



Asbestos Refurbishment Survey



Milnrow Building - Middleton

A & L Reference : 37263

Building Reference :

Address

Rochdale Road
Middleton
Greater Manchester
M24 6XH

Commissioned by

Mr G Evans
Rochdale Road
Middleton
Greater Manchester, M24 6XH

Lead Surveyor: J Pearson

Survey Date: 30/01/2024

Signed:

Assistant Surveyor: D Cairney

Compiled By: Miss E Greenan-Morris

Compiled Date: 02/02/2024

Signed:

Issued By: C Morris

Issued Date: 01/01/1970

Signed:

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1.0 Executive Summary

Asbestos containing materials (ACM's) from this location, either confirmed by analysis, strongly presumed or presumed are tabulated below. The included table lists all asbestos containing materials that were located or presumed to be present. There are a number of location where access wasn't possible, either because of live plant or it would have caused excessive damage. These locations have been presumed to contain asbestos and further inspections should be undertaken if these areas are to be disturbed as part of any refurbishment works.

Scope

The scope of the refurbishment survey for the proposed refit works at the site, as per the client supplied scope of works. The client supplied scope of works was as detailed in the e-mail from David Rostron dated 21/12/2023

Building Details

Ground floor was seen to consist of 7 room(s)

1st floor was seen to consist of 1 room(s)

Other Rooms 1

Chapel (now decomcrated). 1964-65. Designed by Frederick Gibberd in association with Reynolds and Scott. Reinforced concrete frame with mauve-coloured concrete block infill. Ring beam exposed at eaves has counterweights for the roof at the corners and is of board-marked, unpainted reinforced concrete; lantern ribs are of exposed, unpainted precast concrete. Copper low-pitched roof; coloured glass to lantern. Narrow, horizontal band of glazing separates the wall from the ring beam above on each side, except the entrance side and the facet opposite. Octagonal plan with low, projecting lean-to entrance to one angle

The layout of buildings is shown in the annotated floor plans in Appendix E.

Overview of Identified Asbestos Containing Materials and No Access Areas:

Rooms Surveyed Now	No Asbestos Detected Rooms	Asbestos Confirmed Rooms	Presumed Asbestos Rooms	Strongly Presumed Asbestos Rooms	No Access Rooms	Other
9	4	5	0	0	1	0

Asbestos Confirmed Rooms

Room Reference Product Type	Risk Score	Comment	Recommendation
0-002 Main Chapel Sprayed Coating	8	The sample of the sprayed coating to the infill sections of the ceiling has been identified as containing Chrysotile (White) Asbestos.	The sprayed coating should be removed prior to any refurbishment works at the site, should the materials not be disturbed during the planned refurbishment works or removed within the 3 months period stated within HSG264, then provision should be made for the continued management of the sprayed coating.
0-002 Main Chapel Textured Coating	3	The sample of the textured coating to the top edge of the perimeter wall has been identified as containing Chrysotile (White) asbestos.	The textured coating should be removed prior to any refurbishment works at the site, should the materials not be disturbed during the planned refurbishment works or removed within the 3 months period stated within HSG264, then provision should be made for the continued management of the textured coating.
0-002 Main Chapel Textured Coating	3	The sample of the textured coating to the top edge of the perimeter wall has been identified as containing Chrysotile (White) asbestos.	The textured coating should be removed prior to any refurbishment works at the site, should the materials not be disturbed during the planned refurbishment works or removed within the 3 months period stated within HSG264, then provision should be made for the continued management of the textured coating.
0-004 Vestry Bitumen Adhesive	2	The sample bitumen adhesive under the vinyl floor covering and carpet has been identified as containing Chrysotile (White) asbestos.	The bitumen adhesive should be removed under controlled conditions prior to the planned works. Should the materials not be disturbed during the planned refurbishment works or removed within the 3 months period stated within HSG264, then provision should be made for the continued management of the materials.
0-004 Vestry Floor Tiles	2	The sample of the grey floor tiles and bitumen adhesive found within the cupboards to the room perimeter has been identified as containing Chrysotile (White) asbestos.	The floor tiles should be removed prior to any refurbishment works at the site, should the materials not be disturbed during the planned refurbishment works or removed within the 3 months period stated within HSG264, then provision should be made for the continued management of the floor tiles.

Room Reference Product Type	Risk Score	Comment	Recommendation
0-004 Vestry Cement Panel(s)	3	The sample of the cement panels within the electrical boxes throughout the area has been confirmed as containing Chrysotile (White) asbestos.	If the electrical system is to be decommissioned and removed from site, then the whole unit should be removed with the cement still in situ and disposed of as asbestos waste.
0-005 Toilet Bitumen Adhesive	2	The sample bitumen adhesive under the vinyl floor covering has been identified as containing Chrysotile (White) asbestos.	The bitumen adhesive should be removed under controlled conditions prior to the planned works. Should the materials not be disturbed during the planned refurbishment works or removed within the 3 months period stated within HSG264, then provision should be made for the continued management of the materials.
0-006 Lobby Bitumen Adhesive	2	The sample bitumen adhesive under the vinyl floor covering has been identified as containing Chrysotile (White) asbestos.	The bitumen adhesive should be removed under controlled conditions prior to the planned works. Should the materials not be disturbed during the planned refurbishment works or removed within the 3 months period stated within HSG264, then provision should be made for the continued management of the materials.
0-007 Store Bitumen Adhesive	2	The sample bitumen adhesive under the vinyl floor covering has been identified as containing Chrysotile (White) asbestos.	The bitumen adhesive should be removed under controlled conditions prior to the planned works. Should the materials not be disturbed during the planned refurbishment works or removed within the 3 months period stated within HSG264, then provision should be made for the continued management of the materials.

Potential Risks and Remedial Actions

Room #	Details of Installation	Risk Score	Remedial Actions Required	Team Responsible	Action Required by
No record found.					

Areas Excluded from the Survey and No Access Areas

Room Reference Product Type	Risk Score	Comment	Recommendation
Site Organ No Access	3	No access was gained into the organ or organ machinery at the time of the survey as it was not clear if this formed part of the planned works.	Works in the area should proceed with caution, if suspect asbestos containing materials are seen all works should stop and further sampling / investigation should be carried out.

2.0 Introduction

Hopwood Hall College has commissioned A&L Consultants Limited to undertake a Refurbishment Survey of Milnrow Building - Middleton, Rochdale Road. This report details the findings of that survey and the presence of ACMs (asbestos containing materials) which was carried out on the 30/01/2024.

Workers who disturb the fabric of buildings during maintenance, refurbishment, repair, installation and related activities may be exposed to asbestos every time they unknowingly work on ACMs or carry out work without taking the correct precautions. The purpose of managing asbestos in buildings is to prevent or, where this is not reasonably practicable, minimise exposure for these groups of workers and other people in the premises. To prevent this exposure, information is needed on whether asbestos is, or is likely to be, present in the buildings, so that an assessment can be made about the risk it presents and appropriate measures put in place to manage those risks.

Survey Aims and Objectives

The aim of the survey is to provide information about the location of any ACMs within the areas specified to allow for appropriate management or removal (if required). The survey provides as detailed and accurate a picture as possible for each area surveyed, in terms of asbestos containing materials, non-asbestos containing materials, inaccessible areas and possible concealed areas. The survey information is required to ensure compliance with the Control of Asbestos Regulations 2012 (CAR 2012).

The objective of the survey is to:

- As far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs;
- Determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.;
- Enable the client to take appropriate precautions so that people who work at or attend the building are not exposed to asbestos;
- Provide information to assist the client in developing and implementing an action plan for the further investigation, treatment, removal and/or monitoring of ACM's.

3.0 Survey Type

There are three types of asbestos surveys as identified in HSG 264 'Asbestos: The Survey Guide'. The type of survey will vary during the lifespan of the premises and several may be needed over time. It is important to recognise that each survey type will have its own limitations and there can be no guarantee that all ACMs will be identified until such point as a building has been demolished. Those people who could disturb the fabric of a building or services within should have appropriate training to allow them to recognise ACMs in the event that their work uncovers suspect materials and that they are aware of any required actions in those situations.

Survey Type Description

Refurbishment Survey:

There are circumstances where an intrusive survey is necessary to establish the full extent and presence of asbestos. This type of survey is necessary prior to any refurbishment (including 'minor') or demolition work being carried out. These 'refurbishment' surveys will be much more intrusive and destructive compared with management surveys as their intention is to locate all the asbestos containing materials so that they can be removed (or possibly avoided) before the refurbishment takes place, because of this no review dates are given within the report as within a management report. Refurbishment surveys will be required as necessary when there is a need for more intrusive maintenance and repair work as well as general improvement and upgrading (including plant removal or dismantling). CAR2012 (Regulation 7) requires the removal of ACMs prior to major refurbishment or demolition. A refurbishment survey will always be linked to a scope of works and it is imperative that this is provided to the survey team to ensure that they are aware of the extent of the work so that the survey can be directed to those areas. This will also dictate the level of intrusion required into the building fabric. Although every effort is made to locate all asbestos containing materials, it is impossible to rule out the possibility that undiscovered asbestos materials may be present. It is recommended that the persons carrying out the refurbishment, are made aware of this, and take sufficient precautions, as may be appropriate, to ensure the health and safety of their own employees and any other parties who may be affected by the works.

Sampling Strategy

All accessible materials were assessed as to whether they could contain asbestos. Where it was strongly suspected that a material could contain asbestos or its content was unknown, a representative sample of the material was taken for analysis. For some ACMs, samples were not taken if the material was consistent with an ACM already sampled. In such cases, the ACM was simply referenced to the ACM already sampled. Therefore, although all accessible materials were assessed, samples were not necessarily taken of every material. This report makes reference within the survey results section to materials not sampled but known to be asbestos free. All bulk samples were taken as described within HSE document HSG 248 Asbestos: The Analysts' Guide for sampling, analysis and clearance procedures'. Bulk sample analysis was undertaken by a UKAS Accredited laboratory utilising their in house documented methods following the principles detailed within HSG 248.

4.0 Regulations

Control of Asbestos Regulations 2012

The Control of Asbestos Regulations 2012 applies to most work situations involving risk of exposure to asbestos. From April 2012 the Control of Asbestos Regulations will require that employers:

- Take all reasonable steps to identify the locations of materials likely to contain asbestos.
- Assume that the identified materials contain asbestos, unless there is evidence to the contrary.
- Keep an up to date written record (an Asbestos Register) of the location of asbestos-containing materials.
- Monitor the condition of asbestos-containing materials.
- Make a written assessment of the risk of exposure from asbestos.
- Prepare and implement a management plan to control asbestos-related health risks, including measures to ensure that:
 - Material known or presumed to create a risk of exposure to asbestos is repaired or, if necessary, removed.
 - Material known or presumed to contain asbestos, but which does not pose a risk of exposure, is maintained in a good state of repair.
 - Information about the location and condition of material known or presumed to contain asbestos is given to anyone who is likely to disturb it.

Other Health and Safety Regulations

Under Section 2 of the Health and Safety at Work etc. Act 1974 , employers have a duty of care for the health, safety and welfare of their employees whilst at work. In addition, employers that are in control of premises have a duty of care, under Section 4 of the HSWA , towards all other people (non-employees) who use or work at their premises. Other regulations embodied in the HSWA require employers to ensure that:

- Immediate steps are taken to reduce exposure to asbestos, in situations where the control level or action level is exceeded.
- Risk assessments are carried out and are used to prepare method statements for any work that is likely to involve exposure to asbestos.
- The number of workers exposed to asbestos is kept to a minimum.
- Information on the location of asbestos is made available to any person likely to be exposed to ACM's.
- Training is given to anyone liable to be exposed to asbestos.

This report can be used as a reference to assist the client in fulfilling its duties and obligations under present regulatory framework.

5.0 Sampling and Testing

Sampling and Testing

Photographs were taken to provide a record of all the locations and materials examined. A photographic record of the inspection is incorporated in Appendix D. Based on the findings of the survey, 0 representative bulk samples of materials suspected of containing asbestos were recovered from the site. During the sampling process, care was taken to verify that the recovered samples were representative of the situation and the medium in which asbestos contamination was suspected. The sampling protocol that was used is as specified in "The Survey Guide" HSG264, published by the Health & Safety Executive. The recovered samples were subsequently examined by Scopes Asbestos Analysis Services Ltd. Scopes Asbestos Analysis Services Ltd are a testing body that meets criteria equivalent to those set out in the paragraphs of ISO 17025. The results of the laboratory testing for all recovered samples are presented at Appendix B.

Representative Sampling

Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis (shown in Appendix B) indicate that no asbestos has been detected, caution should be exercised in extrapolating the same conclusion to the parent material. Where doubt remains, further sampling and testing should be carried out.

Significance of Laboratory Test Results

The following are the three main types of asbestos identified by the laboratory testing procedure, and recorded on the laboratory result sheets in Appendix B:

Chrysotile - White Asbestos



Amosite - Brown Asbestos



Crocidolite - Blue Asbestos



It is emphasised that all types of asbestos, irrespective of their mineralogical compositions and concentration levels, fall within the scope of the Control of Asbestos Regulations 2012, therefore, details of the type and quantity of asbestos materials identified by the laboratory analyses do not significantly affect the Duty Holders legal duties and obligations. However, they do influence the assessment of risk, and therefore assist in determining the priorities for remedial action.

6.0 Assessment and Overview

Methodology

Risk assessments for fibre release have been carried out for all suspected asbestos materials, based on their product type, condition (extent of damage/deterioration), surface treatment and asbestos type. The method adopted is as described in "The Survey Guide" HSG264. The meaning of the specialist terms employed and the key stages of the risk assessment process are described below. The parameters that require assessment are Product Type, Surface Treatment, Extent of Damage/ Deterioration, and Asbestos Type. Two categories allow a zero risk score and so the total material risk score is between 2 and 12.

Parameters for Assessment of Material Risk:

Product Type	Risk Score
Asbestos mattresses, loose fill, sprayed coatings and thermal insulation.	3
Asbestos insulating board, millboard, textiles, rope and yarns.	2
Asbestos reinforced plastics, bituminous products and resins. Textured coatings.	1
Extent of Damage	Risk Score
High damage or delamination.	3
Medium damage.	2
Low damage.	1
No damage/ good condition.	0
Surface Treatment	Risk Score
Unsealed insulation sprayed coating.	3
Unsealed asbestos insulating board.	2
Enclosed sprays and insulation.	1
Composites and reinforced plastics.	0
Asbestos Type	Risk Score
Crocidolite	3
Amosite (Amphiboles)	2
Chrysotile	1

Each parameter is given a score of between zero and three with the highest priority risk score possible being 12.

Material Assessment Score Classification

The Material Assessment Score is derived by adding together the above classification numbers and assigning the scores High, Medium, Low and Very Low as follows:

High Material Assessment Score between 12 - 08.

The asbestos-containing material is in a condition or in a location that requires urgent attention. It should either be removed or treated as soon as possible. All asbestos debris is assigned a high risk rating as disturbance is likely to release airborne respirable asbestos fibres and may spread contamination throughout the building.

Medium Material assessment Score between 07 and 04.

The asbestos-containing material is in a location/condition that requires remedial action. The action may entail minor repairs or encapsulation of exposed asbestos surfaces to reduce the Material Assessment Score to a Low priority.

Low Material Assessment Score of below 04.

The asbestos-containing material is in a location/condition that does not create a significant health risk, provided it remains undisturbed. However, changes in work methods, or building use could change this assessment. The Material Assessment Score could increase if it were decided to carry out building works that would disturb the material.

Materials with a High Material Assessment Score

It may be more economic to remove high-risk asbestos materials than to attempt to carry out insitu remediation (e.g. by encapsulation and periodic monitoring). Licensed contractors should always be used to remove these materials following current legislative guidelines.

Materials with a Medium or Low Material Assessment Score

For these materials, the decision to remove the materials should be based on whether the risk associated with removal would be less than the risk associated with insitu management. In some circumstances, the "do nothing" option may be more appropriate in the short to medium term, particularly where the material is in good condition, the location is "remote" and it is considered feasible to provide adequate safeguards against inadvertent contact or exposure.

Colour Coding

The above risk assessment methodology has been incorporated in the asbestos register in appendix D. The data sheets provide recommendations concerning access restrictions and remedial measures that should be adopted at each sample location. Where appropriate, they also provide an opinion concerning the likely source of any surface deposits of asbestos dust or debris that are present. The reader is reminded of the significance of the colour coding that is adopted on the Data Sheets, as follows:

Green	Laboratory analysis shows that asbestos is not present in the recovered sample.
Amber	No laboratory analysis has been carried out because it was not possible to recover a sample at this location and it is considered likely that asbestos is present.
Red	Laboratory analysis shows that asbestos is present in the recovered sample.

7.0 Conclusions and Recommendations

Introduction

The recommendations provided in this Section identify the main elements of the Action Plans that need to be developed and implemented by the 'Duty Holder' as identified in Health and Safety published 'The Control of Asbestos Regulations' 2012 in order to address the asbestos management issues that affect the surveyed areas.

Additional Inspection, Sampling and Testing

We recommend that further inspection, sampling and testing is carried out in areas that are not covered by the inspection work described in the above sections. These fall into two categories: (a) Buildings and areas for which access could not be obtained during the course of the survey work. (b) Materials that are presumed to contain asbestos. Sampling and testing is recommended, where practical, in these to establish the nature and extent of the material.

Labels and Warning Signs

It is recommended that labels and warning signs should be provided to identify materials that contain asbestos; this is particularly applicable in areas subject to regular maintenance activities such as workshops, storerooms and boiler rooms. The programme for providing labels and warning signs should be systematic, beginning with the areas that are most readily accessible and where risk from asbestos exposure is greatest. Although labels and warning signs should adopt standard symbols wherever appropriate, it is very important that the wording on them is made as simple and effective as possible. The wording should be devised to reflect the specific hazards and circumstances at each location. Signs and labels alone should never be relied upon to provide an adequate warning, where ACM's are present a permit to work system should also be considered.

Programme for Removal or Treatment of Asbestos Materials

A programme for the removal, encapsulation or monitoring of asbestos materials should be identified in the Asbestos Management Plan. This work is beyond the scope of our current commission, though technical assistance can be provided to assist clients if required. The management plan for the removal, encapsulation and/or monitoring of ACM's, requires a priority assessment to be completed, this looks at the likelihood of someone disturbing the ACM, and takes account of:

- The material assessment scores for the materials in question.
- The disturbance potential for the materials in question.
- Areas where planned future works or maintenance activities entail contact with materials that are known to contain asbestos.
- The occupant activities undertaken in the area concerned.
- The human exposure potential.

Areas Affected by Planned Future Works

Where asbestos is present in areas where future work is planned or contemplated, special consideration must be given to the health and safety risks associated with the work, irrespective of the Material Assessment Score assigned to the material. Employers have a duty of care under the "Control of Asbestos Regulations" 2012 to any person or organisation that may work at their premises. Information must therefore be provided to any contractor or employee that may come into contact with ACM's. The information provided should include, but need not be limited to the details provided in this report. Information concerning the presence of asbestos should not only be given to contractors, but also to Designers, and Principal Contractors (within the meaning of the CDM Regulations) so that suitable risk assessments can be carried out and used to develop the Health & Safety Plan and safe systems of work. Planning for individual projects that involve dealing with specific asbestos management issues should also consider the wider context, including opportunities for the cost-effective treatment or removal of asbestos materials.

Internal Arrangements

Training and Communications

It is recommended that all employees who are directly or indirectly in control of activities that may affect asbestos-containing materials should receive asbestos awareness training and should have access to the Asbestos Register, or the information contained within it.

Management Responsibility

Responsibility should be allocated to a specific individual to provide a source of information, advice and authority for situations where decisions relating to asbestos are needed. The nominated individual should also be responsible for:

- Communicating information about asbestos.
- Controlling the Asbestos Register.
- Liaising with specialist asbestos consultants and contractors.
- Monitoring the action plan.

8.0 Report Validation

All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate.

As defined within the Control of Asbestos Regulations and "The Survey guide" 2012, it is the responsibility of the "duty holder" for the management of known, identified and presumed asbestos containing materials. Clear and defined review dates are stated within the body of the report based upon material (asbestos content, material type and condition) risk assessments. Clear recommendations are also provided within the body of the report, defining the best means to reduce or remove these risks.

9.0 References

- (1) The Health and Safety at Work Act 1974.
- (2) The Management of Health and Safety at Work Regulations 1999.
- (3) The "Control of Asbestos Regulations" 2012.
- (4) The Construction (Design and Management) Regulations 2015 (CDM).
- (5) The Control of Substances Hazardous to Health Regulations 2002 (as amended).
- (6) "The Survey Guide" HSG264: Surveying, Sampling and Assessment of Asbestos-containing Materials.
- (7) EN ISO/IEC 17020: General Criteria for the Operation of Various Types of Bodies Performing Inspection.
- (8) EN ISO/IEC 17025: General Requirements for the Competence of Testing and Calibration Laboratories.
- (9) HSG 247: Asbestos: The Licensed Contractors Guide.
- (10) HSG 248: Asbestos: The Analysts guide for Sampling, Analysis and Clearance Procedures.
- (11) HSG 227: A Comprehensive Guide to Managing Asbestos in Premises.
- (12) L143: ACOP: Managing and Working with Asbestos.

Appendix A - Asbestos Materials in Buildings

Sprayed coatings applied in the UK were typically a mixture of hydrated asbestos cement containing up to 85% asbestos, mainly Amosite but Crocidolite and mixtures have been used. Primarily used for anti-condensation and acoustic control and fire protection to structural steelwork. It is a friable material but if in a good condition and unlikely to be disturbed presents no immediate danger; however it is likely to release fibres, if disturbed especially during repair and maintenance work. As it ages the binding medium of sprayed asbestos may degrade with the consequent release of more fibres.

Thermal insulation to boilers, vessels, pipe work, valves, pumps etc also known as hand applied lagging. Lagging may have a protective covering of cloth, tape, paper, metal or a surface coating of cement. All types of asbestos may be found in lagging and the content can vary between 15 and 85% asbestos with the protective papers being up to 100% Chrysotile. The likelihood of fibre release depends upon its composition, friability and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work or the action of water leaks.

Asbestos insulating boards usually contain between 16 to 40% Amosite, although boards may be found to contain other types of asbestos and in other quantities. Insulating boards were developed in the 1950s to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed it is more likely to release fibres as a result of damage or abrasion. Work on asbestos insulation board can give rise to high levels of asbestos fibre.

Asbestos cement products as in roofing sheets, wall cladding, permanent shuttering, flue, rain water and vent pipes generally contain 10 to 15% of asbestos fibre bounded in Portland cement, some flexible boards contain a small proportion of cellulose. All three types of asbestos have been used in the manufacture of asbestos cement. The asbestos fibres in asbestos cement are usually firmly bound in the cement matrix and will be released only if the material is mechanically damaged or as it deteriorates with age.

Ropes and yarns are usually high in asbestos content, approaching 100% and all three types of asbestos have been used in their manufacture. They were used as in the pipe lagging process and in pipe jointing and also for packing materials as in heat/fire resistant boiler, oven and flue sealing or anywhere thermal or fire protection was required. The risk of fibre release depends upon the structure of the material; bonded gasket material is unlikely to release asbestos but an unbonded woven material may give rise to high fibre release especially if when damaged or frayed.

Cloth thermal insulation and lagging, including fire resistant blankets, mattresses and protective curtains, gloves, aprons, overalls etc. All types of asbestos have been used in the manufacture but since the mid 60s the majority has been Chrysotile, the content of which can be up to 100 %.

Millboard, paper and paper products usually have an asbestos content approaching 100% with all three types of asbestos being used in their manufacture. They were used for insulation of electrical equipment and for thermal insulation; Asbestos paper has been used as a laminate for fireproofing to various fibre panels. These materials are on some occasions not well bonded and will release asbestos fibres if subject to abrasion and wear.

Bitumen felts and coatings may contain asbestos either bound in the bitumen matrix or as an asbestos paper liner. These materials are not likely to present a hazard during normal installation or use, but should be removed and disposed of in compliance with any regulation applicable.

Thermoplastic floor tiles can contain up to 25% asbestos usually Chrysotile, PVC vinyl floor tiles and unbacked PVC flooring normally 7-10% Chrysotile and asbestos paper backed PVC flooring the paper backing may contain up to 100% Chrysotile. Fibre release is not normally an issue but may occur when the material is cut or subjected to abrasion.

Textured coatings. Decorative coatings on walls and ceilings usually contain 3-5% Chrysotile. Fibre release may occur when subjected to abrasion.

Reinforced plastic and resin composites, used for toilet cisterns, seats, banisters, window seals, lab bench tops, brakes and clutches in machines. The plastics usually contain 1-10% Chrysotile and were used in for example car batteries to improve the acid resistance. Resins may contain between 20 and 50% Amosite, but because of its composition fibre release is likely to be low, even during cutting.

The above is not intended to be an exhaustive or definitive list. All materials suspected to consist of or contain asbestos will be inspected, sampled and reported.

Appendix B - Results of Laboratory Testing (Bulk Sample Identification Certificates)



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD	☐
PREMIUM	☐
EMERGENCY	☐

Client:	A & L CONSULTANTS	Analysis Report No.	SCO/24/0649			
Address:	SUITES 5K & 5L THE OLD COURTHOUSE CHAPEL STREET DUKINFIELD CHESHIRE SK16 4DT		Report Date.	01/02/24		
Attention:	C MORRIS		Site Ref No.	37263		
Site Address:	MILNROW BUILDING MIDDLETON		Page No:	1	Of	1
Date sample taken:	30/01/24		No. of Samples:	10		
Date sample received:	31/01/24	Obtained:	DELIVERED			
Date of Analysis:	31/01/24					

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248. If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	001	PAINT COATING	NADIS
2	002	MASTIC PUTTY	NADIS
3	003	TEXTURED COATING	CHRYSTILE
4	004	TEXTURED COATING	CHRYSTILE
5	005	BITUMEN ADHESIVE	CHRYSTILE
6	006	GREY FLOOR TILE & BITUMEN ADHESIVE	CHRYSTILE TO BOTH
7	007	CEMENT	CHRYSTILE
8	008	MASTIC PUTTY	NADIS
9	009	ROOFING FELT	NADIS
10	010	BITUMEN DAMP PROOF COURSE	NADIS

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.
Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.
Note: All Analysis is performed in House on the registered premises (below).
Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	S. GIDDINGS	Authorised signatory:	
		Print name:	C.BOLTON – DEPUTY Q.C.M

BULK 001-VER 8 14-JUN-22-QCM

Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EU
Tel: 01268 724785 Fax: 01268 724796 Mob: 07765 685132 E-Mail: enquiries@scopesaas.co.uk
Company Reg No: 5191390 Reg Address: As above

Appendix C - Secondary Elements: Room 0-001 - Entrance Lobby

General Room Pictures

Ceilings: Concrete ceiling with plaster skim	Walls: Concrete and solid masonry partly plaster skimmed	Floors: Solid floor partly quarry tiled	Other: N/A
			No Image Available

Survey Intrusion Pictures

Ceilings: N/A	Walls: N/A	Floors: N/A	Other: N/A
No Image Available	No Image Available	No Image Available	No Image Available

No Asbestos

No asbestos containing materials identified in this area.

Room 0-002 - Main Chapel

General Room Pictures

Ceilings: Concrete ceiling with sprayed coating finish	Walls: Concrete and solid masonry partly texture coated	Floors: Solid floor partly quarry tiled	Other: N/A
			No Image Available

Survey Intrusion Pictures

Ceilings: N/A	Walls: N/A	Floors: Tiles already removed	Other: N/A
No Image Available	No Image Available		No Image Available

Asbestos Confirmed

Asbestos containing materials have been identified in this area. Please see the full asbestos register for further details.

Room 0-003 - Rear Exit

General Room Pictures

Ceilings: Plasterboard to wooden joists	Walls: Solid masonry	Floors: Solid floor	Other: N/A
			No Image Available

Survey Intrusion Pictures

Ceilings: Visible in Loft space	Walls: N/A	Floors: N/A	Other: N/A
	No Image Available	No Image Available	No Image Available

No Asbestos

No asbestos containing materials identified in this area.

Room 0-004 - Vestry

General Room Pictures

Ceilings: Plasterboard to wooden joists	Walls: Solid walls with plaster skim	Floors: Solid floor under carpet and vinyl	Other: Negative sink unit.
			

Survey Intrusion Pictures

Ceilings: Visible in Loft space	Walls: Holes already present and visible within electrical cupboard	Floors: Lifted carpet and vinyl	Other: N/A
			No Image Available

Asbestos Confirmed

Asbestos containing materials have been identified in this area. Please see the full asbestos register for further details.

Room 0-005 - Toilet

General Room Pictures

Ceilings: Plasterboard to wooden joists	Walls: Solid walls with plaster skim	Floors: Solid floor under vinyl	Other: Ceramic toilet cistern(s)
			

Survey Intrusion Pictures

Ceilings: Visible in Loft space	Walls: N/A	Floors: Lifted vinyl	Other: N/A
	No Image Available		No Image Available

Asbestos Confirmed

Asbestos containing materials have been identified in this area. Please see the full asbestos register for further details.

Room 0-006 - Lobby

General Room Pictures

Ceilings: Plasterboard to wooden joists	Walls: Solid masonry	Floors: Solid floor under vinyl	Other: N/A
			No Image Available

Survey Intrusion Pictures

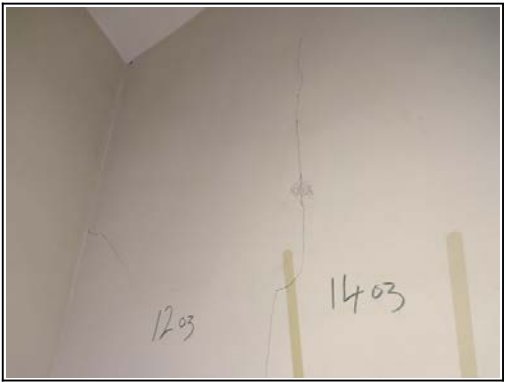
Ceilings: Visible in Loft space	Walls: N/A	Floors: Lifted vinyl	Other: N/A
	No Image Available		No Image Available

Asbestos Confirmed

Asbestos containing materials have been identified in this area. Please see the full asbestos register for further details.

Room 0-007 - Store

General Room Pictures

Ceilings: Plasterboard to wooden joists	Walls: Solid walls with plaster skim	Floors: Solid floor under vinyl	Other: N/A
			No Image Available

Survey Intrusion Pictures

Ceilings: Visible in Loft space	Walls: Holes already present	Floors: Lifted vinyl	Other: N/A
			No Image Available

Asbestos Confirmed

 Asbestos containing materials have been identified in this area. Please see the full asbestos register for further details.

Room 1-001 - Loft Space

General Room Pictures

Ceilings: Concrete	Walls: Concrete and solid masonry	Floors: Exposed plasterboard beneath wood panels	Other: N/A
			No Image Available

Survey Intrusion Pictures

Ceilings: N/A	Walls: N/A	Floors: N/A	Other: N/A
No Image Available	No Image Available	No Image Available	No Image Available

No Asbestos

No asbestos containing materials identified in this area.

Room External - To Building

General Room Pictures

Roof Coverings: Solid roof with felt and copper coverings	Walls and Signage: Concrete and solid masonry	Fenestration/Soffits/Facias: Wooden doors and metal framed windows	Rainwater/Other: Metal guttering and rainwater goods
			

Survey Intrusion Pictures

Roof Coverings: N/A	Walls and Signage: N/A	Fenestration/Soffits/Facias: N/A	Rainwater/Other: N/A
No Image Available	No Image Available	No Image Available	No Image Available

No Asbestos

No asbestos containing materials identified in this area.

Appendix D - Asbestos Register

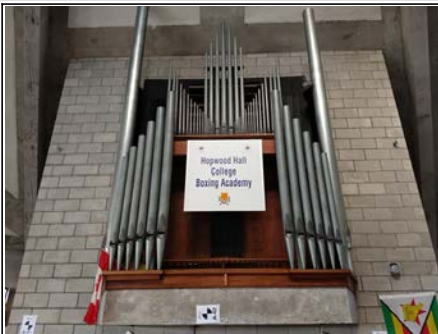
	Room Number: 0-001		Room Reference: Entrance Lobby		Review Date:
	Asbestos Detected	Sample Reference	Asbestos Type	Product Type	Surface Treatment
	No Asbestos Detected	001		Paint Coating	
		Extent	Condition	Accessibility	Risk Score
		30-40m ²			0
	Comment:	No asbestos was detected in the sample of paint coating to the ceiling and top edge of the wall ref: 37263/001.			
	Recommendation:	No further action required.			
	Room Number: 0-001		Room Reference: Entrance Lobby		Review Date:
	Asbestos Detected	Sample Reference	Asbestos Type	Product Type	Surface Treatment
	No Asbestos Detected	002		Mastics	
		Extent	Condition	Accessibility	Risk Score
		10-15LM			0
	Comment:	No asbestos was detected in the sample of mastic seal to the metal window frames ref: 37263/002.			
	Recommendation:	No further action required.			
	Room Number: 0-002		Room Reference: Main Chapel		Review Date:
	Asbestos Detected	Sample Reference	Asbestos Type	Product Type	Surface Treatment
	Asbestos Confirmed	A10492/06	Chrysotile	Sprayed Coating	Sprayed Coating
		Extent	Condition	Accessibility	Risk Score
		300-350m ²	1 - Low Damage	Difficult	8
	Comment:	The sample of the sprayed coating to the infill sections of the ceiling has been identified as containing Chrysotile (White) Asbestos.			
	Recommendation:	The sprayed coating should be removed prior to any refurbishment works at the site, should the materials not be disturbed during the planned refurbishment works or removed within the 3 months period stated within HSG264, then provision should be made for the continued management of the sprayed coating.			

	Room Number: 0-002		Room Reference: Main Chapel		Review Date:
	Asbestos Detected	Sample Reference	Asbestos Type	Product Type	Surface Treatment
	Asbestos Confirmed	003	Chrysotile	Textured Coating	Textured Coating
		Extent	Condition	Accessibility	Risk Score
		40-50m²	0 - Good	Difficult	3
	Comment:	The sample of the textured coating to the top edge of the perimeter wall has been identified as containing Chrysotile (White) asbestos.			
Recommendation:		The textured coating should be removed prior to any refurbishment works at the site, should the materials not be disturbed during the planned refurbishment works or removed within the 3 months period stated within HSG264, then provision should be made for the continued management of the textured coating.			
	Room Number: 0-002		Room Reference: Main Chapel		Review Date:
	Asbestos Detected	Sample Reference	Asbestos Type	Product Type	Surface Treatment
	Asbestos Confirmed	004	Chrysotile	Textured Coating	Textured Coating
		Extent	Condition	Accessibility	Risk Score
		40-50m²	0 - Good	Difficult	3
	Comment:	The sample of the textured coating to the top edge of the perimeter wall has been identified as containing Chrysotile (White) asbestos.			
Recommendation:		The textured coating should be removed prior to any refurbishment works at the site, should the materials not be disturbed during the planned refurbishment works or removed within the 3 months period stated within HSG264, then provision should be made for the continued management of the textured coating.			
NO SUSPECT MATERIALS SEEN	Room Number: 0-003		Room Reference: Rear Exit		Review Date:
	Asbestos Detected	Sample Reference	Asbestos Type	Product Type	Surface Treatment
	No Asbestos Detected				
		Extent	Condition	Accessibility	Risk Score
					0
	Comment:	No suspect asbestos containing materials were seen during the course of the survey.			
Recommendation:		No further action required.			

	Room Number: 0-004		Room Reference: Vestry		Review Date:
	Asbestos Detected	Sample Reference	Asbestos Type	Product Type	Surface Treatment
	Asbestos Confirmed	005	Chrysotile	Bitumen Adhesive	Bitumen
		Extent	Condition	Accessibility	Risk Score
		30-40m²	0 - Good	Difficult	2
	Comment:	The sample bitumen adhesive under the vinyl floor covering and carpet has been identified as containing Chrysotile (White) asbestos.			
	Recommendation:	The bitumen adhesive should be removed under controlled conditions prior to the planned works. Should the materials not be disturbed during the planned refurbishment works or removed within the 3 months period stated within HSG264, then provision should be made for the continued management of the materials.			
	Room Number: 0-004		Room Reference: Vestry		Review Date:
	Asbestos Detected	Sample Reference	Asbestos Type	Product Type	Surface Treatment
	Asbestos Confirmed	006	Chrysotile	Floor Tiles	Floor Tiles.
		Extent	Condition	Accessibility	Risk Score
		10-15m²	0 - Good	Difficult	2
	Comment:	The sample of the grey floor tiles and bitumen adhesive found within the cupboards to the room perimeter has been identified as containing Chrysotile (White) asbestos.			
	Recommendation:	The floor tiles should be removed prior to any refurbishment works at the site, should the materials not be disturbed during the planned refurbishment works or removed within the 3 months period stated within HSG264, then provision should be made for the continued management of the floor tiles.			
	Room Number: 0-004		Room Reference: Vestry		Review Date:
	Asbestos Detected	Sample Reference	Asbestos Type	Product Type	Surface Treatment
	Asbestos Confirmed	007	Chrysotile	Cement Panel(s)	Cement
		Extent	Condition	Accessibility	Risk Score
		Throughout	0 - Good	Difficult	3
	Comment:	The sample of the cement panels within the electrical boxes throughout the area has been confirmed as containing Chrysotile (White) asbestos.			
	Recommendation:	If the electrical system is to be decommissioned and removed from site, then the whole unit should be removed with the cement still in situ and disposed of as asbestos waste.			

	Room Number: 0-005		Room Reference: Toilet		Review Date:
	Asbestos Detected	Sample Reference	Asbestos Type	Product Type	Surface Treatment
	Asbestos Confirmed	As005	Chrysotile	Bitumen Adhesive	Bitumen
		Extent	Condition	Accessibility	Risk Score
		1-5m ²	0 - Good	Difficult	2
	Comment:	The sample bitumen adhesive under the vinyl floor covering has been identified as containing Chrysotile (White) asbestos.			
Recommendation:		The bitumen adhesive should be removed under controlled conditions prior to the planned works. Should the materials not be disturbed during the planned refurbishment works or removed within the 3 months period stated within HSG264, then provision should be made for the continued management of the materials.			
	Room Number: 0-006		Room Reference: Lobby		Review Date:
	Asbestos Detected	Sample Reference	Asbestos Type	Product Type	Surface Treatment
	Asbestos Confirmed	As005	Chrysotile	Bitumen Adhesive	Bitumen
		Extent	Condition	Accessibility	Risk Score
		1-5m ²	0 - Good	Difficult	2
	Comment:	The sample bitumen adhesive under the vinyl floor covering has been identified as containing Chrysotile (White) asbestos.			
Recommendation:		The bitumen adhesive should be removed under controlled conditions prior to the planned works. Should the materials not be disturbed during the planned refurbishment works or removed within the 3 months period stated within HSG264, then provision should be made for the continued management of the materials.			
	Room Number: 0-007		Room Reference: Store		Review Date:
	Asbestos Detected	Sample Reference	Asbestos Type	Product Type	Surface Treatment
	Asbestos Confirmed	As005	Chrysotile	Bitumen Adhesive	Bitumen
		Extent	Condition	Accessibility	Risk Score
		1-5m ²	0 - Good	Difficult	2
	Comment:	The sample bitumen adhesive under the vinyl floor covering has been identified as containing Chrysotile (White) asbestos.			
Recommendation:		The bitumen adhesive should be removed under controlled conditions prior to the planned works. Should the materials not be disturbed during the planned refurbishment works or removed within the 3 months period stated within HSG264, then provision should be made for the continued management of the materials.			

NO SUSPECT MATERIALS SEEN	Room Number: 1-001		Room Reference: Loft Space		Review Date:
	Asbestos Detected	Sample Reference	Asbestos Type	Product Type	Surface Treatment
	No Asbestos Detected				
		Extent	Condition	Accessibility	Risk Score
					0
	Comment:	No suspect asbestos containing materials were seen during the course of the survey.			
	Recommendation:	No further action required.			
	Room Number: External		Room Reference: To Building		Review Date:
	Asbestos Detected	Sample Reference	Asbestos Type	Product Type	Surface Treatment
	No Asbestos Detected	008		Mastics	
		Extent	Condition	Accessibility	Risk Score
		75-100LM			0
	Comment:	No asbestos was detected in the sample of mastic seal to the metal window frames ref: 37263/008.			
	Recommendation:	No further action required.			
	Room Number: External		Room Reference: To Building		Review Date:
	Asbestos Detected	Sample Reference	Asbestos Type	Product Type	Surface Treatment
	No Asbestos Detected	009		Roofing Felt	
		Extent	Condition	Accessibility	Risk Score
		Whole Roof			0
	Comment:	No asbestos was detected in the sample of roofing felt covering the roof (presumed throughout beneath the copper cladding) ref: 37263/009.			
	Recommendation:	No further action required.			

	Room Number: External		Room Reference: To Building		Review Date:
	Asbestos Detected	Sample Reference	Asbestos Type	Product Type	Surface Treatment
	No Asbestos Detected	010		Bitumen	
		Extent	Condition	Accessibility	Risk Score
		Perimeter			0
	Comment:	No asbestos was detected in the sample of the bitumen damp proof course to the wall ref: 37263/010.			
	Recommendation:	No further action required.			
	Room Number: Site		Room Reference: Organ		Review Date:
	Asbestos Detected	Sample Reference	Asbestos Type	Product Type	Surface Treatment
	No Access			No Access	
		Extent	Condition	Accessibility	Risk Score
					3
	Comment:	No access was gained into the organ or organ machinery at the time of the survey as it was not clear if this formed part of the planned works.			
	Recommendation:	Works in the area should proceed with caution, if suspect asbestos containing materials are seen all works should stop and further sampling / investigation should be carried out.			

