DONALD INSALL ASSOCIATES

Marlsbro House

145172/LO/2026: Condition 4

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Version Control

Rev	Date	Auth	Check	Notes
001	23.04.2026	KXM	KXM	Issue for condition discharge

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1. Condition 4 Requirements

Condition 4 of listed building consent (RN: 145172/LO/2026) application approved on 13 April 2026 requires:

4) Prior to and during the works a full photographic record of the areas of removal shall be undertaken and shall be submitted to and approved in writing by the City Council as local planning authority.

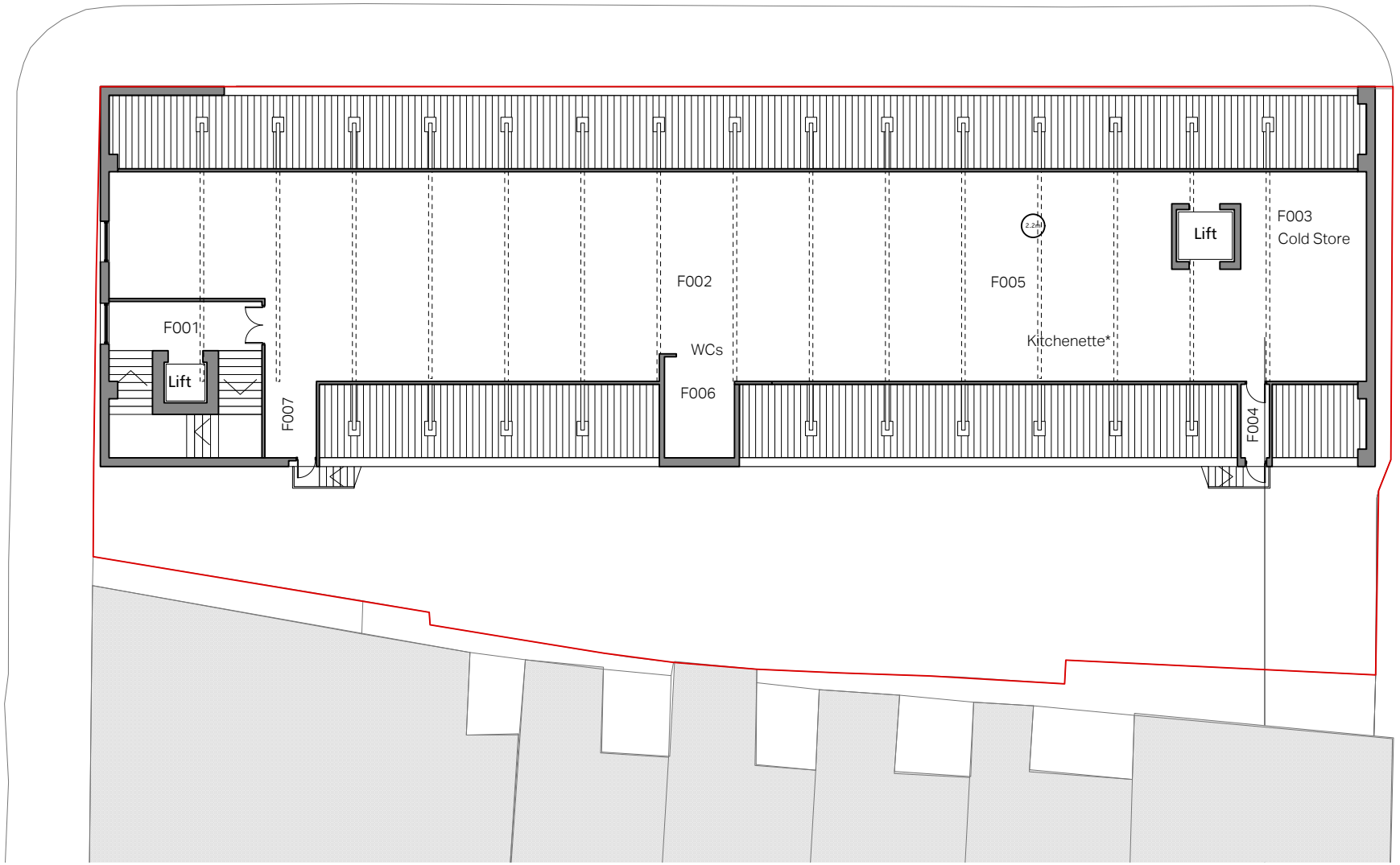
Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

The 4th floor is now a closed site due to the presence of asbestos and it is not possible to undertake a photographic survey. Operatives can only enter with full hazmat protection and cannot take equipment such as cameras into the area.

The following 4th floor photographic record (surveyed in 2021) in Section 2, alongside the photographs contained within the Asbestos Refurbishment Survey (Dec 2025) submitted as part of the application and contained within Section 3 are provided to seek partial discharge of Condition 4 in terms of information which can be supplied prior to the start of the asbestos removal works.

At the beginning of the asbestos removal, when the site has been fully set up and protection measures are in place, the watching brief (required as part of condition 3) will commence with a photographic survey through vision panels of the existing condition of the areas proposed for removal alongside a small trial section of removal to allow the fixing arrangement to be confirmed before proceeding.

2. 2021 Survey



Fourth Floor Plan (architecture M)

Fourth Floor Site Photos



FF001 *looking south west*



FF001 *c.1960 lift*



FF001 *c.1960 window in south west wall*



FF02 *(South west end)*



FF002 *late-20th century clerestorey glazing*



FF002 *looking south west*



FF002 *looking north east*



FF002 *looking south west (note: modern partitions removed)*



FF002 *north west wall*



FF006 *Edwardian / Interwar WC*



FF005 *View from kitchenette looking north west*



FF002 *looking north east to FF05*



FF005 *looking north towards lift*



FF005 *south east wall*



FF005 *south east wall*



FF002 *Looking south west (modern partition removed)*



FF002 *north west wall*



FF011 *north west wall*



FF011 *north west wall*



FF011 *Ext view from north west*



FF011 *South east wall*



FF005 *kitchenette, looking to south east wall*



FF003 *Cold Store*



FF003 *Cold Store*



FF005 *View looking south east to kitchenette*

3. Asbestos Refurbishment Survey (Dec 2025)



Asbestos Refurbishment Survey

Marlsbro House Newton Street, Manchester, M1 1ED.

Surveyed On: 19 Dec 2025

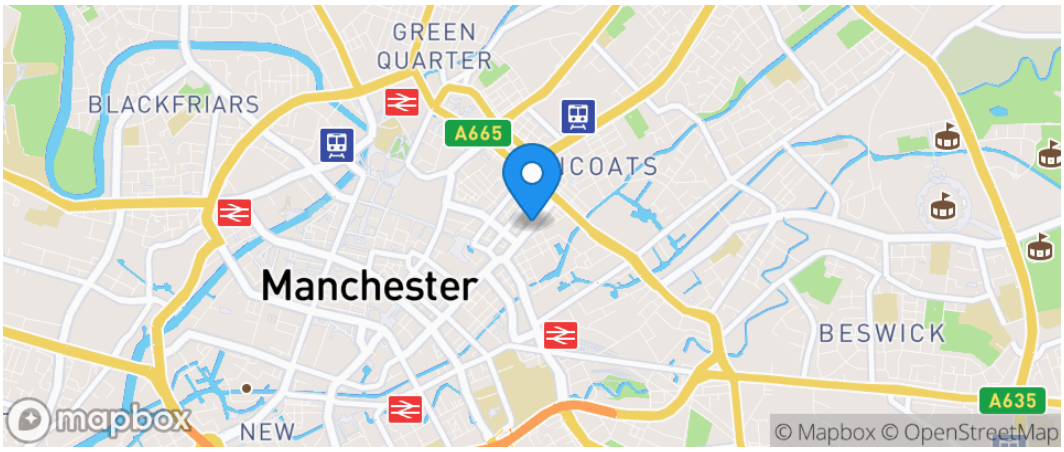
Our Ref: RS03842

Job Id: 154

Ranson Surveying
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Ranson Surveying
Asbestos Consultancy

Report Details

Report By	Ranson Surveying
Client	Global Asbestos Solutions Ltd.
Project	RS03842
Site Address	Marlsbro House Newton Street, Manchester, M1 1ED.
Site Coordinates	53.4822522, -2.2323875
Site Location	
Scope of Work	This survey contains additional dust/debris sampling of the building's main loft area, to ascertain the extent of asbestos contamination. It is to be read in conjunction with the original survey report 333/002 by DR Environmental Ltd (dated 18-01-21).
Surveyors	Nigel Brown
Survey Dates	19 Dec 2025
QC Date	30 Dec 2025

Totals

An overview of the data collected on site, during the survey

Very Low	Low	Medium	High
0	1	7	10

Table of Contents

Sign Off 4

Introduction 4

Executive Summary 4

- Variations to Scope 4
- Summary of Asbestos-Containing Materials 5
- Summary of Non-Asbestos-Containing Materials 6
- Summary of Locations or Items of Limited Access 7

Register 8

Inspected Locations and Items 10

Inspection Photographs 12

Appendices 39

- undefined 39
- Bulk Sample Test Certificates 42
- Types of Asbestos Survey 44
- Conditions and exclusions 45
- Material Assessment Scores 47
- Asbestos Materials 48

Sign Off

Quality Control
D RANSON
30th Dec 2025

Introduction

This survey was conducted in accordance with **HSG 264 (Asbestos: The Survey Guide)**. Ranson Surveying cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. Ranson Surveying cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access. Ranson Surveying cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to that necessary for taking of the samples.

Executive Summary

Variations to Scope

All areas within scope were accessed during the survey

Summary of Asbestos-Containing Materials

These suspected materials were assessed as **asbestos-containing**.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
Main Building / 3 / 3/ 001 - Open Plan Area	Ceiling adjacent central staircase	Insulating Board	6 Low	Removal by licensed contractor	13
Main Building / 4 / 4/ 001 - Lift Lobby	Ceiling	Insulating Board	8 Medium	Removal by licensed contractor	15
Main Building / 4 / 4/ 002 - Loft	Beam cladding and infill panels	Insulating Board	7 Medium	Removal by licensed contractor	21
Main Building / 4 / 4/ 002 - Loft	Cladding to fire door in fire escape	Insulating Board	10 High	Removal by licensed contractor	22
Main Building / 4 / 4/ 002 - Loft	Debris	Insulating Board	10 High	Removal by licensed contractor	23
Main Building / 4 / 4/ 002 - Loft	Debris	Insulating Board	10 High	Removal by licensed contractor	24
Main Building / 4 / 4/ 002 - Loft	Floor	Debris	10 High	Removal by licensed contractor	17
Main Building / 4 / 4/ 002 - Loft	Floor	Debris	10 High	Removal by licensed contractor	18
Main Building / 4 / 4/ 002 - Loft	Floor	Debris	10 High	Removal by licensed contractor	20
Main Building / 4 / 4/ 002 - Loft	Fuse box	Textile	7 Medium	Removal by licensed contractor	27
Main Building / 4 / 4/ 002 - Loft	Wall	Insulating Board	8 Medium	Removal by licensed contractor	25
Main Building / 4 / 4/ 002 - Loft	Wall panels and debris with toilet areas	Insulating Board	10 High	Removal by licensed contractor	26
Main Building / 4 / 4/ 003 - Loft	Ceiling	Insulating Board	9 Medium	Removal by licensed contractor	36
Main Building / 4 / 4/ 003 - Loft	Cladding to lift area	Insulating Board	9 Medium	Removal by licensed contractor	34
Main Building / 4 / 4/ 003 - Loft	Debris	Cement	7 Medium	Removal by licensed contractor	37
Main Building / 4 / 4/ 003 - Loft	Debris	Insulating Board	10 High	Removal by licensed contractor	35

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Building / Level / Location	Item	Material	Material Score	Recommendation	Page
Main Building / 4 / 4/003 - Loft	Floor	Debris	10 High	Removal by licensed contractor	30
Main Building / 4 / 4/003 - Loft	Floor	Debris	10 High	Removal by licensed contractor	31

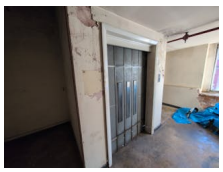
Summary of Non-Asbestos-Containing Materials

These suspected materials were assessed as **non-asbestos-containing**.

Building / Level / Location	Item	Material	Page
Main Building / 4 / 4/001 - Lift Lobby	Floor	Debris	14
Main Building / 4 / 4/002 - Loft	Floor	Debris	19
Main Building / 4 / 4/003 - Loft	Floor	Debris	29
Main Building / 4 / 4/003 - Loft	Floor	Debris	32
Main Building / 4 / 4/003 - Loft	Floor	Debris	33

Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see **Report Details (p. 2)** and **Variations to Scope (p. 4)**.

Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
Main Building / 4 / 4/ 001 - Lift Lobby	Location	Limited Access / Beyond Client Defined Scope Of Survey to Access Within Lift			16
Main Building / 4 / 4/ 002 - Loft	Location	Limited Access / Suspect Asbestos Present			28
Main Building / 4 / 4/ 002 - Loft	Debris	Limited Access / Reasons Of Health And Safety			23
Main Building / 4 / 4/ 002 - Loft	Debris	Limited Access / Reasons Of Health And Safety			24
Main Building / 4 / 4/ 002 - Loft	Wall panels and debris with toilet areas	Limited Access / Physically Restricted Space			26
Main Building / 4 / 4/ 003 - Loft	Debris	Limited Access / Reasons Of Health And Safety			37
Main Building / 4 / 4/ 003 - Loft	Debris	Limited Access / Reasons Of Health And Safety			35

Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Main Building / 3 / 3/001 - Open Plan Area	Ceiling adjacent central staircase	Insulating Board	Sample S011	3m²	Amosite and Chrysotile	2	1	1	6 Low	Removal by licensed contractor	13
Main Building / 4 / 4/001 - Lift Lobby	Ceiling	Insulating Board	Cross Reference Sample 4	20m²	Chrysotile and Crocidolite	2	2	1	8 Medium	Removal by licensed contractor	15
Main Building / 4 / 4/002 - Loft	Beam cladding and infill panels	Insulating Board	Sample Sample 3	1m² each	Amosite, Chrysotile and Crocidolite	1	2	1	7 Medium	Removal by licensed contractor	21
Main Building / 4 / 4/002 - Loft	Cladding to fire door in fire escape	Insulating Board	Cross Reference Sample 3	2m²	Amosite, Chrysotile and Crocidolite	2	3	2	10 High	Removal by licensed contractor	22
Main Building / 4 / 4/002 - Loft	Debris	Insulating Board	Cross Reference Sample 3	Throughout eaves	Amosite, Chrysotile and Crocidolite	2	3	2	10 High	Removal by licensed contractor	23
Main Building / 4 / 4/002 - Loft	Debris	Insulating Board	Cross Reference Sample 3	Throughout eaves	Amosite, Chrysotile and Crocidolite	2	3	2	10 High	Removal by licensed contractor	24
Main Building / 4 / 4/002 - Loft	Floor	Debris	Sample S002	6m²	Chrysotile	3	3	3	10 High	Removal by licensed contractor	17
Main Building / 4 / 4/002 - Loft	Floor	Debris	Sample S003	10m²	Chrysotile	3	3	3	10 High	Removal by licensed contractor	18
Main Building / 4 / 4/002 - Loft	Floor	Debris	Sample S005	10m²	Chrysotile	3	3	3	10 High	Removal by licensed contractor	20
Main Building / 4 / 4/002 - Loft	Fuse box	Textile	Strongly Presume	Throughout	Chrysotile	2	2	2	7 Medium	Removal by licensed contractor	27

table continued from previous page...

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Main Building / 4 / 4/002 - Loft	Wall	Insulating Board	Cross Reference Sample 3	20m-lin	Amosite, Chrysotile and Crocidolite	2	1	2	8 Medium	Removal by licensed contractor	25
Main Building / 4 / 4/002 - Loft	Wall panels and debris with toilet areas	Insulating Board	Cross Reference Sample 3	10m²	Amosite, Chrysotile and Crocidolite	2	3	2	10 High	Removal by licensed contractor	26
Main Building / 4 / 4/003 - Loft	Ceiling	Insulating Board	Sample Sample 4	20m²	Chrysotile and Crocidolite	2	2	2	9 Medium	Removal by licensed contractor	36
Main Building / 4 / 4/003 - Loft	Cladding to lift area	Insulating Board	Cross Reference Sample 3	20m²	Amosite, Chrysotile and Crocidolite	2	2	2	9 Medium	Removal by licensed contractor	34
Main Building / 4 / 4/003 - Loft	Debris	Cement	Sample Sample 11	Throughout eaves	Chrysotile	1	3	2	7 Medium	Removal by licensed contractor	37
Main Building / 4 / 4/003 - Loft	Debris	Insulating Board	Cross Reference Sample 3	Throughout eaves	Amosite, Chrysotile and Crocidolite	2	3	2	10 High	Removal by licensed contractor	35
Main Building / 4 / 4/003 - Loft	Floor	Debris	Sample S007	10m²	Chrysotile	3	3	3	10 High	Removal by licensed contractor	30
Main Building / 4 / 4/003 - Loft	Floor	Debris	Sample S008	10m²	Chrysotile	3	3	3	10 High	Removal by licensed contractor	31

Inspected Locations and Items

A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 3 / 3/001 - Open Plan Area	Ceiling adjacent central staircase	Insulating Board		6 Low	Removal by licensed contractor	13
Main Building / 4 / 4/001 - Lift Lobby	Concrete floor, brick and plasterboard walls and insulating board ceiling		Limited Access / Beyond Client Defined Scope Of Survey to Access Within Lift			16
Main Building / 4 / 4/001 - Lift Lobby	Ceiling	Insulating Board		8 Medium	Removal by licensed contractor	15
Main Building / 4 / 4/001 - Lift Lobby	Floor	Debris		0 None		14
Main Building / 4 / 4/002 - Loft	Timber floor, brick, timber walls and fibreboard and insulating board ceiling		Limited Access / Suspect Asbestos Present			28
Main Building / 4 / 4/002 - Loft	Beam cladding and infill panels	Insulating Board		7 Medium	Removal by licensed contractor	21
Main Building / 4 / 4/002 - Loft	Cladding to fire door in fire escape	Insulating Board		10 High	Removal by licensed contractor	22
Main Building / 4 / 4/002 - Loft	Debris	Insulating Board	Limited Access / Reasons Of Health And Safety	10 High	Removal by licensed contractor	23
Main Building / 4 / 4/002 - Loft	Debris	Insulating Board	Limited Access / Reasons Of Health And Safety	10 High	Removal by licensed contractor	24
Main Building / 4 / 4/002 - Loft	Floor	Debris		10 High	Removal by licensed contractor	17
Main Building / 4 / 4/002 - Loft	Floor	Debris		10 High	Removal by licensed contractor	18
Main Building / 4 / 4/002 - Loft	Floor	Debris		0 None		19

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 4 / 4/002 - Loft	Floor	Debris		10 High	Removal by licensed contractor	20
Main Building / 4 / 4/002 - Loft	Fuse box	Textile		7 Medium	Removal by licensed contractor	27
Main Building / 4 / 4/002 - Loft	Wall	Insulating Board		8 Medium	Removal by licensed contractor	25
Main Building / 4 / 4/002 - Loft	Wall panels and debris with toilet areas	Insulating Board	Limited Access / Physically Restricted Space	10 High	Removal by licensed contractor	26
Main Building / 4 / 4/003 - Loft	Timber floor, brick, timber walls and fibreboard and insulating board ceiling					38
Main Building / 4 / 4/003 - Loft	Ceiling	Insulating Board		9 Medium	Removal by licensed contractor	36
Main Building / 4 / 4/003 - Loft	Cladding to lift area	Insulating Board		9 Medium	Removal by licensed contractor	34
Main Building / 4 / 4/003 - Loft	Debris	Cement	Limited Access / Reasons Of Health And Safety	7 Medium	Removal by licensed contractor	37
Main Building / 4 / 4/003 - Loft	Debris	Insulating Board	Limited Access / Reasons Of Health And Safety	10 High	Removal by licensed contractor	35
Main Building / 4 / 4/003 - Loft	Floor	Debris		0 None		29
Main Building / 4 / 4/003 - Loft	Floor	Debris		10 High	Removal by licensed contractor	30
Main Building / 4 / 4/003 - Loft	Floor	Debris		10 High	Removal by licensed contractor	31
Main Building / 4 / 4/003 - Loft	Floor	Debris		0 None		32
Main Building / 4 / 4/003 - Loft	Floor	Debris		0 None		33

Inspection Photographs

See following pages for additional photographs,
notes and scores for inspected locations and items...

Main Building > 3 > 3/001 - Open Plan Area > Ceiling adjacent central staircase

Building	Main Building	**Level**	3
Location	3/001 - Open Plan Area	**Item**	Ceiling adjacent central staircase
Material	Insulating Board	**Extent**	3m²
			
Strategy / Sample Id	Sample / S011	**Fibre Type**	Amosite and Chrysotile
Recommendation	Removal by licensed contractor		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	2
Material Score		6 / Low	

Main Building > 4 > 4/001 - Lift Lobby > Floor

Building	Main Building	**Level**	4
Location	4/001 - Lift Lobby	**Item**	Floor
Material	Debris	**Extent**	10m²
			
Strategy / Sample Id	Sample / S001	**Fibre Type**	NADIS

Main Building > 4 > 4/001 - Lift Lobby > Ceiling

Building	Main Building	**Level**	4
Location	4/001 - Lift Lobby	**Item**	Ceiling
Material	Insulating Board	**Extent**	20m²
			
Strategy / Sample Id	Cross Reference / Sample 4	**Fibre Type**	Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Positive as identified in previous survey (333/002 dated 18-01-21). Material present to both external walls.		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	2
Surface Type / Treatment	1	Asbestos Type	3
Material Score		8 / Medium	

Main Building > 4 > 4/001 - Lift Lobby > Location Notes

Building	Main Building	**Level**	4
Location	4/001 - Lift Lobby	**Item**	





Location Notes	Concrete floor, brick and plasterboard walls and insulating board ceiling
Access / Notes	Limited Access / Beyond Client Defined Scope Of Survey to Access Within Lift

Main Building > 4 > 4/002 - Loft > Floor

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Floor
Material	Debris	**Extent**	6m²
			
Strategy / Sample Id	Sample / S002	**Fibre Type**	Chrysotile
Recommendation	Removal by licensed contractor		

Material Assessment

Product Type (or Debris from Product)	3	Extent of Damage / Deterioration	3
Surface Type / Treatment	3	Asbestos Type	1
Material Score		10 / High	

Main Building > 4 > 4/002 - Loft > Floor

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Floor
Material	Debris	**Extent**	10m²
			
Strategy / Sample Id	Sample / S003	**Fibre Type**	Chrysotile
Recommendation	Removal by licensed contractor		

Material Assessment

Product Type (or Debris from Product)	3	Extent of Damage / Deterioration	3
Surface Type / Treatment	3	Asbestos Type	1
Material Score		10 / High	

Main Building > 4 > 4/002 - Loft > Floor

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Floor
Material	Debris	**Extent**	10m²
			
Strategy / Sample Id	Sample / S004	**Fibre Type**	NADIS

Main Building > 4 > 4/002 - Loft > Floor

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Floor
Material	Debris	**Extent**	10m²
			
Strategy / Sample Id	Sample / S005	**Fibre Type**	Chrysotile
Recommendation	Removal by licensed contractor		

Material Assessment

Product Type (or Debris from Product)	3	Extent of Damage / Deterioration	3
Surface Type / Treatment	3	Asbestos Type	1
Material Score		10 / High	

Main Building > 4 > 4/002 - Loft > Beam cladding and infill panels

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Beam cladding and infill panels
Material	Insulating Board	**Extent**	1m² each





Strategy / Sample Id	Sample / Sample 3	**Fibre Type**	Amosite, Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Positive as identified in previous survey (333/002 dated 18-01-21). Material present to both external walls.		

Material Assessment

Product Type (or Debris from Product)	1	**Extent of Damage / Deterioration**	2
Surface Type / Treatment	1	**Asbestos Type**	3
Material Score		7 / Medium	

Main Building > 4 > 4/002 - Loft > Cladding to fire door in fire escape

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Cladding to fire door in fire escape
Material	Insulating Board	**Extent**	2m²
			
Strategy / Sample Id	Cross Reference / Sample 3	**Fibre Type**	Amosite, Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Positive as identified in previous survey (333/002 dated 18-01-21).		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	3
Material Score		10 / High	

Main Building > 4 > 4/002 - Loft > Debris

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Debris
Material	Insulating Board	**Extent**	Throughout eaves





Access / Notes	Limited Access / Reasons Of Health And Safety		
Strategy / Sample Id	Cross Reference / Sample 3	**Fibre Type**	Amosite, Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Due to the extent of large redundant items it is recommended that all timber panelling be removed in order to complete the full safe removal of all ACMs to eaves area. Positive as identified in previous survey (333/002 dated 18-01-21).		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	3
Material Score		10 / High	

Main Building > 4 > 4/002 - Loft > Debris

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Debris
Material	Insulating Board	**Extent**	Throughout eaves





Access / Notes	Limited Access / Reasons Of Health And Safety		
Strategy / Sample Id	Cross Reference / Sample 3	**Fibre Type**	Amosite, Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Due to the extent of large redundant items it is recommended that all timber panelling be removed in order to complete the full safe removal of all ACMs to eaves area. Positive as identified in previous survey (333/002 dated 18-01-21). Material present to both external walls.		

Material Assessment

Product Type (or Debris from Product)	2	**Extent of Damage / Deterioration**	3
Surface Type / Treatment	2	**Asbestos Type**	3
Material Score		10 / High	

Main Building > 4 > 4/002 - Loft > Wall

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Wall
Material	Insulating Board	**Extent**	20m-lin
			
Strategy / Sample Id	Cross Reference / Sample 3	**Fibre Type**	Amosite, Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Positive as identified in previous survey (333/002 dated 18-01-21). Material present to both external walls.		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	1
Surface Type / Treatment	2	Asbestos Type	3
Material Score		8 / Medium	

Main Building > 4 > 4/002 - Loft > Wall panels and debris with toilet areas

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Wall panels and debris with toilet areas
Material	Insulating Board	**Extent**	10m²





Access / Notes	Limited Access / Physically Restricted Space		
Strategy / Sample Id	Cross Reference / Sample 3	**Fibre Type**	Amosite, Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Positive as identified in previous survey (333/002 dated 18-01-21). Material present to both toilet areas as wall panelling and debris.		

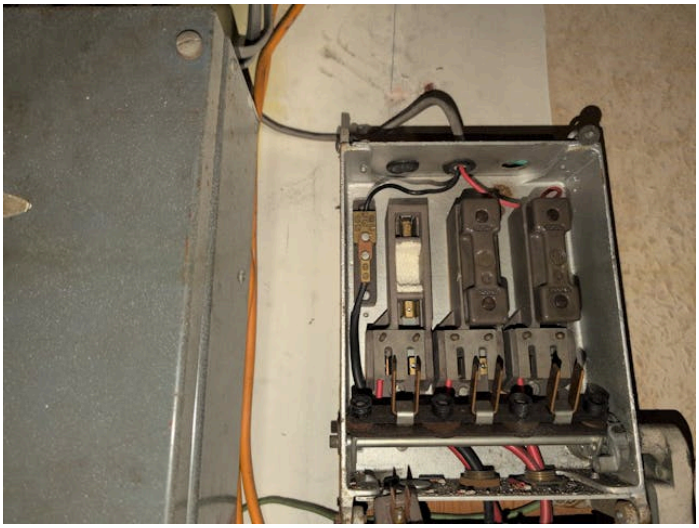
Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	3
Material Score		10 / High	

Main Building > 4 > 4/002 - Loft > Fuse box

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	Fuse box
Material	Textile	**Extent**	Throughout





Strategy / Sample Id	Strongly Presume	**Presumed Fibre Type**	Chrysotile
Recommendation	Removal by licensed contractor		
General Comments	Assume all fuse boxes contain asbestos.		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	2
Surface Type / Treatment	2	Asbestos Type	1
Material Score		7 / Medium	

Main Building > 4 > 4/002 - Loft > Location Notes

Building	Main Building	**Level**	4
Location	4/002 - Loft	**Item**	
			
Location Notes	Timber floor, brick, timber walls and fibreboard and insulating board ceiling		
Access / Notes	Limited Access / Suspect Asbestos Present		
General Comments	No access within stores for to excessive stored items. Assume asbestos in these two areas.		

Main Building > 4 > 4/003 - Loft > Floor

Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	Floor
Material	Debris	**Extent**	10m²
			
Strategy / Sample Id	Sample / S006	**Fibre Type**	NADIS

Main Building > 4 > 4/003 - Loft > Floor

Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	Floor
Material	Debris	**Extent**	10m²
			
Strategy / Sample Id	Sample / S007	**Fibre Type**	Chrysotile
Recommendation	Removal by licensed contractor		

Material Assessment

Product Type (or Debris from Product)	3	Extent of Damage / Deterioration	3
Surface Type / Treatment	3	Asbestos Type	1
Material Score		10 / High	

Main Building > 4 > 4/003 - Loft > Floor

Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	Floor
Material	Debris	**Extent**	10m²
			
Strategy / Sample Id	Sample / S008	**Fibre Type**	Chrysotile
Recommendation	Removal by licensed contractor		

Material Assessment

Product Type (or Debris from Product)	3	Extent of Damage / Deterioration	3
Surface Type / Treatment	3	Asbestos Type	1
Material Score		10 / High	

Main Building > 4 > 4/003 - Loft > Floor

Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	Floor
Material	Debris	**Extent**	10m²
			
Strategy / Sample Id	Sample / S009	**Fibre Type**	NADIS

Main Building > 4 > 4/003 - Loft > Floor

Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	Floor
Material	Debris	**Extent**	10m²
			
Strategy / Sample Id	Sample / S010	**Fibre Type**	NADIS

Main Building > 4 > 4/003 - Loft > Cladding to lift area

Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	Cladding to lift area
Material	Insulating Board	**Extent**	20m²
			
Strategy / Sample Id	Cross Reference / Sample 3	**Fibre Type**	Amosite, Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Positive as identified in previous survey (333/002 dated 18-01-21). Material present to both external walls.		

Material Assessment

Product Type (or Debris from Product)	2	**Extent of Damage / Deterioration**	2
Surface Type / Treatment	2	**Asbestos Type**	3
Material Score		9 / Medium	

Main Building > 4 > 4/003 - Loft > Debris

Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	Debris
Material	Insulating Board	**Extent**	Throughout eaves
			
Access / Notes	Limited Access / Reasons Of Health And Safety		
Strategy / Sample Id	Cross Reference / Sample 3	**Fibre Type**	Amosite, Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Due to the extent of large redundant items it is recommended that all timber panelling be removed in order to complete the full safe removal of all ACMs to eaves area. Positive as identified in previous survey (333/002 dated 18-01-21).		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	3
Material Score		10 / High	

Main Building > 4 > 4/003 - Loft > Ceiling

Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	Ceiling
Material	Insulating Board	**Extent**	20m²





Strategy / Sample Id	Sample / Sample 4	**Fibre Type**	Chrysotile and Crocidolite
Recommendation	Removal by licensed contractor		
General Comments	Positive as identified in previous survey (333/002 dated 18-01-21). Material present to both external walls.		

Material Assessment

Product Type (or Debris from Product)	2	**Extent of Damage / Deterioration**	2
Surface Type / Treatment	2	**Asbestos Type**	3
Material Score		9 / Medium	

Main Building > 4 > 4/003 - Loft > Debris

Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	Debris
Material	Cement	**Extent**	Throughout eaves





Access / Notes	Limited Access / Reasons Of Health And Safety		
Strategy / Sample Id	Sample / Sample 11	**Fibre Type**	Chrysotile
Recommendation	Removal by licensed contractor		
General Comments	Due to the extent of large redundant items it is recommended that all timber panelling be removed in order to complete the full safe removal of all ACMs to eaves area. Positive as identified in previous survey (333/002 dated 18-01-21). Material present to both external walls.		

Material Assessment

Product Type (or Debris from Product)	1	**Extent of Damage / Deterioration**	3
Surface Type / Treatment	2	**Asbestos Type**	1
Material Score		7 / Medium	

Main Building > 4 > 4/003 - Loft > Location Notes

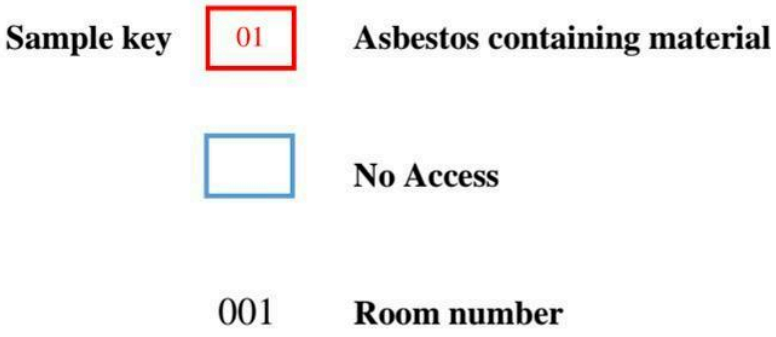
Building	Main Building	**Level**	4
Location	4/003 - Loft	**Item**	
			
Location Notes	Timber floor, brick, timber walls and fibreboard and insulating board ceiling		

Appendices

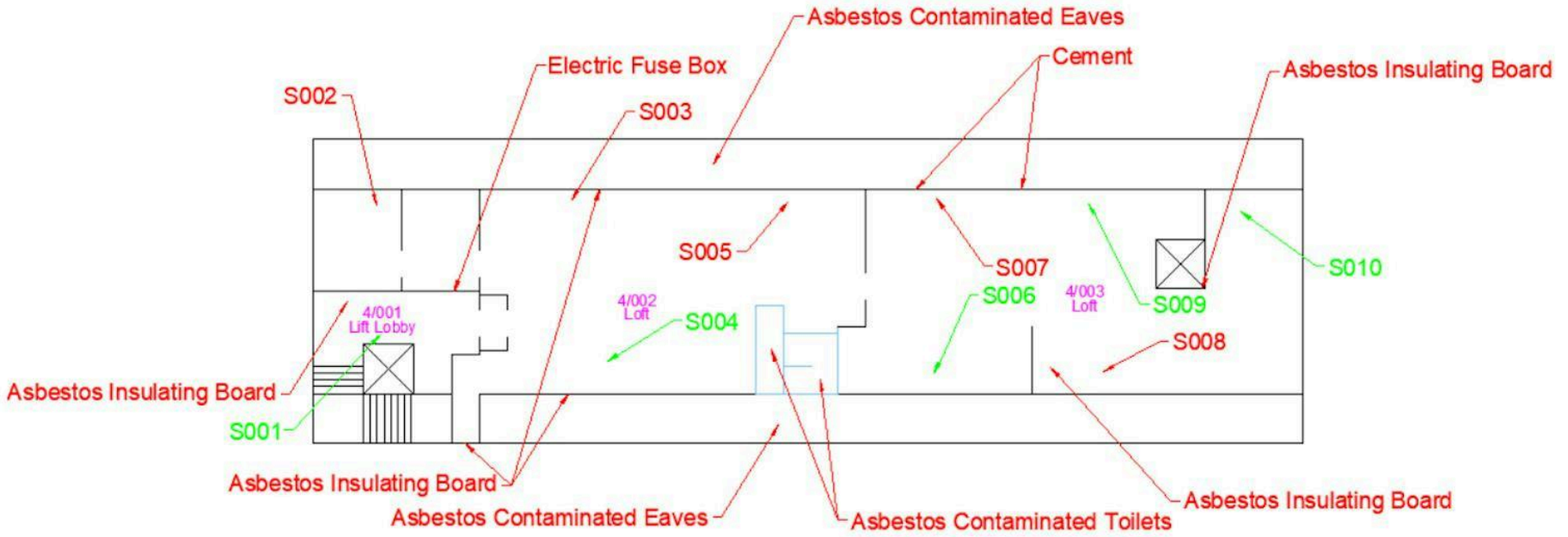
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See following pages...

Site Plans KEY



Building: Marlsboro House	Floor level: Fourth



Bulk Sample Test Certificates

See following pages...

SCOPUS Asbestos Compliance

Certificate of Bulk Analysis | Scopus Asbestos Compliance Ltd

UKAS TESTING 10483

Certificate of Bulk Analysis

Customer: Ranson Surveying Limited
Customer Address: 4 Highfield Road, Luddenden, Halifax, West Yorkshire, HX2 6QB
Site Address: Marisbro House Newton Street, Manchester, M1 1ED
Client Reference: RS03842

Project Number: P-73200
Samples Received On: 22/12/2025
Samples Taken By: Client
No of Samples: 11
Date of Analysis: 29/12/2025

Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	001	4/001 - Lift Lobby	Dust to Floor - Debris	NAD	Varsha Kamireddy
S002	002	4/002 - Loft	Dust to Floor - Debris	Chrysotile	Varsha Kamireddy
S003	003	4/002 - Loft	Dust to Floor - Debris	Chrysotile	Varsha Kamireddy
S004	004	4/002 - Loft	Dust to Floor - Debris	NAD	Varsha Kamireddy
S005	005	4/002 - Loft	Dust to Floor - Debris	Chrysotile	Varsha Kamireddy
S006	006	4/003- Loft	Dust to Floor - Debris	NAD	Varsha Kamireddy
S007	007	4/003- Loft	Dust to Floor - Debris	Chrysotile	Varsha Kamireddy
S008	008	4/003- Loft	Dust to Floor - Debris	Chrysotile	Varsha Kamireddy
S009	009	4/003- Loft	Dust to Floor - Debris	NAD	Varsha Kamireddy
S010	010	4/003- Loft	Dust to Floor - Debris	NAD	Varsha Kamireddy
S011	011	3/001- Open Plan	Ceiling Panel Adjacent Central Stairwell - Insulating Board	Amosite, Chrysotile	Varsha Kamireddy

Key: NAD = No Asbestos Detected

Authorised Signatory:	K. Varsha	Name / Position:	Varsha Kamireddy/Deputy Quality Manager	Date of Issue:	29/12/2025

Statement of Certification

This is to certify that analysis has been carried out to determine the presence of asbestos fibres using Polarised Light Microscopy and Dispersion Staining Techniques. The method used is UKAS accredited and in accordance with Scopus Asbestos Compliance in house current method/procedure and the HSG 248 Asbestos: The Analysts' Guide. The samples were analysed as received.
This Certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory. Sample description, material type, notes, opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.
When the Test Certificate indicates sample(s) taken by the customer, the following disclaimers apply: Scopus Asbestos Compliance cannot accept responsibility for the accuracy of the information (i.e., site address, actual sample location, sample description and material type) provided by the customer or whether samples(s)

Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

Management Surveys

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

Refurbishment and Demolition Surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Conditions and exclusions

The following are excluded from this survey unless stated otherwise:

- Areas not included within the scope of works.
- Areas deemed to be unsafe, inaccessible or impracticable to enter.
- Areas or locations that would require the surveyor to work in a 'confined space'.
- Areas or items that would require specialist training to access.
- Any items of plant or equipment that would require the presence of a specialist engineer / equipment.
- Areas that would require the use of specialist personal protective equipment other than normally worn during asbestos surveys.
- Roof spaces where safe access is not available.
- Roof spaces where safe access is available, but the roof space does not have a floor (if walkways are in place the surveyor may use them but will not move from the walkways to take samples or inspect areas).
- Any area which the surveyor considers to be contaminated with asbestos to such an extent that entry could result in the spread of contamination to other areas. Areas which fall into this category may require the use of enclosures, hygiene units, etc. They will only be entered on specific instructions from the client. Prior to entry to such areas a specific method statement and risk assessment will be prepared.
- Floor ducts where the covers are not easily lifted. The client is expected to arrange access if deemed integral to the works.

To safely carry out this type of survey, localised inspection holes will be made into sealed areas, or existing holes will be used. In some locations it may not be possible to see the entirety of a void or cavity from an access point (this may require the complete removal or demolition of a wall, floor, ceiling etc.). This may result in the failure to identify non-uniform or localised installations of asbestos product. Ranson Surveying will not remove entire walls, ceilings, floors, etc as part of a survey or carry out significant disturbance of structural elements of a building. This lies outside our area of competence and will put our surveyors and others potentially at risk, as this is deemed demolition as opposed to surveying.

In refurbishment & demolition surveys, periodic access shall be made into any obvious non-asbestos insulation materials, but all insulation coverings shall not be removed. It is possible therefore that some localised areas of asbestos may not be identified beneath non-asbestos insulation coverings.

Where access is required behind previously identified asbestos materials e.g. AIB ceilings, then a licensed asbestos removal contractor will be employed, and following a 14-day notification to the relevant authority, the asbestos materials will be removed under fully controlled conditions, to inspect behind. A certificate of reoccupation will be required prior to dismantling the enclosure. This will only take place with prior agreement with the customer and a full discussion on the costs and programme involved.

During refurbishment & demolition surveys Ranson Surveying will not normally break through concrete slab floors unless specifically requested to do so by the customer. In such circumstances a specialist contractor will be required to undertake the breaking work and be paid for by the customer. It is common to find sub-slab pipe ducts in many types of property which often have asbestos lagging and shuttering boards present.

Structural elements of a building such as brick walls, cavity walls, chimney stacks etc. shall not be broken into where it is deemed that this may place the surveyor and others at risk of structural collapse i.e. in structurally unsafe buildings. Any asbestos products present in these areas may not be identified during the survey and therefore caution must be applied during the breakthrough / dismantling of structural elements of a building.

Where buildings have been boarded for security reasons, Ranson Surveying shall not be responsible for any asbestos containing materials present behind security fixtures unless these have been removed by the customer. This is likely to affect doorways and windows primarily.

Installations shall not be broken through where this could result in injury to other persons, e.g. high level windows/ walls on the exterior of a building where materials could fall onto public pavements etc.

It must be noted that areas of the property/structure which would cause structural or security problems to the property prior to refurbishment or demolition have not been inspected. Window casings, for example, will not be removed if the property must remain secure or is to be re-occupied. Breakthroughs of roof, particularly flat roofs which are known to have asbestos layers, will not be carried out if the building is to remain in-situ for a period of time, as this will affect the weather integrity, and as a result, safety of the property.

Ranson Surveying have not carried out any works considered to be demolition, to access parts of the property, such as removal of steel joists, stairwells, or concrete slabs / cavity closures, as this is not deemed reasonably practicable in an asbestos survey. Should access to these areas be specific to the work, then the survey may need to be completed at actual demolition. It is not deemed reasonably practicable for the asbestos survey team to grub-up concrete slabs, remove underground tanks, or concrete lintels etc. without the assistance of a demolition contractor and heavy plant and machinery. Furthermore, extensive sampling does not ensure common items such as shuttering beneath concrete, or packers used in construction are identified in their entirety, due to the random nature of their use.

All materials sampled and suspected to contain asbestos will not be removed by the survey team to look behind for further suspect materials, as removing asbestos materials may pose a risk to health and breach CAR 2012, such as licensing requirements.

The following further general conditions will also apply to this report.

- Where accurate plans have not been provided, the surveyor will draw plans whilst on site, however Ranson Surveying cannot be held responsible for any inaccuracies.
- The survey has been carried out utilising the surveyor's experience of similar buildings and the information provided to him prior to the survey. It is not possible to guarantee that all asbestos has been located within a specified site and we accept no financial or other responsibility for any asbestos subsequently found.
- The categorisation of materials (e.g. board, cement, coating etc.) is based purely on the surveyor's experience. The only definite way to separate materials such as board and cement is by a density test. Density tests have not been carried out unless the client has specifically instructed and they are referred to in the report.
- The areas being surveyed are visually examined for asbestos and samples are taken or assumptions made of any materials suspected of containing asbestos. This includes taking dust samples from any areas where asbestos contamination is suspected but does not include random dust sampling from areas where no suspected contamination is visible.
- Whilst every care shall be taken during the survey, superficial damage may be caused to decorations during the survey. No provision is made in our costs for any making good; however temporary repair will be carried out at the time of survey.
- We have made every effort to locate all known and suspected ACMs (Asbestos Containing Materials) using standard surveying methods, however, we cannot guarantee that all ACMs have been located. The fabric of the building may well conceal the location of some ACMs. Typically hidden ACMs may well be discovered during maintenance, refurbishment work or demolition, for example beneath the structure.
- Visual inspection and presumptions may be used in occupied areas, areas of excessive storage, areas where furniture/equipment remain in-situ and have not been protected by the client.
- Representative or consolidated sampling may be carried out in large areas of visually similar products.

Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

Sample Variable	Score	Examples of Score
Product Type (or Debris from Product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of Damage / Deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

Asbestos Materials

Asbestos is a naturally occurring mineral composed of soft and flexible fibers that are resistant to heat, electricity and corrosion. These qualities make the mineral useful, but they also make asbestos exposure highly toxic.

Asbestos is a group of six naturally occurring fibrous minerals composed of thin, needle-like fibers. Exposure to asbestos causes several cancers and diseases, including mesothelioma and asbestosis.

Asbestos Morphology

Mineral Group	Fibre Type	Common Name
Serpentine	Chrysotile	White
Amphibole	Amosite	Brown
	Crocidolite	Blue
	Anthophyllite	n/a
	Tremolite	n/a
	Actinolite	n/a

Note: *Anthophyllite was used in limited quantities for insulation products and construction materials. It also occurs as a contaminant in chrysotile asbestos, vermiculite and talc. Tremolite and actinolite are not used commercially, but they can be found as contaminants in chrysotile asbestos, vermiculite and talc.*