# Asbestos Associated Ltd

17 Highlands Road,

Runcorn,

Cheshire,

WA7 4PS

[redacted]

www.asbestosassociated.co.uk


**Report No:** AA0147

**Report Date:** 26th Feb, 2018

**Survey Date:** 20th Feb, 2018

**Surveyor:** James Smith MSc, BA (Hons)

## Management Survey Report

## 32 Anson Road, Manchester, M14 5BP



**Client Name and Address:**
Around Town Flats,

208 Wilmslow Road,

Manchester,

M14 6LF

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## Scope of Works

Asbestos Associated Ltd. were instructed by Around Town Flats, of 208 Wilmslow Road, Manchester, M14 6LF to undertake a Management Survey to all internal and external areas at 32 Anson Road, M14 5BP. The scope of the survey was to consider and report on;

a) The type, condition and extent of asbestos containing materials (ACMs) in the building in all reasonably accessible areas.

b) To assess the risk from the ACMs and to derive risk ratings.

c) Provide recommendations to ensure that areas of concern are made safe and ACMs are removed from areas to be affected by any planned refurbishment works.

d) Identify ACMs which may remain in situ and placed under an asbestos management plan.

## Executive Summary

No asbestos containing materials were found during the survey. Suspect materials sampled were proven to be non asbestos containing following laboratory analysis.

## Site Description

The property is constructed from cavity brick and block outer walls and solid block and plasterboard partition inner walls. The floors and stairs are concrete and the ceilings are plasterboard. The roof is covered in concrete tiles with timber fascia and soffit boards at the eaves. Rainwater goods and soil vent pipes are plastic and the boiler flues are aluminium. The laundry stood to the side of the property has cavity brick / brick walls. The floor is concrete and the ceilings are plasterboard. The roof is covered with slate tiles.

## Areas Surveyed

- All internal and external areas at 32 Anson Road, M14 5BP.

## Areas Not Accessed

Asbestos Associated Ltd have undertaken surveying, sampling and analysis following industry documented standards and methodology. Every effort was made to gain access to all areas that may contain asbestos. However the following areas were not accessed during the survey due to the following reasons:

- Flat 7 was not inspected as the key provided did not work in the lock.
- Flat 16 was not inspected as access was denied by the tenant.
- The premises were occupied at the time of the survey.
- Below ceramic floor tiles (to floors or walls) where present.
- No inspection has been possible beneath all plaster materials.
- Wall paper and other wall coverings have not been removed for inspection.
- Wall, floor and ceiling voids were not inspected.
- Sills or sill tiles were not removed for inspection.
- Internal sections of fire doors.
- Samples have not been taken from locations where the material integrity of the application will be affected (gaskets and flue pipes etc.).
- No drain covers were lifted or access gained into any drains.
- Live electrical and gas equipment e.g. fuse boxes, distribution boards, heating equipment and electrical appliances have not been inspected.
- Concealed voids, spaces and pipework have not been inspected.
- Areas / materials / voids which are beyond any suspected asbestos materials identified during the survey have not been inspected.
- Internal sections of items where specialist equipment / knowledge of the working parts is required e.g. safes, organ blower boxes and boilers.

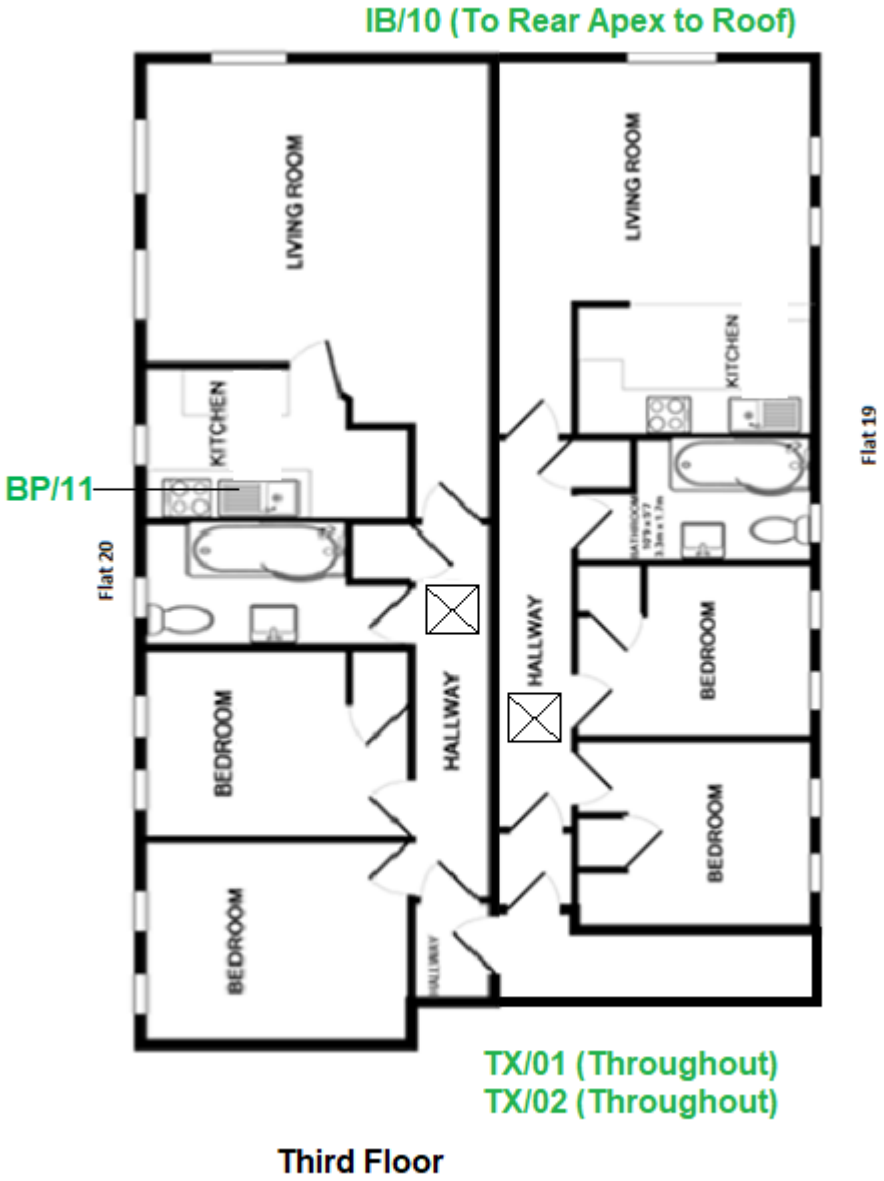
These locations should therefore be presumed to contain asbestos and be managed on this basis, i.e. maintenance or other disturbance work should not be carried out in these areas until further checks are made. Any work carried out on ‘presumed’ materials

would need to involve appropriate contractors and work methods in compliance with CAR 2012 irrespective of whether the material was actually an ACM or not. Alternatively, before any work starts, sampling and analysis can be undertaken to confirm or refute the presence of asbestos. The results will determine the work methods and contractors to be used.

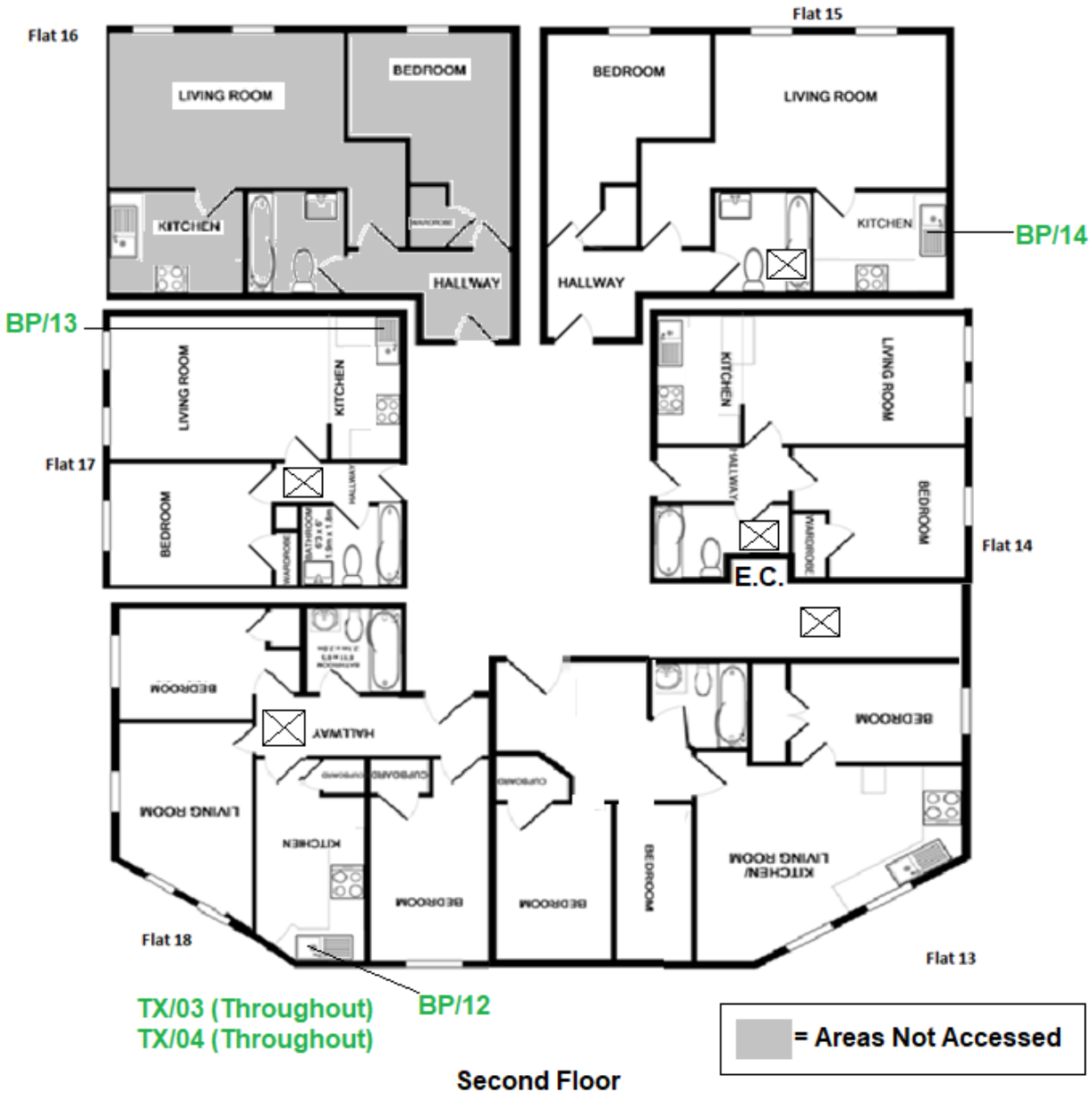
If the extent of access is less than required, the client should advise Asbestos Associated Ltd. within seven working days of the issue of this report in order to arrange additional inspection works as necessary.

Asbestos Location Plan

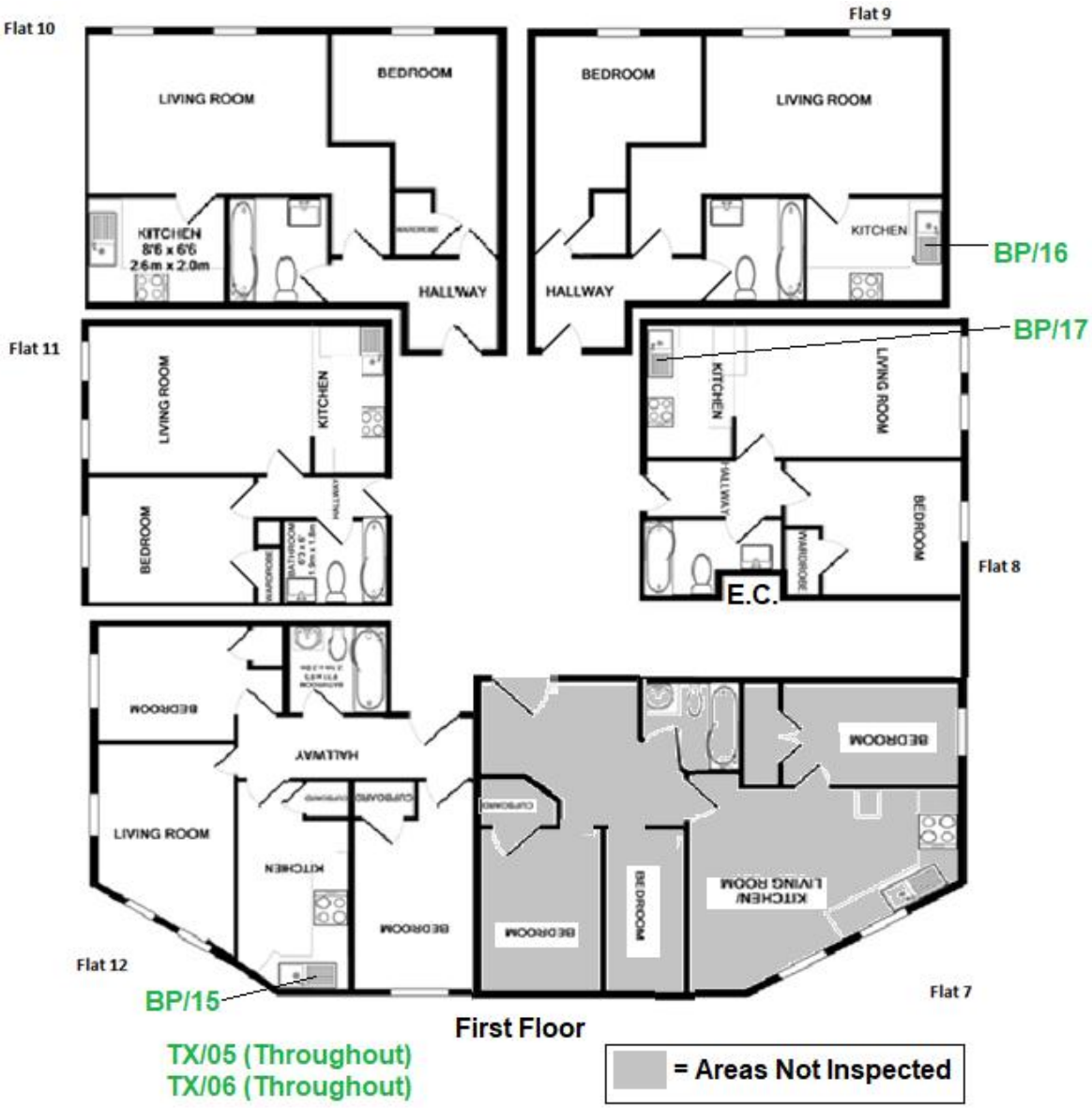
32 Anson Road, M14 5BP

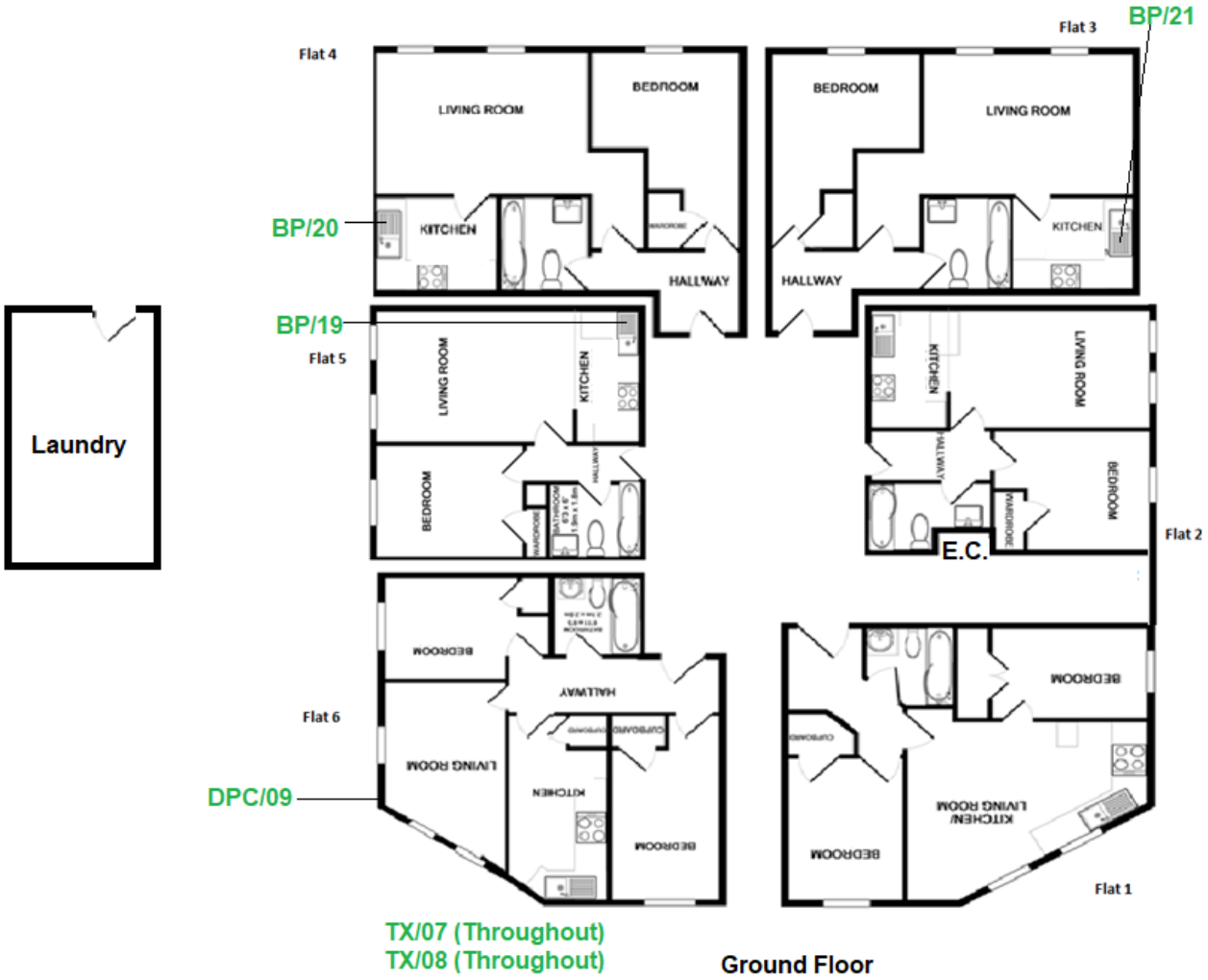



Third Floor




Second Floor


Flat 10
LIVING ROOM
BEDROOM
KITCHEN
8'6 x 6'6
2.6m x 2.0m
HALLWAY
Flat 9
BEDROOM
LIVING ROOM
KITCHEN
HALLWAY
BP/16
BP/17
Flat 11
LIVING ROOM
KITCHEN
BEDROOM
HALLWAY
KITCHEN
LIVING ROOM
HALLWAY
BEDROOM
E.C.
Flat 8
BEDROOM
HALLWAY
LIVING ROOM
KITCHEN
BEDROOM
BEDROOM
BEDROOM
KITCHEN/ LIVING ROOM
Flat 12
BP/15
Flat 7
First Floor
TX/05 (Throughout)
TX/06 (Throughout)
= Areas Not Inspected


Flat 4
LIVING ROOM
BEDROOM
KITCHEN
HALLWAY
Flat 3
BP/21
BEDROOM
LIVING ROOM
KITCHEN
HALLWAY
BP/20
BP/19
Flat 5
LIVING ROOM
KITCHEN
BEDROOM
Laundry
KITCHEN
LIVING ROOM
HALLWAY
BEDROOM
E.C.
Flat 2
BEDROOM
HALLWAY
Flat 6
LIVING ROOM
KITCHEN
BEDROOM
DPC/09
BEDROOM
KITCHEN/
LIVING ROOM
BEDROOM
Flat 1
TX/07 (Throughout)
TX/08 (Throughout)
Ground Floor

Asbestos Register

| Material Ref. | Location | Material | Quantity | Type Of Asbestos | Risk Level | Recommendations |
|---|---|---|---|---|---|---|
| TX/01 | Third Floor - Communal Areas - Stairs and Landing - To Walls | Textured Coating | - | Non Asbestos | - | No Action Required |
| TX/02 | Third Floor - Communal Areas - Stairs and Landing - To Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| TX/03 | Second Floor - Communal Areas - Lobby, Stairs and Landing - To Walls | Textured Coating | - | Non Asbestos | - | No Action Required |
| TX/04 | Second Floor - Communal Areas - Lobby, Stairs and Landing - To Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| TX/05 | First Floor - Communal Areas - Lobby, Stairs and Landing - To Walls | Textured Coating | - | Non Asbestos | - | No Action Required |
| TX/06 | First Floor - Communal Areas - Lobby, Stairs and Landing - To Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| TX/07 | Ground Floor - Communal Areas - Lobby, Stairs and Landing - To Walls | Textured Coating | - | Non Asbestos | - | No Action Required |
| TX/08 | Ground Floor - Communal Areas - Lobby, Stairs and Landing - To Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| DPC/09 | Ground Floor - External - Walls at Low Level | Damp Proof Course | - | Non Asbestos | - | No Action Required |
| IB/10 | Third Floor - Exterior - Edge of Roof (To Rear) | Undercloak to Rear Annex to Roof | - | Non Asbestos | - | No Action Required |

| Material Ref. | Location | Material | Quantity | Type Of Asbestos | Risk Level | Recommendations |
|---|---|---|---|---|---|---|
| Vis Sim TX/07 | Ground Floor - Flat 1 - Throughout Flat - Walls | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/08 | Ground Floor - Flat 1 - Throughout Flat - Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/07 | Ground Floor - Flat 2 - Throughout Flat - Walls | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/08 | Ground Floor - Flat 2 - Throughout Flat - Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/07 | Ground Floor - Flat 3 - Throughout Flat - Walls | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/08 | Ground Floor - Flat 3 - Throughout Flat - Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| BP/21 | Ground Floor - Flat 3 - Kitchen - Underside of Sink | Sink Pad | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/07 | Ground Floor - Flat 4 - Throughout Flat - Walls | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/08 | Ground Floor - Flat 4 - Throughout Flat - Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| BP/20 | Ground Floor - Flat 4 - Kitchen - Underside of Sink | Sink Pad | - | Non Asbestos | - | No Action Required |

| Material Ref. | Location | Material | Quantity | Type Of Asbestos | Risk Level | Recommendations |
|---|---|---|---|---|---|---|
| Vis Sim TX/07 | Ground Floor - Flat 5 - Throughout Flat - Walls | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/08 | Ground Floor - Flat 5 - Throughout Flat - Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| BP/19 | Ground Floor - Flat 5 - Kitchen - Underside of Sink | Sink Pad | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/07 | Ground Floor - Flat 6 - Throughout Flat - Walls | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/08 | Ground Floor - Flat 6 - Throughout Flat - Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| BP/18 | Ground Floor - Flat 6 - Kitchen - Underside of Sink | Sink Pad | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/05 | First Floor - Flat 8 - Throughout Flat - Walls | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/06 | First Floor - Flat 8 - Throughout Flat - Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| BP/17 | First Floor - Flat 8 - Kitchen - Underside of Sink | Sink Pad | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/06 | First Floor - Flat 9 - Throughout Flat - Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| BP/16 | First Floor - Flat 9 - Kitchen - Underside of Sink | Sink Pad | - | Non Asbestos | - | No Action Required |

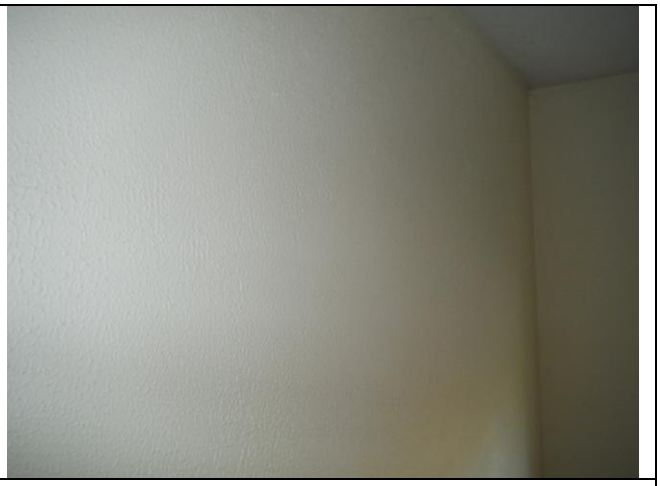
| Material Ref. | Location | Material | Quantity | Type Of Asbestos | Risk Level | Recommendations |
|---|---|---|---|---|---|---|
| Vis Sim TX/06 | First Floor - Flat 10 - Throughout Flat - Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/06 | First Floor - Flat 11 - Throughout Flat - Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| BP/15 | First Floor - Flat 12 - Kitchen - Underside of Sink | Sink Pad | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/06 | Second Floor - Flat 12 - Throughout Flat - To Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/03 | Second Floor - Flat 13 - Throughout Flat - To Walls | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/04 | Second Floor - Flat 13 - Throughout Flat - To Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/03 | Second Floor - Flat 14 - Throughout Flat - To Walls | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/04 | Second Floor - Flat 14 - Throughout Flat - To Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| BP/14 | Second Floor - Flat 15 - Kitchen - Underside of Sink | Sink Pad | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/03 | Second Floor - Flat 15 - Throughout Flat - To Walls | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/04 | Second Floor - Flat 15 - Throughout Flat - To Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |

| Material Ref. | Location | Material | Quantity | Type Of Asbestos | Risk Level | Recommendations |
|---|---|---|---|---|---|---|
| BP/13 | Second Floor - Flat 17 - Kitchen - Underside of Sink | Sink Pad | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/03 | Second Floor - Flat 17 - Throughout Flat - To Walls | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/04 | Second Floor - Flat 17 - Throughout Flat - To Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/03 | Second Floor - Flat 18 - Throughout Flat - To Walls | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/04 | Second Floor - Flat 18 - Throughout Flat - To Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| BP/12 | Second Floor - Flat 18 - Kitchen - Underside of Sink | Sink Pad | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/01 | Third Floor - Flat 19 - Throughout Flat - To Walls | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/02 | Third Floor - Flat 19 - Throughout Flat - To Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |
| BP/11 | Third Floor - Flat 20 - Kitchen - To Underside of Sink | Sink Pad | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/01 | Third Floor - Flat 20 - Throughout Flat - To Walls | Textured Coating | - | Non Asbestos | - | No Action Required |
| Vis Sim TX/02 | Third Floor - Flat 20 - Throughout Flat - To Ceilings | Textured Coating | - | Non Asbestos | - | No Action Required |

| Non-Asbestos Material | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | TX/01 | |
| **Location** | Third Floor - Communal Areas - Stairs and Landing - To Walls | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

| Non-Asbestos Material | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | TX/02 | |
| **Location** | Third Floor - Communal Areas - Stairs and Landing - To Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | TX/03 | |
| **Location** | Second Floor - Communal Areas - Lobby, Stairs and Landing - To Walls | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | TX/04 | |
| **Location** | Second Floor - Communal Areas - Lobby, Stairs and Landing - To Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

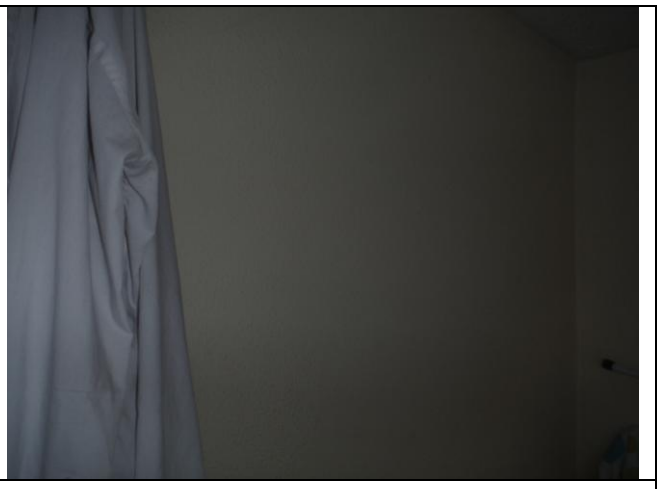
## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | TX/05 | |
| **Location** | First Floor - Communal Areas - Lobby, Stairs and Landing - To Walls | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | TX/06 | |
| **Location** | First Floor - Communal Areas - Lobby, Stairs and Landing - To Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | TX/07 | |
| **Location** | Ground Floor - Communal Areas - Lobby, Stairs and Landing - To Walls | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

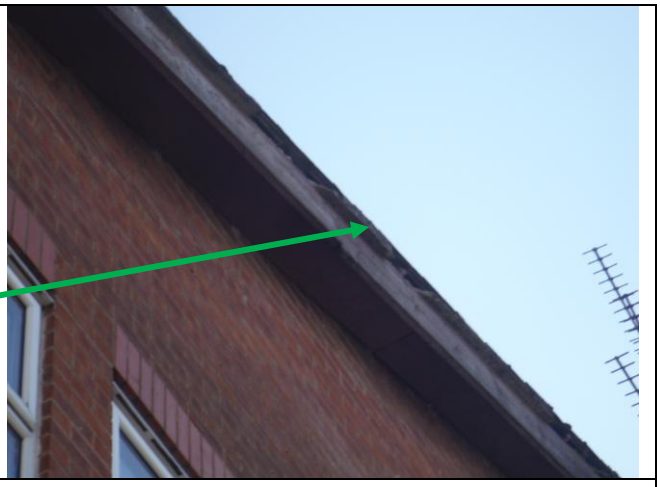
## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | TX/08 | |
| **Location** | Ground Floor - Communal Areas - Lobby, Stairs and Landing - To Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

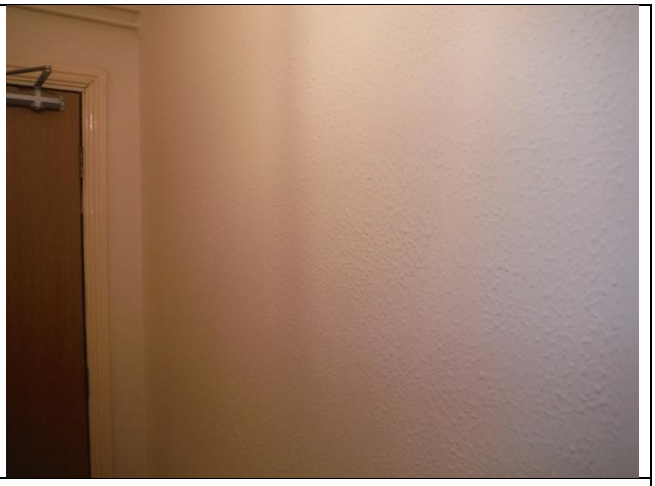
## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | DPC/09 | |
| **Location** | Ground Floor - External - Walls at Low Level | |
| **Component** | Damp Proof Course | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | IB/10 | |
| **Location** | Third Floor - Exterior - Edge of Roof (To Rear) | |
| **Component** | Undercloak to Rear Annex to Roof | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/07 | |
| **Location** | Ground Floor - Flat 1 - Throughout Flat - Walls | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/08 | |
| **Location** | Ground Floor - Flat 1 - Throughout Flat - Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/07 | |
| **Location** | Ground Floor - Flat 2 - Throughout Flat - Walls | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/08 | |
| **Location** | Ground Floor - Flat 2 - Throughout Flat - Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/07 | |
| **Location** | Ground Floor - Flat 3 - Throughout Flat - Walls | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/08 | |
| **Location** | Ground Floor - Flat 3 - Throughout Flat - Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | BP/21 | |
| **Location** | Ground Floor - Flat 3 - Kitchen - Underside of Sink | |
| **Component** | Sink Pad | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/07 | |
| **Location** | Ground Floor - Flat 4 - Throughout Flat - Walls | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

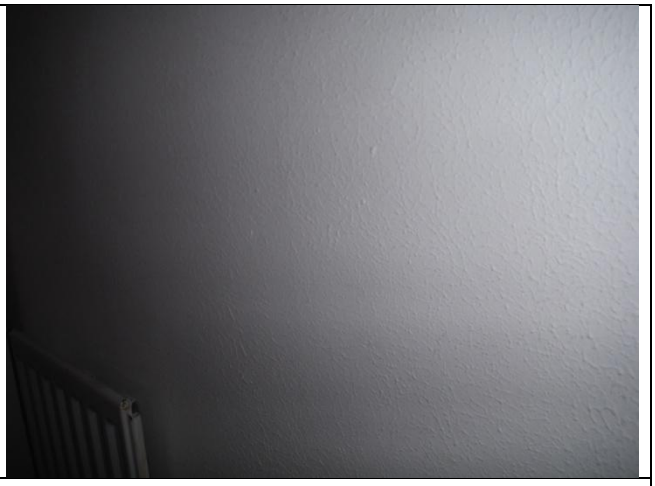
## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/08 | |
| **Location** | Ground Floor - Flat 4 - Throughout Flat - Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

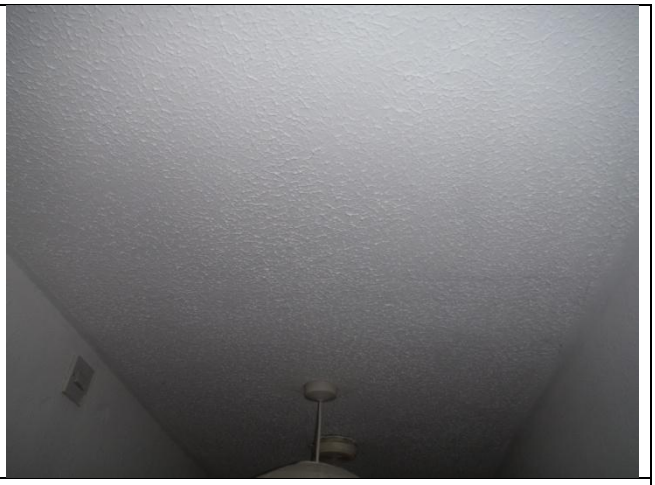
## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | BP/20 | |
| **Location** | Ground Floor - Flat 4 - Kitchen - Underside of Sink | |
| **Component** | Sink Pad | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/07 | |
| **Location** | Ground Floor - Flat 5 - Throughout Flat - Walls | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/08 | |
| **Location** | Ground Floor - Flat 5 - Throughout Flat - Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

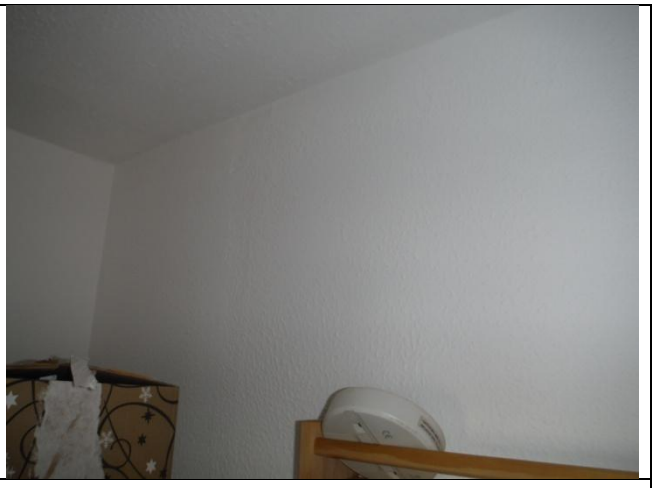
## Non-Asbestos Material

| | |
|---|---|
| **Inspection Type** | Management Survey |
| **Survey Ref.** | AA0147 |
| **Sample No.** | BP/19 |
| **Location** | Ground Floor - Flat 5 - Kitchen - Underside of Sink |
| **Component** | Sink Pad |
| **Analysis** | Non Asbestos |
| **Comments** | A sample of the material was taken, and analysed. |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. |




## Non-Asbestos Material

| | |
|---|---|
| **Inspection Type** | Management Survey |
| **Survey Ref.** | AA0147 |
| **Sample No.** | Vis Sim TX/07 |
| **Location** | Ground Floor - Flat 6 - Throughout Flat - Walls |
| **Component** | Textured Coating |
| **Analysis** | Non Asbestos |
| **Comments** | A sample of the material was taken, and analysed. |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. |



## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/08 | |
| **Location** | Ground Floor - Flat 6 - Throughout Flat - Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey | Photograph Unavailable |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | BP/18 | |
| **Location** | Ground Floor - Flat 6 - Kitchen - Underside of Sink | |
| **Component** | Sink Pad | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/05 | |
| **Location** | First Floor - Flat 8 - Throughout Flat - Walls | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/06 | |
| **Location** | First Floor - Flat 8 - Throughout Flat - Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | BP/17 | |
| **Location** | First Floor - Flat 8 - Kitchen - Underside of Sink | |
| **Component** | Sink Pad | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/06 | |
| **Location** | First Floor - Flat 9 - Throughout Flat - Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

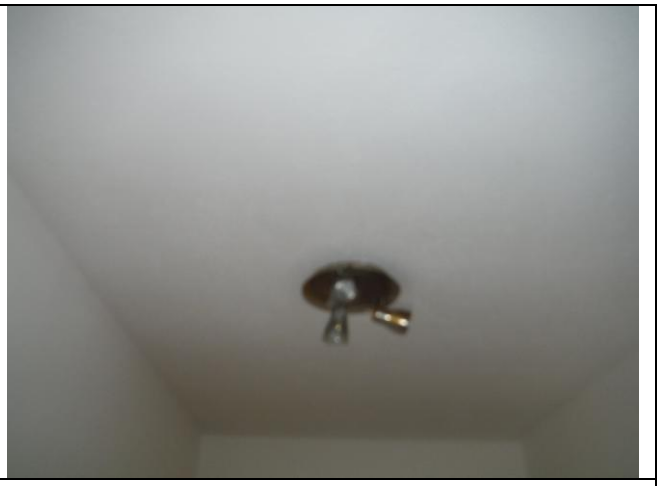
## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | BP/16 | |
| **Location** | First Floor - Flat 9 - Kitchen - Underside of Sink | |
| **Component** | Sink Pad | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/06 | |
| **Location** | First Floor - Flat 10 - Throughout Flat - Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/06 | |
| **Location** | First Floor - Flat 11 - Throughout Flat - Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | BP/15 | |
| **Location** | First Floor - Flat 12 - Kitchen - Underside of Sink | |
| **Component** | Sink Pad | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/06 | |
| **Location** | Second Floor - Flat 12 - Throughout Flat - To Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/03 | |
| **Location** | Second Floor - Flat 13 - Throughout Flat - To Walls | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/04 | |
| **Location** | Second Floor - Flat 13 - Throughout Flat - To Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/03 | |
| **Location** | Second Floor - Flat 14 - Throughout Flat - To Walls | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/04 | |
| **Location** | Second Floor - Flat 14 - Throughout Flat - To Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

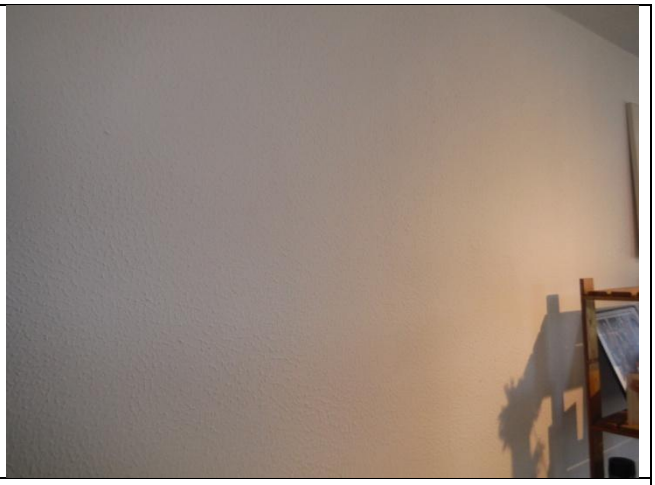
## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | BP/14 | |
| **Location** | Second Floor - Flat 15 - Kitchen - Underside of Sink | |
| **Component** | Sink Pad | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

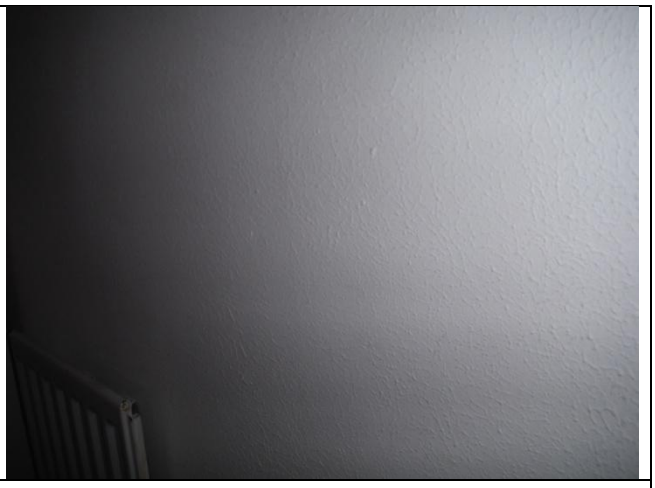
## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/03 | |
| **Location** | Second Floor - Flat 15 - Throughout Flat - To Walls | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/04 | |
| **Location** | Second Floor - Flat 15 - Throughout Flat - To Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

| Non-Asbestos Material | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | BP/13 | |
| **Location** | Second Floor - Flat 17 - Kitchen - Underside of Sink | |
| **Component** | Sink Pad | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

| Non-Asbestos Material | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/03 | |
| **Location** | Second Floor - Flat 17 - Throughout Flat - To Walls | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/04 | |
| **Location** | Second Floor - Flat 17 - Throughout Flat - To Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/03 | |
| **Location** | Second Floor - Flat 18 - Throughout Flat - To Walls | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/04 | |
| **Location** | Second Floor - Flat 18 - Throughout Flat - To Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | BP/12 | |
| **Location** | Second Floor - Flat 18 - Kitchen - Underside of Sink | |
| **Component** | Sink Pad | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/01 | |
| **Location** | Third Floor - Flat 19 - Throughout Flat - To Walls | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

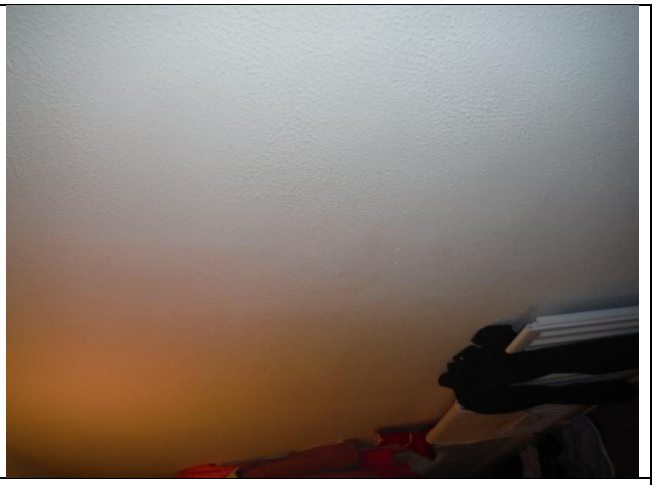
## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/02 | |
| **Location** | Third Floor - Flat 19 - Throughout Flat - To Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/01 | |
| **Location** | Third Floor - Flat 20 - Throughout Flat - To Walls | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | Vis Sim TX/02 | |
| **Location** | Third Floor - Flat 20 - Throughout Flat - To Ceilings | |
| **Component** | Textured Coating | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

## Non-Asbestos Material

| | | |
|---|---|---|
| **Inspection Type** | Management Survey |  |
| **Survey Ref.** | AA0147 | |
| **Sample No.** | BP/11 | |
| **Location** | Third Floor - Flat 20 - Kitchen - To Underside of Sink | |
| **Component** | Sink Pad | |
| **Analysis** | Non Asbestos | |
| **Comments** | A sample of the material was taken, and analysed. | |
| **Summary of Findings** | No asbestos was detected in the sample. No Action Required. | |

# Laboratory Results

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## BULK IDENTIFICATION CERTIFICATE

| | | | |
|---|---|---|---|
| **Client** | Asbestos Associated UK Ltd | **Analysis Location** | Liverpool |
| **Client Address** | 17 Highlands Road, Runcorn, Cheshire, WA7 4PS | **Date Received** | 21 Feb 2018 |
| | | **Date Analysed** | 24 Feb 2018 |
| **Date Sampled** | 21 Feb 2018 | **Date Reported** | 26 Feb 2018 |
| **No of Samples** | 21 | **Job Number** | J045475 |
| **Your Ref** | AA0147/32AR | **Issue Number** | 1 |
| **Site Address** | AA0147 / 32 Anson Road, M14 5BP | | |

## RESULTS

| Sample Number | Sample Ref | Description | Material | Result | Laboratory |
|---|---|---|---|---|---|
| AA0147 / 32AR / 3RD FLOOR / TX / 01 | BS268892 | N/A | Textured Coating | N.A.D | Liverpool |
| AA0147 / 32AR / 3RD FLOOR / TX / 02 | BS268893 | N/A | Textured Coating | N.A.D | Liverpool |
| AA0147 / 32AR / 2ND FLOOR / TX / 03 | BS268894 | N/A | Textured Coating | N.A.D | Liverpool |
| AA0147 / 32AR / 2ND FLOOR / TX / 04 | BS268895 | N/A | Textured Coating | N.A.D | Liverpool |
| AA0147 / 32AR / 1ST FLOOR / TX / 05 | BS268896 | N/A | Textured Coating | N.A.D | Liverpool |
| AA0147 / 32AR / 1ST FLOOR / TX / 06 | BS268897 | N/A | Textured Coating | N.A.D | Liverpool |
| AA0147 / 32AR / GROUND FLOOR / TX / 07 | BS268898 | N/A | Textured Coating | N.A.D | Liverpool |
| AA0147 / 32AR / GROUND FLOOR / TX / 08 | BS268899 | N/A | Textured Coating | N.A.D | Liverpool |
| AA0147 / 32AR / EXT / DPC / 09 | BS268900 | N/A | Bitumen | N.A.D | Liverpool |
| AA0147 / 32AR / EXT / IB / 10 | BS268901 | N/A | Boarding | N.A.D | Liverpool |

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Liverpool
L3 4BJ

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## BULK IDENTIFICATION CERTIFICATE

| | | | |
|---|---|---|---|
| **Client** | Asbestos Associated UK Ltd | **Analysis Location** | Liverpool |
| **Client Address** | 17 Highlands Road, Runcorn, Cheshire, WA7 4PS | **Date Received** | 21 Feb 2018 |
| | | **Date Analysed** | 24 Feb 2018 |
| **Date Sampled** | 21 Feb 2018 | **Date Reported** | 26 Feb 2018 |
| **No of Samples** | 21 | **Job Number** | J045475 |
| **Your Ref** | AA0147/32AR | **Issue Number** | 1 |
| **Site Address** | AA0147 / 32 Anson Road, M14 5BP | | |

### RESULTS

| Sample Number | Sample Ref | Description | Material | Result | Laboratory |
|---|---|---|---|---|---|
| AA0147 / 32AR / FLAT 20 - KIT / BP / 11 | BS268902 | N/A | Sink Pad | N.A.D | Liverpool |
| AA0147 / 32AR / KIT / BP / 12 | BS268903 | N/A | Sink Pad | N.A.D | Liverpool |
| AA0147 / 32AR / KIT / BP / 13 | BS268904 | N/A | Sink Pad | N.A.D | Liverpool |
| AA0147 / 32AR / KIT / BP / 14 | BS268905 | N/A | Sink Pad | N.A.D | Liverpool |
| AA0147 / 32AR / KIT / BP / 15 | BS268906 | N/A | Sink Pad | N.A.D | Liverpool |
| AA0147 / 32AR / KIT / BP / 16 | BS268907 | N/A | Sink Pad | N.A.D | Liverpool |
| AA0147 / 32AR / KIT / BP / 17 | BS268908 | N/A | Sink Pad | N.A.D | Liverpool |
| AA0147 / 32AR / KIT / BP / 18 | BS268909 | N/A | Sink Pad | N.A.D | Liverpool |
| AA0147 / 32AR / KIT / BP / 19 | BS268910 | N/A | Sink Pad | N.A.D | Liverpool |
| AA0147 / 32AR / KIT / BP / 20 | BS268911 | N/A | Sink Pad | N.A.D | Liverpool |



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## BULK IDENTIFICATION CERTIFICATE

| | | | |
|---|---|---|---|
| **Client** | Asbestos Associated UK Ltd | **Analysis Location** | Liverpool |
| **Client Address** | 17 Highlands Road, Runcorn, Cheshire, WA7 4PS | **Date Received** | 21 Feb 2018 |
| | | **Date Analysed** | 24 Feb 2018 |
| **Date Sampled** | 21 Feb 2018 | **Date Reported** | 26 Feb 2018 |
| **No of Samples** | 21 | **Job Number** | J045475 |
| **Your Ref** | AA0147/32AR | **Issue Number** | 1 |
| **Site Address** | AA0147 / 32 Anson Road, M14 5BP | | |

## RESULTS

| Sample Number | Sample Ref | Description | Material | Result | Laboratory |
|---|---|---|---|---|---|
| AA0147 / 32AR / KIT / BP / 21 | BS268912 | N/A | Sink Pad | N.A.D | Liverpool |

[redacted]

Claire Kevitt
Divisional Manager

- The in-house procedure SOP2185 is in accordance with the requirements of Appendix 2 of the Analyst Guide (HSG248)
- The results relate only to items tested as supplied by the client
- Comments and interpretations are beyond the scope of UKAS accreditation
- Samples associated with asbestos in building surveys are retained for six months (HSG 264 refers)
- N.A.D - No Asbestos Detected

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## Background Information

Asbestos is a naturally occurring silicate mineral that has been used commercially since the late 1800's. Due to its versatile nature approximately 3000 asbestos products were produced. Post World War 2, mass production of building materials, particularly during the 1960s and 1970s saw the largest scale asbestos usage in the UK. Some asbestos products were in use up until the ban of the usage of Chrysotile in 1999.

There are three main types of asbestos found in buildings, these are;

- Crocidolite (Blue) asbestos
- Amosite (Brown) asbestos
- Chrysotile (White) asbestos

All are hazardous, but due to their composition, blue and brown fibres are more hazardous than their white counterpart. Various types of products are made up of differing concentrations and risks of fibre release. The risk of fibre release of different ACMs therefore varies greatly.

Breathing in air containing asbestos fibres can lead to asbestos related disease such as asbestosis and Mesothelioma. Asbestos is only a risk when fibres are released and breathed in. Asbestos related diseases currently are responsible for 3000 deaths per year in the UK; this figure is expected to rise over the coming years.

Although it is now illegal to use asbestos in the construction of buildings, the large extent of the many thousands of tonnes used in the past is still in place.

As long as asbestos remains in good condition and is not disturbed, damaged or deteriorating through age, there is no risk to health. If asbestos is disturbed the risks are very much increased.

## A Guide to Using Your Asbestos Survey Report

This report is designed to aid the client in fulfilling their legal duty of care under The Control of Asbestos Regulations 2012 (CAR 2012), by:-

- Demonstrating that reasonable steps have been taken to determine the location and condition of asbestos containing materials (ACM's) within their premises.
- Assessing the extent and condition of ACMs and providing a risk assessment to identified asbestos materials.
- Giving recommendations for removal or remedial work required to ACMs present and identify those which can be placed under an asbestos management plan.
- Identifying ACMs which need to be removed before refurbishment work or demolition can be carried out.

By fullfilling the above, the report shall help parties comply with the Health and Safety at Work Act 1974, by aiding dutyholders identify duties required to ensure building users are not exposed to health and safety risks, and provide information to them about the building which might affect their health and safety.

The Management of Health and Safety at Work Regulations 1999 which requires employers and the self employed to make an assessment of the risks to the health and safety of themselves, their employees, and people not in their employment of their activities, and to make appropriate arrangements to protect them. By undertaking remedial asbestos issues outlined within this report, these requirements will be met.

The report will aid compliance with The Landlord and Tenant Act 1885 in ensuring the property is fit for habitation by not exposing tenants to harmful pollutants that could damage the health of the tenant.

The information will also enable arrangements to be put in place to deal with asbestos during construction work as required by The Construction (Design and Management) Regulations 2007 which also states the need that clients must provide designers and contractors who are bidding for work, information regarding the whereabouts of asbestos.

To continue to fulfil the duty of care, this register must be kept up to date and any alteration in the condition or removal of any ACM's monitored, noted and the register updated. Moreover all employees, contractors or any other person who may come into contact with any of the (ACM's) detailed should be shown this register to ensure safe methods of work.

The asbestos register, photographic register and material risk assessments provide all the immediate information needed about any asbestos products located during the survey. The descriptions, photos and sample location plans provide a comprehensive view of the exact locations of ACM's found.

It is highly recommended that the person responsible for managing asbestos, familiarises themselves with the findings within this report and broadcasts relevant information to maintenance staff, contractors and any persons who may come into contact with any of the materials.

The recommendations made in this report are guidelines for what is required to manage any risk from any asbestos products found. It is advisable to meet with all those concerned to discuss the options and produce a viable management plan.

## Dutyholder Obligations under the Control of Asbestos Regulations 2012

An asbestos survey should form the basis of an asbestos management plan, allowing the user to minimise the risk of persons being exposed to airborne asbestos fibres while on the premises.

The Government introduced the Control of Asbestos Regulations (CAR) 2012 in direct response to the mortality rates associated with asbestos exposure, which are currently estimated at around 3000 deaths per year. The Health & Safety Executive (HSE) hopes to reduce future exposure by the introduction of Regulation 4 (Duty to manage asbestos in non-domestic premises). The Control of Asbestos at Work Regulations (CAWR) 2002 has been revoked and replaced with the CAR 2012; however, Regulation 4 remains unchanged in the present Regulations.

This report provides an indication of how likely identified asbestos containing materials are to release fibres. It is the responsibility of the duty holder to ensure that the specific risk that each ACM poses is determined based on the level and nature of occupation in the area where it was found. A management plan can then be produced.

In short, the survey report produced is the beginning of the dutyholders asbestos management duty, not the end of it.

As a guide, the management plan should include:

- **Identification -** Identify and assess the ACMs that are present within the building, recording details such as their location, type and condition – depending on the level and extent of survey carried out, this obligation may have already been fulfilled;
- **Priority Risk Assessment -** Assess the risk of exposure to ACMs for the building occupants (i.e. employees and visitors);
- **Prepare and Implement a Management Plan -** Prepare a written plan that outlines how the risk from the ACMs identified will be managed. This should clearly outline the strategy for ensuring that no-one can come to any harm from asbestos within the premises;
- **Provide Information to Others -** The location and condition of all ACMs present within the building should be made available to all persons who are likely to come in

contact with them (i.e. estates services, maintenance engineers, external contractors etc);

- **Periodic Review -** The information upon which the management plan is based (i.e. the survey), should be updated as ACMs are removed, treated, or their condition alters. As a minimum, this should be carried out annually by a competent person, and the management plan should be updated accordingly.

HSE Inspectors are currently seeking evidence of compliance with Regulation 4 when conducting site audits. For more detailed guidance on how to effectively comply with this legislation, please refer to HSE Document *A comprehensive guide to managing asbestos in premises (HSG227)*, which is available from the HSE's website at *www.hsebooks.co.uk*.

## Survey Methodology and Limitations

The survey carried out at 32 Anson Road, M14 5BP was an Asbestos Management Survey. There are two types of survey as referred to in HSG264:-

**Asbestos Management Survey**

*"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 will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material risk assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.*

*The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment).*

*All areas should be accessed and inspected as far as is reasonably practicable. Areas should include underfloor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. Surveying may also involve some minor intrusive work, such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling.*

*Management surveys are only likely to involve the use of simple tools such as screwdrivers and chisels. Any areas not accessed must be presumed to contain asbestos.*

*The areas not accessed and presumed to contain asbestos must be clearly stated in the survey report and will have to be managed on this basis, i.e. maintenance or other disturbance work should not be carried out in these areas until further checks are made.*

*Management surveys should cover routine and simple maintenance work. However it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the dutyholder"*, HSE, 2010.

**Asbestos Refurbishment & Demolition Survey**

*"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, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.*

*There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (eg removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.*

*Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos"*, HSE, 2010.

**Survey Limitations**

It is always possible after a survey that asbestos based materials may remain in the property or area covered by that survey, this could be for various reasons:

- Asbestos materials existing within areas not specifically covered by the survey and outside the scope of this report.
- Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. where this is the case then the materials detection may be impaired.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Access for the survey may be restricted for many reasons beyond control such as height, inconvenience to others, immovable obstacles or confined spaces. Where electrical equipment is present and presumed in the way of the survey, access will not be attempted until proof of its safe state is given. The operative has a duty of care under the Health and Safety at Work Act 1974 for both themselves and others.
- Certain materials contain asbestos in varying degrees and some less densely in certain locations (e.g. textured coatings and pipe insulation). Where this is the case the sample taken may not be representative of the whole of the product throughout.
- Where a survey is carried out under the guidance of the owner of the property, or his representatives, the survey will be as per his instructions and guidance at that time.

## Sampling Procedure

Where necessary, samples will be taken for subsequent laboratory analysis in order to determine their asbestos content, if any. Sampling points will be repaired to seal in any fibres, and photographed to be included in the photographic register. Homogenous materials may be sampled only once the result being presumed to be the same for the rest of the material. Care shall be taken to prevent cross-contamination of samples.

Sampling of all suspected asbestos containing materials shall be undertaken in accordance with the requirements of the following documentation:

- The Health and Safety at Work Act 1974.
- The Control of Asbestos Regulations 2012, as amended, and the approved codes of practice issued for work in conjunction with the regulations.
- 'Asbestos and man-made mineral fibres in buildings', published by the Department of the Environment, Transport and the Regions.
- Construction (Design and Management) Regulations 2007.
- Guidance Notes issued by the Health and Safety Executive:-
    - Guidance Note EH10 'Asbestos: Exposure limits and measurement of airborne dust Concentrations.
    - Guidance Note HSG 189/2 'Working with Asbestos Cement'.
    - Guidance Note HSG264 'Asbestos: The Survey Guide' (2010).

Dust release in sampling is therefore reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This includes the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. All samples are double sealed in polythene bags which would not give rise to any dust release.

## Analytical Method

Samples are submitted to an accredited UKAS laboratory for analysis. Asbestos is identified by a combination of techniques: All these techniques are carried out in strict accordance with the HSE document MDHS 77, titled "Asbestos in Bulk Materials: Sampling and Identification by Polarised Light Microscopy (PLM)". Identification is based on the following analytical procedures:

- An initial visual inspection;
- A stereomicroscopic examination;
- Polarised light microscopy;
- Dispersion staining.

Certificates of analysis for the samples taken are presented within this report. Included on the Certificate is the address of the laboratory, the analysts name and the laboratories UKAS accreditation number.