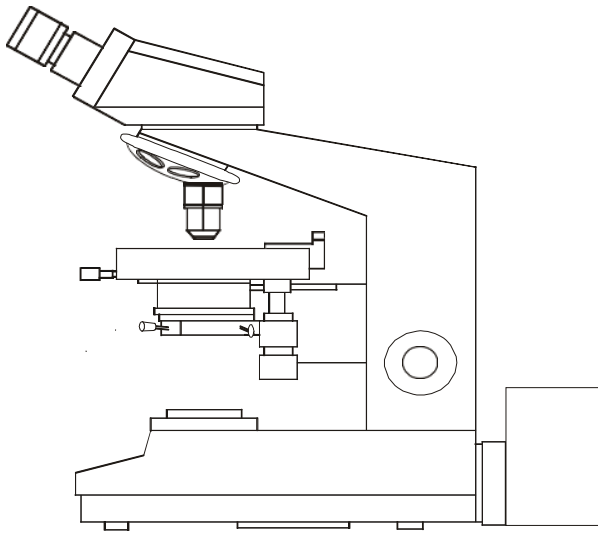


Quality Consultants



Occupational
Hygiene
Health and
Safety

Asbestos Survey

18 Kenyon Lane, Manchester. M40 9JQ

Technical Report

Report No.	QC/12691/1
Date:	28/10/2025
Revision No.	N/A

Refurbishment and Demolition (specified areas)
Asbestos Survey
at
18 Kenyon Lane, Manchester. M40 9JQ

Prepared For:

Qasim Najimi

Dreamland Q&K Properties Ltd.

18 Kenyon Lane, Manchester. M40 9JQ



Report Release Sheet for the
Survey for:

Qasim Najimi

Dreamland Q&K Properties Ltd.

18 Kenyon Lane, Manchester. M40 9JQ

Report No. QC/12691/1

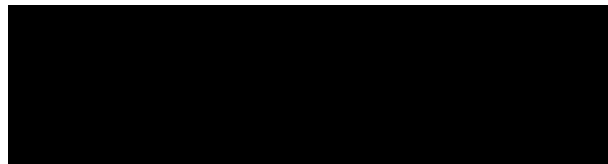
Date of Survey 24/10/2025

Survey Address:

**18 Kenyon Lane,
Manchester. M40 9JQ**

Date of Issue: 28/10/2025

Report Authorised By:



Mr J. MacDonald FRSPH. Dip. HSM. Dip.
(Construction) HSM. CoCA. S301.

Quality Consultants

**18 Kenyon Lane
Manchester
M40 9JQ**

A Refurbishment and Demolition (specified areas) survey was carried out at 18 Kenyon Lane.

This report covers Area 1 to the front of the building on Kenyon Lane. A separate report will cover Area 2, which comprised the W.C.s and part of the Storeroom to the rear of the building adjacent to Ebsworth Street.

Area 1.

GF1.

Solid floor, solid walls, and OSB (oriented strand board) flat roof.

The wooden floors and plasterboard ceilings had been removed prior to the survey.

GF2.

Solid floor, solid walls and OSB (oriented strand board) flat roof.

The wooden floors had been removed revealing the floor joists.

The plastic pipework was uninsulated.

External.

The flat roof was covered with a rubber membrane.

No asbestos containing materials were observed.

1.1 Executive Summary

- 1.1.0 If this asbestos survey is intended to form part of the basis for a tender or quotation for asbestos removal. Any contractor must satisfy themselves as to the full extent and difficulties of gaining access to the identified asbestos materials

Please also note that any priority assessments reported are not usually part of the survey, but are given to assist in the formulation of the management plan. This is usually formulated by the person responsible for the management of the asbestos material and not the surveyor. Any priority assessment scores that may be given are provisional and based on the surveyors' assessment at the time of survey. As the survey takes place over a relatively short period, there will not be time to form an accurate assessment of factors such as normal occupancy or activity levels.

- 1.1.1 The property located at **18 Kenyon Lane, Manchester M40 9JQ** was surveyed commencing the 24/10/2025 by Quality Consultants. The survey was carried out to the requirements of an HSG264 2012 Refurbishment and Demolition (specified areas) Asbestos Survey.

No Samples Were Taken.

No Asbestos Containing Materials Observed.

Photographs of Interest



Area 1 to front of building – due for demolition



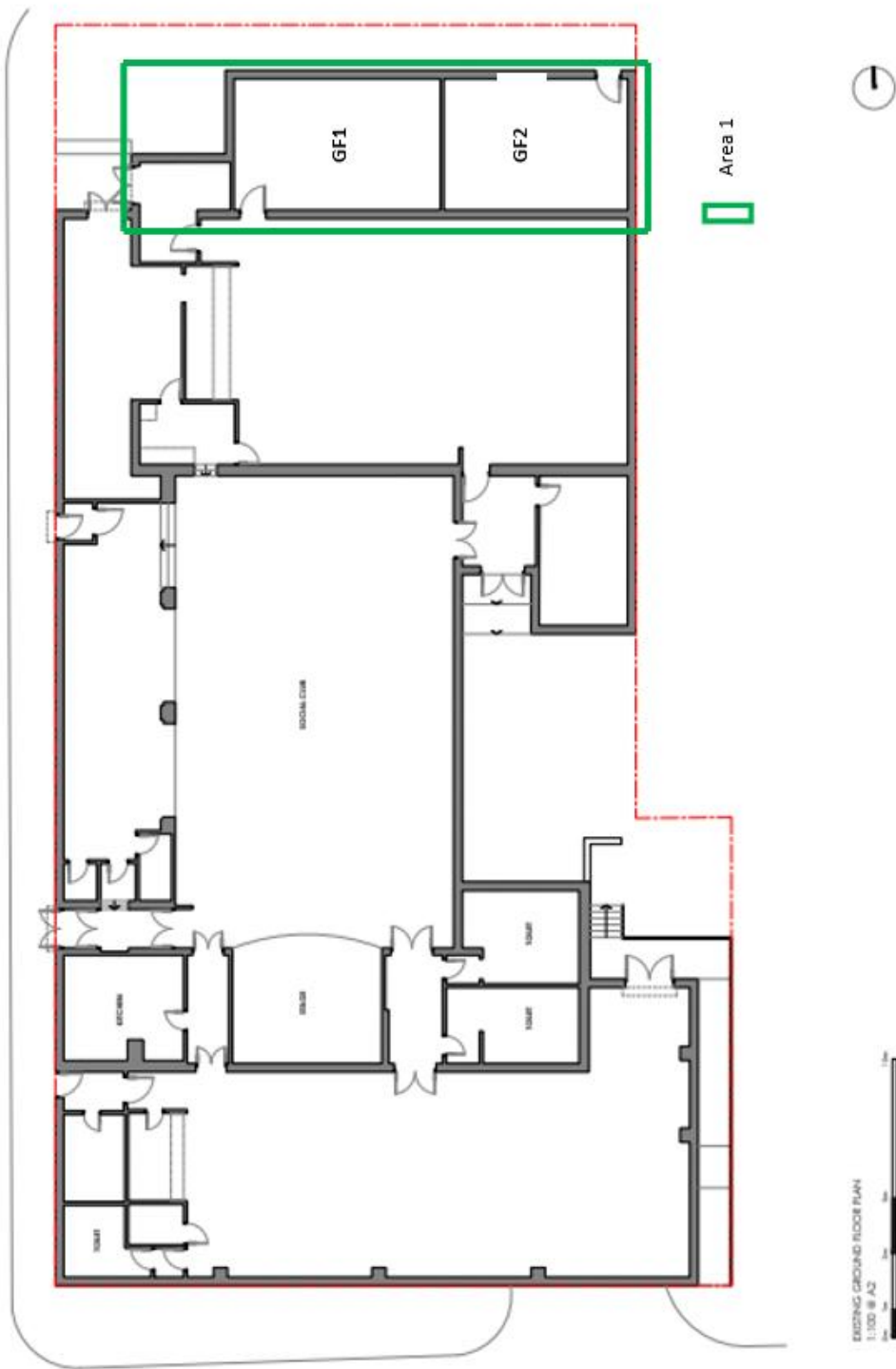
Area 1 – oriented strand board to flat roof



Area 1, GF1 interior – wooden floor and plasterboard ceiling removed



Area 1, GF2 interior – wooden floor removed revealing floor joists



1.2 Description of Site

General survey remit -

1.2.1	The object of this survey is to identify the presence of asbestos containing materials within the structure.
Specific Instructions:	Asbestos survey of the property to client specified level and extent. Refurbishment and Demolition (specified areas) survey.
General Area:	Former Social Club.
Areas Inspected:	Area 1 – to front of building on Kenyon Lane (see plan page 8).
External Structure:	Brick.
Roof Structure and Materials:	Flat roof covered with rubber membrane.
Rainwater Goods:	Plastic.
Internal Partitions and Materials:	Solid walls.
Plans and Previous Surveys:	Architect's plans.
Specific Areas Excluded:	Remainder of building.
Ducts:	N/A
Boiler Room:	N/A
General Comment:	Unoccupied.
Separate Notes:	N/A

Section 1.3 Results and Recommendations

- 1.3.0** It should be noted that some items such as fire doors and old electrical installations are not always sampled if it would compromise the health and safety or security of the site or the occupants.

This report and any accompanying drawings should be consulted prior to any alteration, building or demolition works. All building users and workmen should be aware of the contents of this report. Any person using this report must satisfy themselves as to the full extent of the asbestos material contained within this site, including any which may be hidden behind known or presumed asbestos.

Please note that the report may not identify any asbestos material. It can however never be stated that a building is asbestos free. There always remains the possibility, however slight, that some asbestos material may remain concealed within the structure of the building, for example in sealed under floor ducts or within wall cavities.

Even if this report indicates that no asbestos material has been identified, workmen must always remain vigilant, and refer any suspicious material for identification, and if positive, to be added to the asbestos register and included in the management plan.

The following paragraphs apply to all asbestos materials found on site.

- 1.3.1** Comments applicable to all identified asbestos materials

There is no obligation to remove any asbestos identified, unless the building is to be demolished. However the asbestos material must be maintained in a safe condition. This may involve treating it with a suitable sealant, or encapsulating the material within a ducting. These areas of asbestos must be marked, possibly with stickers or other means, to prevent accidental damage.

A management plan must be instituted to encompass all the asbestos material identified. This written plan will incorporate:-

- A register of all known or suspected asbestos material - such as this report
- A periodic schedule for inspection of asbestos items - each item to be risk assessed, and appropriate remedial or removal actions carried out.

- A contingency plan dealing with asbestos incidents, showing the chain of responsibility, as well as what emergency actions are required
- A Permit to Work system so that workmen do not accidentally encounter asbestos items. The permit will detail any asbestos material that may be encountered. This will allow for appropriate provision to be made in method of work

General issues raised by the samples identified

Removal of asbestos material other than asbestos cement and asbestos containing plastics and gaskets, is subject to a statutory 14 day notification to the Health and Safety Executive (HSE). This is a condition of the removal contractor's license, and other restrictions may apply, at the discretion of the HSE.

1.3.2 General recommendations for any Asbestos Cement(A.C.S.)

The A.C.S. materials identified in the sample pages fall outside the regulations, and can be removed by a competent general contractor.

However the general contractor engaged to work on these structures must be competent at dealing with asbestos cement products, and must have a working knowledge of the requirements of guidance booklet ""Working With Asbestos Cement"" HSG 189/2 Issue 2 1999 HSE Books. The books Introduction to Asbestos Essentials, HSG 213, and Asbestos Essentials Task Manual, HSG 20, are also useful background information to all contractors who may encounter asbestos products during their activities. This will be supported by UKATA or equivalent asbestos awareness training for supervisors and operatives

Any asbestos cement debris will require careful separation from the balance of building material, as all contaminated material must be disposed of as hazardous waste.

1.3.3 All the remaining forms of asbestos material identified will require a licensed asbestos removal for treatment or removal. The contractor will conduct the necessary risk assessments and submit the required notifications before the commencement of work.

Section 1.4 Sample Location Photographs and Risk Assessments

1.4.1 Material Risk Assessments

1.4.1.1 Risk Assessment

Airborne asbestos fibres are recognised as being a serious health risk when inhaled. The risk of fibre release is partly as a result of the material itself, and partly as a consequence of human activities. The risk assessment, logically, then has two components. The Material Risk Assessment assesses the risk represented by the material itself, and the Priority Assessment, which is an ongoing evaluation of the activities in the vicinity of the asbestos which may cause fibre release. It is always best to look at the Priority score for a given situation. The score presented in this report is a provisional one based on a single observation, and therefore must be revised periodically by the Duty Holder.

1.4.1.2 Material Assessments

HSG264 recommends the use of a simple algorithm or formula to take into account the main influencing factors, which affect the release of asbestos fibres. The airborne fibres are the main cause of concern, and exposure to them will have serious medical consequences.

1.4.1.3 This method applies a numeric score to each factor so that the relative risk can be estimated. These scores are added together, and the result is a Material Assessment, which can be used to evaluate different materials. The main elements of this as suggested in the guidance material are:-

- Product type
- Extent of damage or deterioration
- Surface treatment
- Asbestos Type

Each of these parameters is assigned a score, within the range of 0 (or 1) to 3, and added to produce the final result. The score represents an evaluation of the product, and it is possible that two people could arrive at a slightly different score.

1.4.1.4 Materials with a score of 10 or more represent a high risk with significant potential to release fibres. A score of 7 to 9 represents a medium risk A score of 5 to 6 represents a low risk A score of 4 or less is a negligible risk The scores are assigned along the following guidelines:

1.4.1.5 Product Type

Score 1 – Asbestos reinforced composites (for example plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints, decorative finishes, asbestos cement etc.)

Score 2 – Asbestos insulating Board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.

Score 3 – Thermal insulation, (for example pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing.

1.4.1.6 Extent of Damage / Deterioration

Score 0 – Good condition - no visible damage

Score 1 – Low damage – a few scratches or surface marks, broken edges etc.

Score 2 – Medium damage – significant breakage of materials, or several small areas where material has been damaged revealing loose asbestos fibres.

Score 3 – High damage or delamination of materials sprays and thermal insulation. Visible asbestos debris.

1.4.1.7 Surface Treatment

Score 0 – Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles

Score 1 – Enclosed sprays and lagging, asbestos insulation board (with exposed face painted or encapsulated) asbestos cement sheets etc.

Score 2 – Unsealed asbestos insulating board, encapsulated lagging and sprays

Score 3 – Unsealed laggings and sprays.

1.4.1.8 Asbestos

Score 1 – Chrysotile (White)

Score 2 – Any Amphibole asbestos excluding crocidolite

Score 3 – Crocidolite

1.4.2 Priority Assessments

- 1.4.2.1** The material assessment gives an indication of the materials which will most readily release fibres if disturbed. It does not follow that those with the highest score must be given the highest remedial priority. The other factors which can cause fibre release and which must be taken into account for the Management Plan are:

Maintenance Activity Occupant Activity Likelihood of disturbance Human exposure potential

The priority assessment is normally carried out on a periodic basis (often 1, 6 or 12 month intervals) by the duty holder, and does not form part of the standard asbestos survey. It is only relevant for management surveys, where there is a requirement for an on-going management plan. Pre-demolition surveys precede major refurbishment or demolition projects and, as asbestos is normally removed at this time, the ongoing management is not a consideration. There are situations where the surveyor will perform, if requested, a provisional priority assessment in order to facilitate the initial drafting of the management plan. The priority assessment ratings will vary over time, reflecting any changes in usage or condition of the areas containing the asbestos material.

- 1.4.2.2** The Priority assessment is normally carried out periodically by the Duty Holder, as there can be considerable variations to the risk as usage of the area, or circumstances change.
- 1.4.2.3** A Combined score of 17+ (Category A) warrants urgent consideration, as at this level there is almost a certainty of asbestos fibre exposure. The exposure may not be uniform, but immediate steps should be taken to seal or isolate the area, and plans made to remove the asbestos.
- 1.4.2.4** A Combined score of 13 to 16+ (Category B) warrants urgent consideration, as at this level there is almost a certainty of asbestos fibre exposure. The exposure may not be uniform, but immediate steps should be taken to seal or isolate the area, and plans made to remove the asbestos. An inspection interval of 6 months is suggested, and immediate steps are taken as soon as any damage or deterioration is noted.
- 1.4.2.5** A Combined score of 8 to 12 (Category C) does not pose an immediate risk as the likelihood of fibre release is low under prevailing conditions. An inspection period of 12 months is appropriate to monitor and damage or deterioration, and for any change of circumstances.