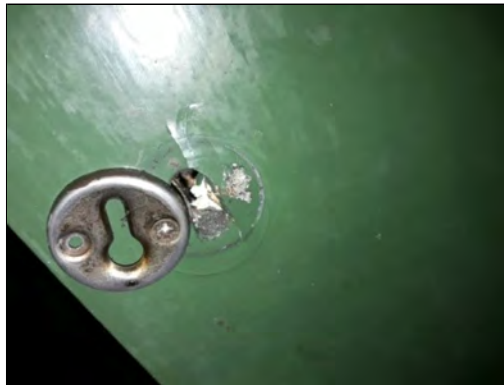
Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	2nd Floor / S5		
Assessment no.	0009	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2m²	Asbestos Type	Chrysotile		
Location/ position	Board lining to fire door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	5		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	2nd Floor / S6	continue downstairs	
Assessment no.	0010	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (007)	Condition	Low Damage		
Extent	9m²	Asbestos Type	Chrysotile		
Location/ position	Floor tiles and bitumen to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	1st Floor / F1		
Assessment no.	0011	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	1st Floor / F1	2x doors	
Assessment no.	0012	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	3m²	Asbestos Type	Chrysotile		
Location/ position	Board lining to fire doors				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	5		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	1st Floor / F1		
Assessment no.	0013	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textiles seal around double glass doors				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	1st Floor / F2	4x panels walls	
Assessment no.	0014	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	8m²	Asbestos Type	Amosite		
Location/ position	Board panels in ceiling void				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph 
Building	22 Deansgate	Floor/ room	1st Floor / F2		
Assessment no.	0015	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating to walls				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	22 Deansgate	Floor/ room	1st Floor / F2		
Assessment no.	0016	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G1		
Assessment no.	0017	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Floor tiles and bitumen double layer to floor				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G1		
Assessment no.	0018	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	3m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Board lining within door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G2		
Assessment no.	0019	Accessibility			
Material Risk					
Identification	Strongly Presumed (017)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Floor tiles and bitumen double layer to floor				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	22 Deansgate	Floor/ room	Ground Floor / G2		
Assessment no.	0020	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite black putty to ducting				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph 
Building	22 Deansgate	Floor/ room	Ground Floor / G3		
Assessment no.	0021	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Vermiculite boxing's				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	22 Deansgate	Floor/ room	Ground Floor / G3		
Assessment no.	0022	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating to rear of section of walls				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G5		
Assessment no.	0023	Accessibility			
Material Risk					
Identification	Strongly Presumed (022)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating to walls				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	22 Deansgate	Floor/ room	Ground Floor / G5		
Assessment no.	0024	Accessibility			
Material Risk					
Identification	Strongly Presumed (020)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite black putty to ducting				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G6		
Assessment no.	0025	Accessibility			
Material Risk					
Identification	Strongly Presumed (022)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating to walls				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G7		
Assessment no.	0026	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (018)	Condition	Low Damage		
Extent	3m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Board lining within door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G7	No access to electrics - live services	
Assessment no.	0027	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G8		
Assessment no.	0028	Accessibility			
Material Risk					
Identification	Strongly Presumed (020)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite black putty to ducting				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	1st Floor / F3		
Assessment no.	0029	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Presumed	Condition	Low Damage		
Extent	2no.	Asbestos Type	Chrysotile		
Location/ position	Gasket to water pipes				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G11		
Assessment no.	0030	Accessibility			
Material Risk					
Identification	Strongly Presumed (020)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite black putty to ducting				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G11	No access to electrics - live services	
Assessment no.	0031	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	
Building	22 Deansgate	Floor/ room	Ground Floor / G11		
Assessment no.	0032	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textiles around small boiler on bottom seal				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	22 Deansgate	Floor/ room	Ground Floor / G11		
Assessment no.	0033	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	1lm	Asbestos Type	Chrysotile		
Location/ position	Textiles around small boiler top seal				
Surface treatment	Surface Sealed				
Product type	Textiles				
Material risk	Low	Material risk score	5		
Action	Remove				



Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	
Building	22 Deansgate	Floor/ room	1st Floor / F4		
Assessment no.	0034	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Presumed	Condition	Low Damage		
Extent	1no.	Asbestos Type	Chrysotile		
Location/ position	Gasket to water pipes				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Remove				

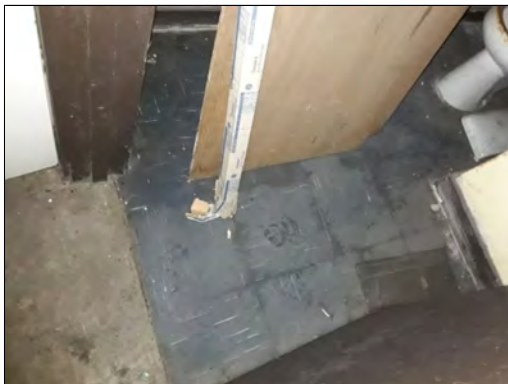
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G13		
Assessment no.	0035	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	14m²	Asbestos Type	Chrysotile		
Location/ position	Floor tiles and bitumen to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G14		
Assessment no.	0036	Accessibility			
Material Risk					
Identification	Strongly Presumed (020)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite black putty to ducting				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	22 Deansgate	Floor/ room	Ground Floor / G14		
Assessment no.	0037	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Bitumen pad under sink				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G14		
Assessment no.	0038	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (035)	Condition	Low Damage		
Extent	8m²	Asbestos Type	Chrysotile		
Location/ position	Floor tiles and bitumen to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph 
Building	22 Deansgate	Floor/ room	Ground Floor / G14		
Assessment no.	0039	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Board lining within fire door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				



Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	2nd Floor / S9	throughout ceiling void over rooms S9-S14	
Assessment no.	0040	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite putty to ducting				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	2nd Floor / S10		
Assessment no.	0041	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	6m²	Asbestos Type	Chrysotile		
Location/ position	Floor tiles and bitumen to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	2nd Floor / S13	No access to electrics - live services	
Assessment no.	0042	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	1st Floor / F5		
Assessment no.	0043	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Presumed	Condition	Low Damage		
Extent	1no.	Asbestos Type	Chrysotile		
Location/ position	Gasket to water pipes				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph 
Building	22 Deansgate	Floor/ room	1st Floor / F5		
Assessment no.	0044	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Floor tiles and bitumen to floor				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph 
Building	22 Deansgate	Floor/ room	1st Floor / F5		
Assessment no.	0045	Accessibility			
Material Risk					
Identification	Strongly Presumed (016)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G16	blue tiles continue under all partitions false walls	
Assessment no.	0046	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	80m²	Asbestos Type	Chrysotile		
Location/ position	Floor tiles and bitumen to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	
Building	22 Deansgate	Floor/ room	Ground Floor / G16		
Assessment no.	0047	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Bitumen pad under sink				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G16	nosing from ground floor to first floor	
Assessment no.	0048	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite stairs nosing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G17		
Assessment no.	0049	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (046)	Condition	Low Damage		
Extent	12m²	Asbestos Type	Chrysotile		
Location/ position	Floor tiles and bitumen to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph 
Building	22 Deansgate	Floor/ room	Ground Floor / G17		
Assessment no.	0050	Accessibility			
Material Risk					
Identification	Strongly Presumed (020)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite black putty to ducting				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				



Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G17	No access to electrics - live services	
Assessment no.	0051	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	
Building	22 Deansgate	Floor/ room	2nd Floor / S15		
Assessment no.	0052	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Bitumen to floor				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	22 Deansgate	Floor/ room	1st Floor / F6		
Assessment no.	0053	Accessibility			
Material Risk					
Identification	Strongly Presumed (016)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

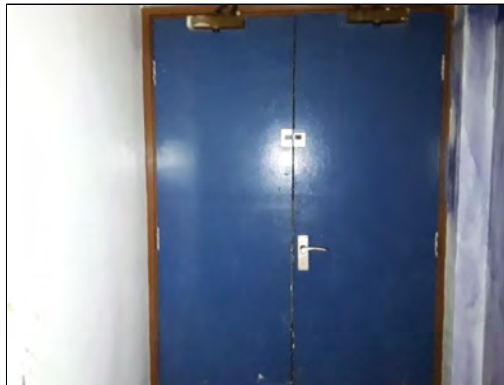


Assessment details				Comments	
Building	22 Deansgate	Floor/ room	Ground Floor / G18		
Assessment no.	0054	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Floor tiles and bitumen to floor				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G20	No access to electrics - live services	
Assessment no.	0055	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				

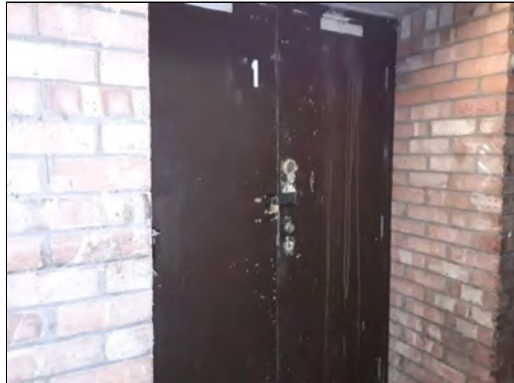
Assessment details				Comments	Photograph 
Building	22 Deansgate	Floor/ room	Ground Floor / G20		
Assessment no.	0056	Accessibility			
Material Risk					
Identification	Strongly Presumed (020)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite black putty to ducting				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	22 Deansgate	Floor/ room	Ground Floor / G20		
Assessment no.	0057	Accessibility			
Material Risk					
Identification	Strongly Presumed (054)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Floor tiles and bitumen to floor				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G20	2x double doors	
Assessment no.	0058	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	6m²	Asbestos Type	Amosite		
Location/ position	Board lining within doors				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	
Building	22 Deansgate	Floor/ room	Ground Floor / G23		
Assessment no.	0059	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Board breaching around door				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	22 Deansgate	Floor/ room	Ground Floor / G24 unit 1	No access - locked, no key available at time of survey	
Assessment no.	0060	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				

APPENDIX C - CERTIFICATES OF BULK SAMPLE ANALYSIS



Analysis Report

Report Number: **J049178**

Issue Date: 04/03/2021

Private & Confidential:
Property Alliance Group Ltd
Alliance House
Westpoint Enterprise Park
Clarence Avenue
Trafford Park
Manchester
M17 1QS

Premises of Sample Origin:
Premier House
22 Deansgate
Manchester
M3 1PH

Analyst: Sally Sanderson

Sampled by: Alex Haywood

Date of Sample Receipt: 02/03/2021

Date of Analysis: 03/03/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
1	CB002575	Textured coating to ceiling and walls	NAD
3	CB002576	Board panel to floor and debris	Amosite
4	CB002577	Textured coating to walls	NAD
5	CB002578	Board panel to floor and debris	Amosite

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

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Registered No. 5145774 Registered Office: 135 Slough Road, Datchet, SL3 9AE

Certificate of Analysis	Issue No: 7	Form 103	Issue Date: 20/02/17	Issue by: Quality Manager
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Manchester
M3 1PH

Analyst: Sally Sanderson

Sampled by: Alex Haywood

Date of Sample Receipt: 02/03/2021

Date of Analysis: 03/03/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
6	CB002579	Textured coating to ceiling and walls	NAD
7	CB002580	Floor tiles and bitumen to floor	Chrysotile (In adhesive only)
8	CB002581	Board boxing in ceiling void	Amosite
9	CB002582	Board lining to fire door	Chrysotile

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Manchester
M3 1PH

Analyst: Sally Sanderson

Sampled by: Alex Haywood

Date of Sample Receipt: 02/03/2021

Date of Analysis: 03/03/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
11	CB002583	Composite mastic to ducting	NAD
12	CB002584	Board lining to fire doors	Chrysotile
13	CB002585	Textiles seal around double glass doors	NAD
14	CB002586	Board panels in ceiling void	Amosite

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Manchester
M3 1PH

Analyst: Sally Sanderson

Sampled by: Alex Haywood

Date of Sample Receipt: 02/03/2021

Date of Analysis: 03/03/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
15	CB002587	Textured coating to walls	NAD
16	CB002588	Composite mastic to ducting	NAD
17	CB002589	Floor tiles and bitumen double layer to floor	NAD
18	CB002590	Board lining within door	Chrysotile + Amosite

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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M17 1QS

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22 Deansgate
Manchester
M3 1PH

Analyst: Sally Sanderson

Sampled by: Alex Haywood

Date of Sample Receipt: 02/03/2021

Date of Analysis: 03/03/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
20	CB002591	Composite black putty to ducting	NAD
21	CB002592	Vermiculite boxing's	NAD
22	CB002593	Textured coating to rear of section of walls	NAD
32	CB002594	Textiles around small boiler on bottom seal	NAD

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Analyst: Sally Sanderson

Sampled by: Alex Haywood

Date of Sample Receipt: 02/03/2021

Date of Analysis: 03/03/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
33	CB002595	Textiles around small boiler top seal	Chrysotile
35	CB002596	Floor tiles and bitumen to floor	Chrysotile (In tile and adhesive)
37	CB002597	Bitumen pad under sink	NAD
39	CB002598	Board lining within fire door	Chrysotile + Amosite

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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M3 1PH

Analyst: Sally Sanderson

Sampled by: Alex Haywood

Date of Sample Receipt: 02/03/2021

Date of Analysis: 03/03/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
40	CB002599	Composite putty to ducting	NAD
41	CB002600	Floor tiles and bitumen to floor	Chrysotile (In tile and adhesive)
44	CB002601	Floor tiles and bitumen to floor	NAD
46	CB002602	Floor tiles and bitumen to floor	Chrysotile (In tile and adhesive)

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Analyst: Sally Sanderson

Sampled by: Alex Haywood

Date of Sample Receipt: 02/03/2021

Date of Analysis: 03/03/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
47	CB002603	Bitumen pad under sink	NAD
48	CB002604	Composite stairs nosing	NAD
52	CB002605	Bitumen to floor	NAD
54	CB002606	Floor tiles and bitumen to floor	NAD

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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22 Deansgate
Manchester
M3 1PH

Analyst: Sally Sanderson

Sampled by: Alex Haywood

Date of Sample Receipt: 02/03/2021

Date of Analysis: 03/03/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
58	CB002607	Board lining within doors	Amosite
59	CB002608	Board breading around door	NAD

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Certificate of Analysis	Issue No: 7	Form 103	Issue Date:20/02/17	Issue by: Quality Manager
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APPENDIX D - GENERAL OBSERVATIONS

Building	Room no.	Description	Comments
22 Deansgate	G1	Ground Floor – G1	Ceiling concrete, walls painted concrete with plasterboard with woodchip, timber door and frame, copper pipes, modern electric boxes, floor covering floor tiles onto concrete
22 Deansgate	G10	Ground Floor – G10	Ceiling concrete, walls brick and concrete, timber stud partitions, timber door and frame, metal pipes, floor covering carpet, floor concrete, ceramic cistern, modern rubber stairs nosing, modern fire doors.
22 Deansgate	G11	Ground Floor – G11	Ceiling concrete, walls painted concrete with plasterboard with woodchip, timber door and frame, copper pipes, floor covering vinyl onto concrete , ceramic cistern, timber boxings
22 Deansgate	G12	Ground Floor – G12	Ceiling concrete, walls brick and concrete, timber door and frame, metal pipes, floor concrete , timber boxing around cask iron downpipes.
22 Deansgate	G13	Ground Floor – G13	Ceiling concrete walls plaster on concrete with plasterboard stud, timber door and frame, metal pipes, timber skirting boards, floor covering floor tiles onto concrete
22 Deansgate	G14	Ground Floor – G14	Ceiling concrete with modern suspended ceiling tiles, walls painted concrete with plasterboard with ceramic tiles, timber door and frame, copper pipes, floor covering floor tiles onto concrete , ceramic cistern , metal ducting, metal cylinder
22 Deansgate	G15	Ground Floor – G15	Ceiling concrete, walls brick and concrete, timber door and frame, metal pipes, floor concrete , timber boxing around cask iron downpipes.
22 Deansgate	G16	Ground Floor – G16	Ceiling concrete with modern suspended ceiling tiles, walls plaster on concrete with plasterboard stud, timber door and frame, metal pipes, timber skirting boards, floor covering floor tiles onto concrete, modern electric boxes, timber boxing
22 Deansgate	G17	Ground Floor – G17	Ceiling concrete, walls painted concrete with plasterboard with woodchip, timber door and frame, copper pipes, floor covering floor tiles onto concrete , ceramic cistern
22 Deansgate	G18	Ground Floor – G18	Ceiling concrete, walls brick and concrete, timber door and frame, metal pipes, floor concrete , timber boxing around cask iron downpipes.
22 Deansgate	G19	Ground Floor – G19	Ceiling concrete, walls painted concrete with plasterboard with woodchip, timber door and frame, copper pipes, floor covering floor tiles onto concrete , ceramic cistern

22 Deansgate	G2	Ground Floor – G2	Ceiling concrete, walls painted concrete with plasterboard with woodchip, timber door and frame, copper pipes, floor covering floor tiles onto concrete , ceramic cistern
22 Deansgate	G20	Ground Floor – G20	Ceiling concrete, walls painted concrete with plasterboard with woodchip, timber door and frame, copper pipes, floor covering floor tiles onto concrete , ceramic cistern
22 Deansgate	G21	Ground Floor – G21	Ceiling concrete, walls brick and concrete, timber door and frame, metal pipes, floor concrete , timber boxing
22 Deansgate	G22	Ground Floor – G22	Ceiling concrete, walls brick and concrete, timber door and frame, metal pipes, floor concrete , timber boxing
22 Deansgate	G23	Ground Floor – G23	Ceiling concrete, walls brick and concrete, timber door and frame, metal pipes, floor concrete , timber boxing
22 Deansgate	G24 unit 1	Ground Floor – G24 unit 1	No access - locked, no key available at time of survey
22 Deansgate	G3	Ground Floor – G3	Ceiling concrete, walls plaster on concrete, timber door and frame, metal pipes, timber skirting boards, floor covering quarry tiles onto concrete
22 Deansgate	G4	Ground Floor – G4	Ceiling concrete, walls brick and concrete, timber door and frame, metal pipes, floor concrete
22 Deansgate	G5	Ground Floor – G5	Ceiling concrete with modern suspended ceiling tiles, walls plaster on concrete, timber door and frame, metal pipes, timber skirting boards, floor covering carpet,quarry tiles onto concrete
22 Deansgate	G6	Ground Floor – G6	Ceiling concrete with modern suspended ceiling tiles, walls plaster on concrete, timber door and frame, metal pipes, timber skirting boards, floor covering quarry tiles onto concrete
22 Deansgate	G7	Ground Floor – G7	Ceiling concrete, walls painted concrete with plasterboard with woodchip, timber door and frame, copper pipes, floor covering floor tiles onto concrete
22 Deansgate	G8	Ground Floor – G8	Ceiling concrete with modern suspended ceiling tiles, walls painted concrete with plasterboard with ceramic tiles, timber door and frame, copper pipes, floor covering ceramic tiles onto concrete , ceramic cistern , metal ducting, metal cylinder
22 Deansgate	G9	Ground Floor – G9	Ceiling concrete,walls brick and concrete, timber door and frame, metal pipes, floor covering carpet, floor concrete , timber boxing around cask iron downpipes.
22 Deansgate	F1	1st Floor – F1	Ceiling concrete with modern suspended ceiling tiles, walls concrete with timber cladding, copper pipes, metal ducting, modern sink pad, timber door and frame, ceramic tiles skirting boards, floor covering ceramic tiles, floor concrete

22 Deansgate	F2	1st Floor – F2	Ceiling concrete with modern suspended ceiling tiles, walls concrete with timber cladding, copper pipes, metal ducting, modern sink pad, timber door and frame, ceramic tiles skirting boards, timber boxing around ducting, floor covering ceramic tiles, floor concrete, stainless steel kitchen equipment, bamboos ceiling sections, plastic soil pipes, AIB ceiling infill panel sampled on second floor
22 Deansgate	F3	1st Floor – F3	Ceiling concrete with modern suspended ceiling tiles, walls concrete with timber cladding, copper pipes, metal ducting, modern sink pad, timber door and frame, ceramic tiles skirting boards, floor covering carpet/ceramic tiles, floor concrete, ceramic cistern
22 Deansgate	F4	1st Floor – F4	Ceiling concrete with modern suspended ceiling tiles, walls concrete with timber cladding, copper pipes, modern sink pad, timber door and frame, timber skirting boards, floor covering carpet, floor concrete.
22 Deansgate	F5	1st Floor – F5	Ceiling concrete with modern suspended ceiling tiles, walls concrete with timber cladding, copper pipes, modern sink pad, timber door and frame, timber skirting boards, floor covering carpet, floor concrete.
22 Deansgate	F6	1st Floor – F6	Ceiling concrete , walls concrete with plasterboard, copper pipes, modern sink pad, timber door and frame, timber skirting boards, floor covering quarry tiles, floor concrete, ceramic cistern
22 Deansgate	S1	2nd Floor – S1	Ceiling concrete ,plaster on brick with plasterboard, timber door and frame, copper pipes, timber skirting boards, timber boxing around concrete columns, floor covering quarry tiles, floor concrete
22 Deansgate	S10	2nd Floor – S10	Ceiling concrete, walls plaster on brick with plasterboard stud, timber door and frame, timber skirting boards, metal ducting and pipes, floor covering floor tiles and bitumen, floor concrete
22 Deansgate	S11	2nd Floor – S11	Ceiling concrete with modern suspended ceiling tiles , walls plaster on brick/plasterboard, timber door and frame, copper pipes, timber skirting boards, timber boxing, floor covering carpet, floor concrete
22 Deansgate	S12	2nd Floor – S12	Ceiling concrete with modern suspended ceiling tiles , walls plaster on brick/plasterboard, timber door and frame, copper pipes, timber skirting boards, timber boxing, floor covering carpet, floor concrete
22 Deansgate	S13	2nd Floor – S13	Ceiling concrete with modern suspended ceiling tiles , walls plaster on brick/plasterboard, timber door and frame, copper pipes, timber skirting boards, timber boxing, floor covering carpet, floor concrete
22 Deansgate	S14	2nd Floor – S14	Ceiling concrete with modern suspended ceiling tiles , walls plaster on brick/plasterboard, timber door and frame, copper pipes, timber skirting boards, timber boxing, floor covering carpet, floor concrete

22 Deansgate	S15	2nd Floor – S15	Ceiling concrete with modern suspended ceiling tiles , walls plaster on brick/plasterboard with timber cladding, timber door and frame, copper pipes, timber skirting boards, timber boxing, floor covering carpet, floor concrete
22 Deansgate	S2	2nd Floor – S2	Ceiling concrete, walls plaster on brick with plasterboard, timber door and frame, copper pipes, timber skirting boards, timber boxing around concrete columns, floor covering quarry tiles, floor concrete
22 Deansgate	S3	2nd Floor – S3	Ceiling concrete, walls plaster on brick with plasterboard, timber door and frame, copper pipes, timber skirting boards, timber boxing around concrete columns, floor covering quarry tiles, floor concrete
22 Deansgate	S4	2nd Floor – S4	Ceiling concrete, walls plaster on brick with plasterboard, timber door and frame, copper pipes, timber skirting boards, timber boxing, floor covering quarry tiles, floor concrete
22 Deansgate	S5	2nd Floor – S5	Ceiling concrete with modern suspended ceiling tiles , walls plaster on brick with timber cladding, timber door and frame, copper pipes, timber skirting boards, timber boxing, floor covering carpet, floor concrete
22 Deansgate	S6	2nd Floor – S6	Ceiling concrete with modern suspended ceiling tiles , walls plaster on brick with timber cladding, timber door and frame, copper pipes, timber skirting boards, timber boxing, floor covering carpet, floor concrete
22 Deansgate	S7	2nd Floor – S7	Ceiling concrete, walls plaster on concrete with woodchip, timber door and frame, metal pipes, ceramic cistern, timber wall panels, floor covering carpet onto concrete, timber ducting
22 Deansgate	S8	2nd Floor – S8	Ceiling concrete with modern suspended ceiling tiles, walls brick with plasterboard stud, timber door and frame, metal pipes, timber and plasterboard boxings, floor covering carpet onto concrete.
22 Deansgate	S9	2nd Floor – S9	Ceiling concrete with modern suspended ceiling tiles , walls plaster on brick/plasterboard with timber cladding, timber door and frame, copper pipes, timber skirting boards, timber boxing, floor covering carpet, floor concrete

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/assessment tables within this report.

Drawing not to scale

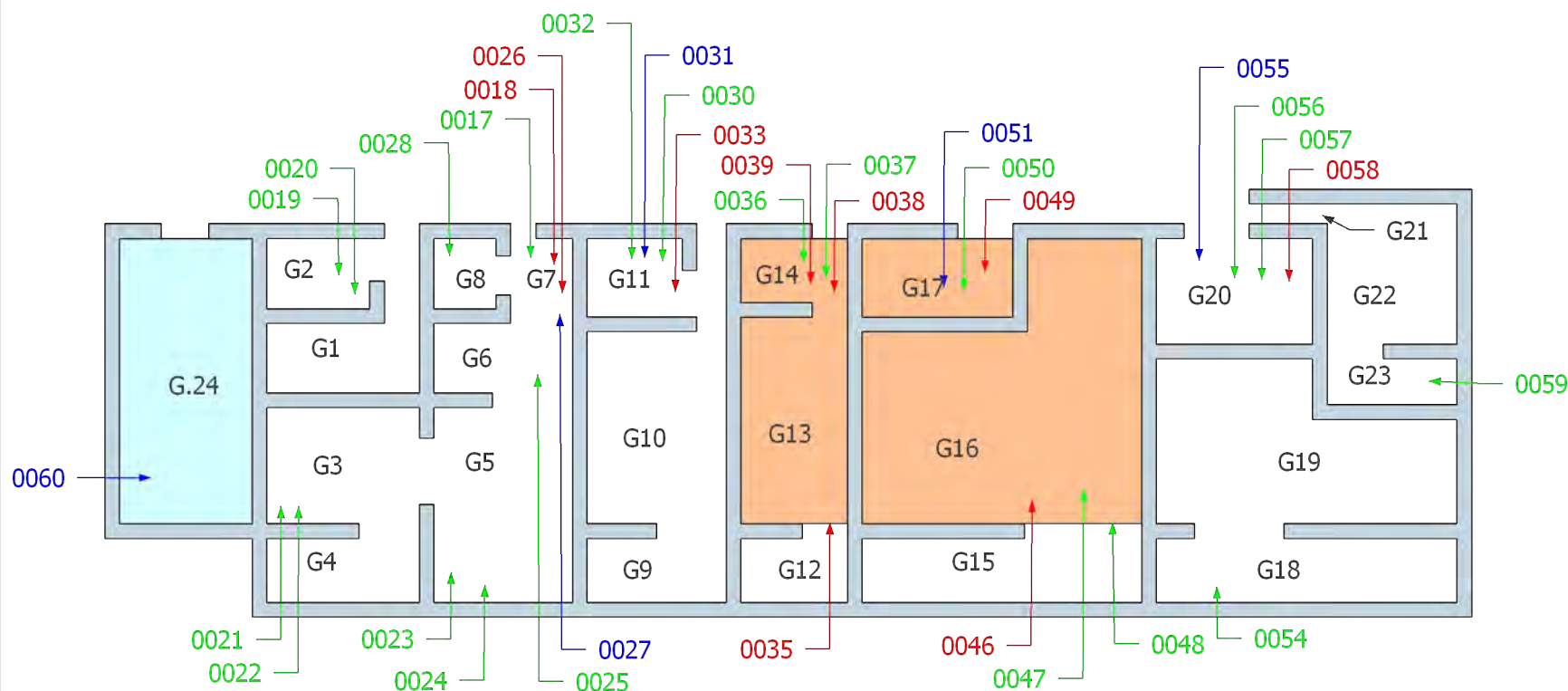
Survey reference:
J49178

Survey date:
February 2021

Building:
Main

Floor:
Ground

Site address:
Premier House,
22 Deansgate,
Manchester,
M3 1PH



Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan
indicate point of assessment,
observation or no access only.
For full extents see register/
assessment tables within this report.

Drawing not to scale

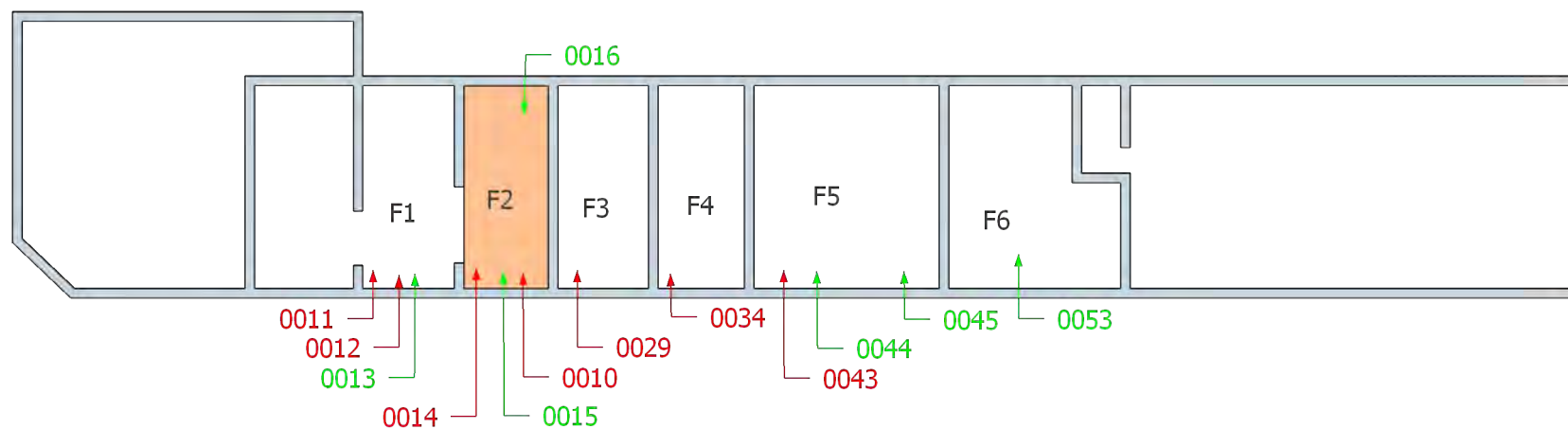
Survey reference:
J49178

Survey date:
February 2021

Building:
Main

Floor:
First

Site address:
Premier House,
22 Deansgate,
Manchester,
M3 1PH



Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan
indicate point of assessment,
observation or no access only.
For full extents see register/
assessment tables within this report.

Drawing not to scale

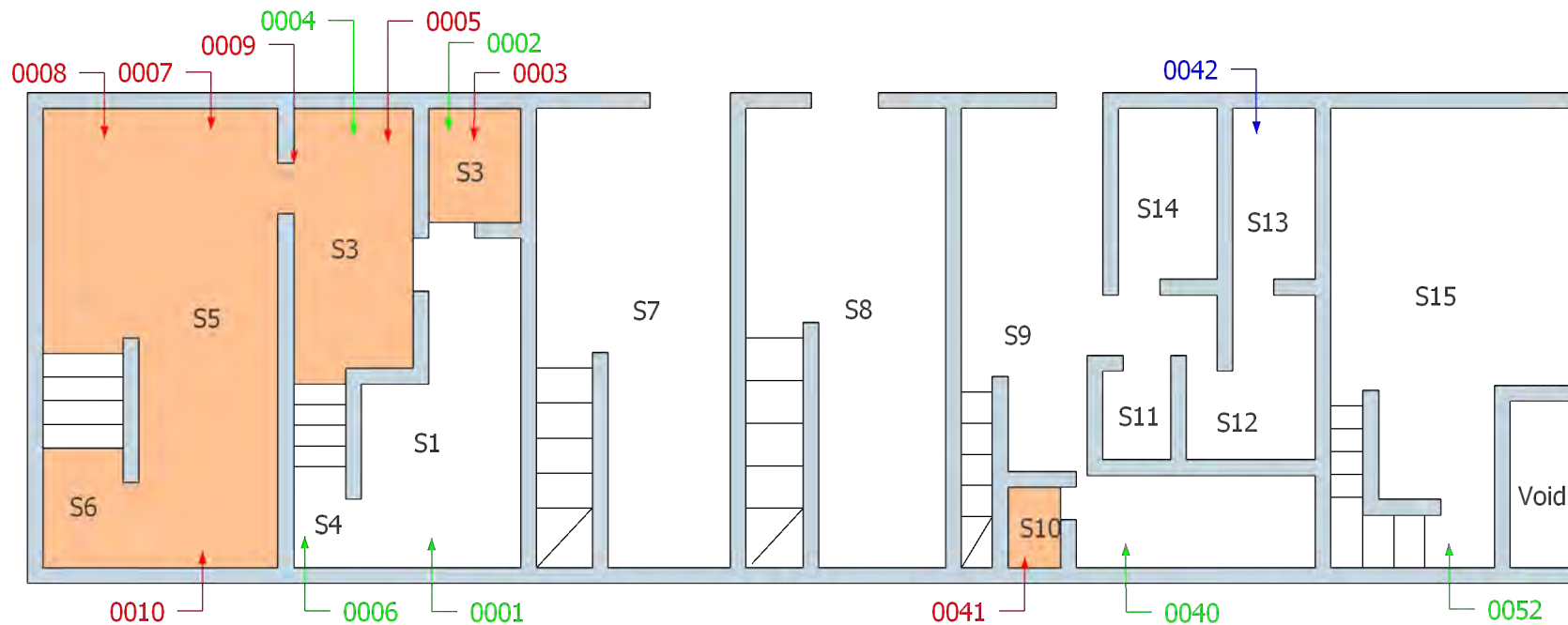
Survey reference:
J49178

Survey date:
February 2021

Building:
Main

Floor:
Second

Site address:
Premier House,
22 Deansgate,
Manchester,
M3 1PH



End of report