



ASBESTOS SERVICES LTD

SURVEYS - SAMPLING - ADVICE - GUIDANCE

Chambers Business Centre, Chapel Road, Hollinwood, Oldham, OL8 4QQ

Contact: John Robbie on 0161 302 3532 or Email at john@jprasbestos.com

Demolition Asbestos Survey Report

Site Address:

Buildings A & B, Greenhill Road, Middleton, Manchester, M24 2BB



This report is aimed at giving comprehensive survey information in a targeted format. If ACM's have been identified, the report will note the ACM type, location, extent, general condition, any hazardous locations and if debris is present. The report will also make clear, where the surveyor did not access or take sample(s), but as is in line with HSE guidance this report will NOT detail a numerical ACM risk assessment.

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Section 01: Survey Particulars:

Client Details:	J Walker Homes.	
Survey Type:	Demolition Asbestos Survey.	
Survey Address:	Buildings A & B, Greenhill Road, Middleton, Manchester, M24 2BB.	
Scope of Works:	Demolition asbestos survey of building A and B.	
Date of Survey:	23/08/2023.	
Report Issue:	Issue 01.	
Job Reference:	JPR/AR/3807.	
Lead Surveyor(s):	Mr John Robbie – Tel: 0161 302 3532. John has 20 year's industry experience and the following asbestos related certification: BOHS P402, P405, P406 & S301.	Mr Jordan Robbie. Jordan has 3 year's industry experience and the following asbestos related certification: BOHS P402 and P405.
Assistant Surveyor:	Mr David Lee (Trainee).	
Report Date:	27/08/2023.	
Report By:	John Robbie.	Signed: 
Report Reviewed By:	Jordan Robbie.	Signed: 
Asbestos identified Yes or No: Yes		

At the request of **J Walker Homes**, a survey for asbestos containing materials has been undertaken at **Buildings A & B, Greenhill Road, Middleton, Manchester, M24 2BB**. The survey was carried out by JPR Asbestos Services Ltd, whose lead surveyors are trained to BOHS: S301, P402, P405 and P406 standards and have worked within the asbestos industry for over twenty years.

The purpose of the **Demolition Asbestos Survey**, was to locate, so far as was reasonably practicable, the presence and extent of suspect asbestos materials within all areas included in the scope of works, which could be damaged or disturbed during planned works (refer to the survey scope, as noted above).

The survey was undertaken with a view of identifying all ACMs, so far as was reasonably practicable. Although a thorough and systematic search for ACM's has been carried out to the areas included in the scope of works, it is strongly recommended to proceed with caution during any disturbance of the building's fabric. unless stated within this report, building materials were found to be non-asbestos.

General and specific limitations encountered during the survey can be seen detailed in Section 3 of this report. This may give indications to asbestos materials that may/could be present to areas either logged as limited, or deemed as out-side the scope of works.

Section 01: Survey Particulars, continued:

It must be noted that, although the surveyors made every practicable effort to identify asbestos materials throughout the inspected areas, it is essential to note that this survey document cannot be considered exhaustive. The important issue being that concealed asbestos materials may be present and only identifiable during subsequent refurbishment/demolition works. Therefore, caution will be required during the course of any works involving the disturbance of the buildings structure and fabric.

Please note that JPR Asbestos Services Ltd cannot be held responsible for the way in which a client interprets or acts upon the findings of this report. Questions arising from the survey report should be directed, in the first instance, to the author of this report, who will be pleased to clarify any technical issues raised or provide further advice.

Where ACM's have been found unsealed, damaged and or with associated debris present, particularly in or near to occupied areas, it is strongly advised that in the interim period of remedial works being instigated, reassurance air testing be undertaken to ensure areas surrounding the identified ACM's are safe. Dependant of lead time of remedial works, regular air testing should be considered. Reassurance air testing may not be necessary if such ACM's are contained i.e. within sealed floor ducts or sealed ceiling voids etc.

Prior to any works that may disturb the asbestos containing materials, the asbestos containing materials will require complete removal. All works with asbestos must be undertaken in accordance with the Control of Asbestos Regulations 2012 and current supporting guidance.

Throughout the report the following terms and abbreviations may be used:

- **Licensed Contractor** - Contractor licensed to work on asbestos by the HSE
- **ACM's** - Asbestos containing materials
- **AIB** - Asbestos Insulating Board, (<1000Kg/Cubic Metre)
- **A/C** - Asbestos Cement, (>1000Kg/Cubic Metre)
- **Chrysotile** - Commonly known as white asbestos.
- **Amosite** - Commonly known as brown asbestos.
- **Crocidolite** - Commonly known as blue asbestos.
- **Amphibole** - Generic name for all asbestos types, excluding Chrysotile.

Section 02: Samples/Survey Findings Summary & Inspection Notes.

Summary of **positive** samples:

Sample Number KA: Known ACM SA: Suspected ACM	Internal or External	Room/ Area Description	Product / Material
Building A			
Sample G/01	Internal	G03 & 04 (Boiler Room and W/C).	Sample G/01: Asbestos insulation board (AIB), lined ceiling, above plasterboard. The ceiling has been damaged and there is associated extensive debris within the room.
Suspected Asbestos/01 (No access to sample)	Internal	G04 (Boiler Room).	Suspected Asbestos/01 (No access to sample): Suspected asbestos gaskets within the structure of the boiler. Due to heavy asbestos contamination within the room, we did not dismantle the boiler to assess. The boiler should be removed/disposed of whole, or be inspected further, once the area is cleared of the asbestos debris.
Known Asbestos/01 (Surveyor Confirmed)	Internal	G01 (Garage)	Known Asbestos/01 (Surveyor Confirmed): Small piece of asbestos cement flat sheet fixed above the door.
Building B			
Sample G/06	Internal	Building B	Sample G/06: Asbestos cement corrugated wall sheets, roof sheets, and associated rainwater goods, there was a loose sheet and loose asbestos downpipe in between the end of the building on the ward, and the oil tanks trims.
As Sample G/06	External	Building B	As Sample G/06: Loose asbestos cement corrugated wall sheets and downpipe, between the unit and the oil tanks.

Sample Number KA: Known ACM SA: Suspected ACM	Internal or External	Sample Location/Room/ Area Description	Material description
Sample G/02	Internal	Room G06	Sample G/02: Bitumen sink pads to redundant sinks.
Sample G/03	Internal	Room G07	Sample G/03: Felt lining within lower partition walls.
Sample G/04	Internal	Room G08	Sample G/04: Red floor tiles/adhesive.
Sample G/05	Internal	Room F7	Sample G/05: Bitumen sink pad.
Sample G/07	External	Building A	Sample G/07: Mastic seal to window frame.
Sample G/08	External	Building A	Sample G/08: Putty seal to window glazing.

Where asbestos, in board form (typically insulation board or cement) has been identified within the building, there is a strong possibility that associated materials will have been used as packing material to the immediate and surrounding building structure. On some occasions, due to the hidden nature and often sporadic use, such material may not always be identified during inspections. Any disturbance of the building's fabric should be undertaken with caution.

Electrical switchgear: Asbestos fuse pads, rope and cement products may be present in all electrical switchgear, however, these could not be fully accessed during this survey for health and safety reasons, again, unless there is strong evidence to prove otherwise, all electrical switchgear should be presumed to contain asbestos materials. Unless there is evidence to prove otherwise and, or a person disturbing a specific electrical equipment has good knowledge to visibly identify between asbestos and non-asbestos products, all such products should be presumed to contain asbestos. NB: Any person undertaking works on installations potentially containing asbestos, should be appropriately trained.

List of non-accessed rooms & limitations:	
NB: Non-accessed rooms should be suspected as potentially containing asbestos, until confirmed otherwise.	
No access / Limited Access:	Reason for no access/limitation:
Not applicable – All rooms were accessed	Not applicable – All rooms were accessed

General survey notes - Unless stated otherwise within the report or the survey diagram, the following observations were made during the survey:

Building A:

- Walls are a mixture of solid brick/block or plasterboard.
- Unless stated, ceilings are predominantly plasterboard, the garage ceiling is lined with non-asbestos fibreboard.
- All ground floor floors are concrete, the first floor has timber floors.
- Windows are timber single glazed units. Access was a little limited to windows, as they are all boarded.
- The roof is covered in non-asbestos felt, through to e timber roof deck.
- Soffits/fascia's are timber.

Building B:

- Walls are brick block at low level, and corrugated asbestos at high level.
- The roof is corrugated asbestos lined internally with plasterboard.
- The tops of the walls, where checked

Demolition and soft strip works should be undertaken with caution by operatives whom have received asbestos awareness training. JPR Asbestos Services Ltd also recommend the use of P3 respirators (which could be disposable masks) when undertaking destructive works on the building.

Section 03: Full ACM Information, Photographs & Recommendations.

Building A:

Section 03: Full ACM Information, Photographs & Recommendations.

	BUILDING/ADDRESS: Buildings A & B, Greenhill Road, Middleton, Manchester, M24 2BB	SURVEY DATE: 23/08/2023	SURVEYED BY: Mr J. Robbie & JJ. Robbie
	CLIENT: J Walker Homes	Survey Ref: JPR/AR/3807	
Floor Level/Location:	Building A – Ground Floor		
Area Description:	G03 & 04 (Boiler Room and W/C)		
Sample Number:	Sample G/01		

Product/Material Description:

Sample G/01: Asbestos insulation board (AIB), lined ceiling, above plasterboard. The ceiling has been damaged and there is associated extensive debris within the room.

Asbestos Type

Amosite (brown) & Chrysotile (white) asbestos

Condition

Poor condition

Approximate Quantity

Approx 08 Sqm

**Recommendations/Comments:**

Remove all asbestos and decontaminate affected areas, prior to demolition. All works with asbestos must be undertaken in accordance with the Control of Asbestos Regulations 2012 and it's supporting approved code of practice and guidance. Deny access to the area until works are undertaken.

Remediation/Management Comments:

Section 03: Full ACM Information, Photographs & Recommendations.

	BUILDING/ADDRESS: Buildings A & B, Greenhill Road, Middleton, Manchester, M24 2BB	SURVEY DATE: 23/08/2023	SURVEYED BY: Mr J. Robbie & JJ. Robbie
	CLIENT: J Walker Homes	Survey Ref: JPR/AR/3807	
Floor Level/Location:	Building A – Ground Floor		
Area Description:	G04 (Boiler Room)		
Sample Number:	Suspected Asbestos/01 (No access to sample)		

Product/Material Description:

Suspected Asbestos/01 (No access to sample): Suspected asbestos gaskets within the structure of the boiler. Due to heavy asbestos contamination within the room, we did not dismantle the boiler to assess. The boiler should be removed/disposed of whole, or be inspected further, once the area is cleared of the asbestos debris.

Asbestos Type

Chrysotile (white) asbestos
(Typical content of possible gaskets)

Condition

Medium condition

Approximate Quantity

X1 Boiler

**Recommendations/Comments:**

Remove all asbestos prior to demolition. All works with asbestos must be undertaken in accordance with the Control of Asbestos Regulations 2012 and it's supporting approved code of practice and guidance.

Remediation/Management Comments:

Section 03: Full ACM Information, Photographs & Recommendations.

	BUILDING/ADDRESS: Buildings A & B, Greenhill Road, Middleton, Manchester, M24 2BB	SURVEY DATE: 23/08/2023	SURVEYED BY: Mr J. Robbie & JJ. Robbie
	CLIENT: J Walker Homes	Survey Ref: JPR/AR/3807	
Floor Level/Location:	Building A – Ground Floor		
Area Description:	G01 (Garage)		
Sample Number:	Known Asbestos/01 (Surveyor Confirmed)		

Product/Material Description:

Known Asbestos/01 (Surveyor Confirmed): Small piece of asbestos cement flat sheet fixed above the door.

Asbestos Type

Chrysotile (white) asbestos

Condition

Good condition

Approximate Quantity

X1 panel

**Recommendations/Comments:**

Remove all asbestos prior to demolition. All works with asbestos must be undertaken in accordance with the Control of Asbestos Regulations 2012 and it's supporting approved code of practice and guidance.

Remediation/Management Comments:

Section 03: Full ACM Information, Photographs & Recommendations.

	BUILDING/ADDRESS: Buildings A & B, Greenhill Road, Middleton, Manchester, M24 2BB	SURVEY DATE: 23/08/2023	SURVEYED BY: Mr J. Robbie & JJ. Robbie
	CLIENT: J Walker Homes	Survey Ref: JPR/AR/3807	
Floor Level/Location:	Building A - All Remaining Areas - No further ACM's detected.		
Area Description:	All remaining reasonably accessible areas: No further ACM's detected.		
Sample Number:	Not applicable - No further ACM's detected		

Product/Material Description: Not applicable – No further asbestos detected.	Asbestos Type	
	Condition	
	Approximate Quantity	
Not applicable – No further asbestos detected.		
Recommendations/Comments:	N/A	
Remediation/Management Comments:	N/A	

Section 03: Full ACM Information, Photographs & Recommendations.

Building B:

Section 03: Full ACM Information, Photographs & Recommendations.

	BUILDING/ADDRESS: Buildings A & B, Greenhill Road, Middleton, Manchester, M24 2BB	SURVEY DATE: 23/08/2023	SURVEYED BY: Mr J. Robbie & JJ. Robbie
	CLIENT: J Walker Homes	Survey Ref: JPR/AR/3807	
Floor Level/Location:	Building B		
Area Description:	Building B		
Sample Number:	Sample G/06		

Product/Material Description:

Sample G/06: Asbestos cement corrugated wall sheets, roof sheets, and associated rainwater goods, there was a loose sheet and loose asbestos downpipe in between the end of the building on the ward, and the oil tanks trims.

Asbestos Type	Chrysotile (white) asbestos
Condition	Medium condition
Approximate Quantity	All corrugated roof sheets. All corrugated walls. All trims, gutters and downpipes.

**Recommendations/Comments:**

Remove all asbestos prior to demolition. All works with asbestos must be undertaken in accordance with the Control of Asbestos Regulations 2012 and it's supporting approved code of practice and guidance.

Remediation/Management Comments:

Section 03: Full ACM Information, Photographs & Recommendations.

	BUILDING/ADDRESS: Buildings A & B, Greenhill Road, Middleton, Manchester, M24 2BB	SURVEY DATE: 23/08/2023	SURVEYED BY: Mr J. Robbie & JJ. Robbie
	CLIENT: J Walker Homes	Survey Ref: JPR/AR/3807	
Floor Level/Location:	Building B		
Area Description:	Side of Building B		
Sample Number:	As Sample G/06		

Product/Material Description:

As Sample G/06: Loose asbestos cement corrugated wall sheets and downpipe, between the unit and the oil tanks.

Asbestos Type

Chrysotile (white) asbestos

Condition

Poor condition

Approximate Quantity

Two loose sheets, one loose downpipe

**Recommendations/Comments:**

Remove all asbestos prior to demolition. All works with asbestos must be undertaken in accordance with the Control of Asbestos Regulations 2012 and its supporting approved code of practice and guidance.

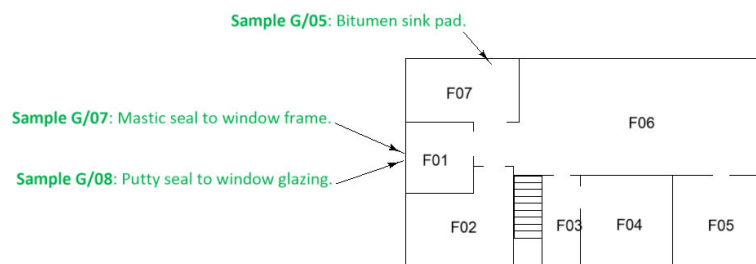
Remediation/Management Comments:

Section 03: Full ACM Information, Photographs & Recommendations.

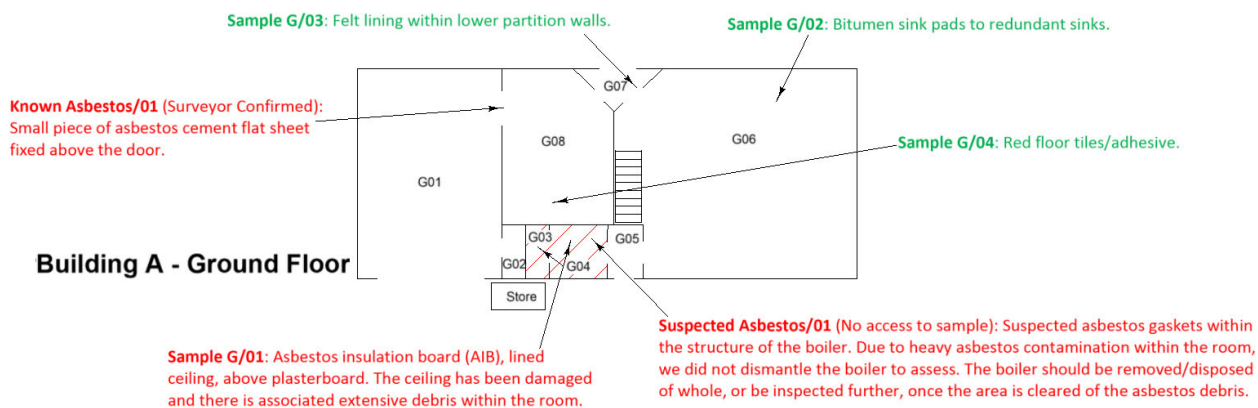
	BUILDING/ADDRESS: Buildings A & B, Greenhill Road, Middleton, Manchester, M24 2BB	SURVEY DATE: 23/08/2023	SURVEYED BY: Mr J. Robbie & JJ. Robbie
	CLIENT: J Walker Homes	Survey Ref: JPR/AR/3807	
Floor Level/Location:	Building B - All Remaining Areas - No further ACM's detected.		
Area Description:	All remaining reasonably accessible areas: No further ACM's detected.		
Sample Number:	Not applicable - No further ACM's detected		

Product/Material Description: Not applicable – No further asbestos detected.	Asbestos Type	
	Condition	
	Approximate Quantity	
Not applicable – No further asbestos detected.		
Recommendations/Comments:	N/A	
Remediation/Management Comments:	N/A	

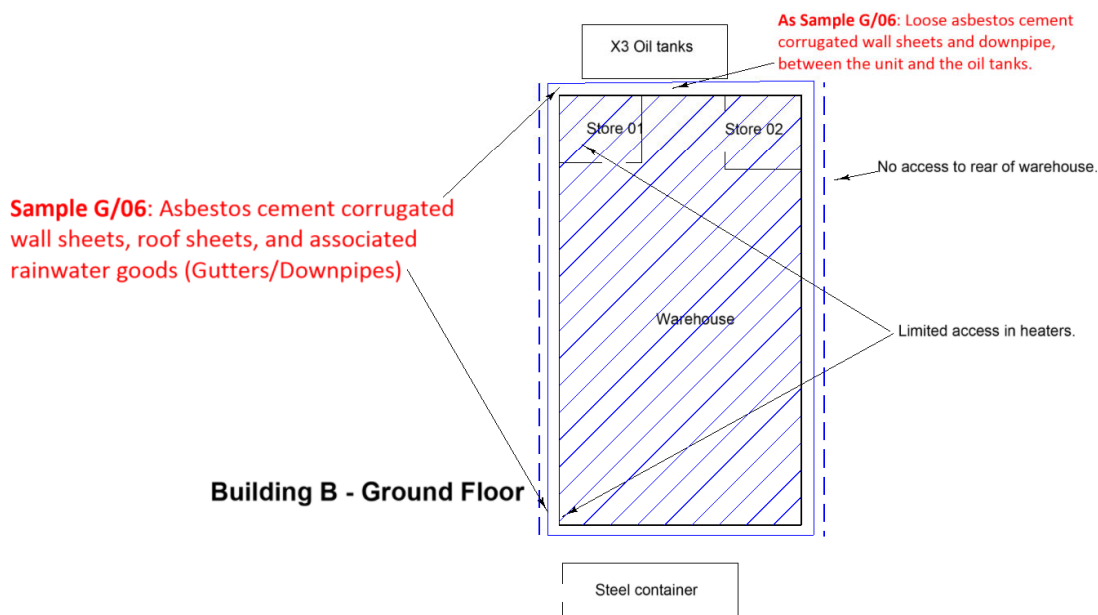
Section 04: Survey diagram (If applicable):



Building A - First Floor



Building A - Ground Floor



Building B - Ground Floor

Key & Notes

RedText = Asbestos materials (Known or Suspected)

GreenText = Non-Asbestos Materials

Asbestos Colour Key Code (Applied where applicable)	
Red	Insulation Boarding
Blue	Cement/Eternite/Sindanyo etc
Green	Insulation / Residue / Debris
Yellow	Textured Coatings/Artex
Pink	Gasketing/Rope Products
Purple	Floor Tiles/Bitumen Adhesive
Orange	W/C Cisterns
Cyan	Sprayed Coating (Limpet)
Grey	Bitumen/Galbestos

General survey notes - Unless stated otherwise within the report or the survey diagram, the following observations were made during the survey:

- Walls are either solid brick/block, plasterboard or lath & plaster.
- Ceilings are plasterboard through to timber. (Unless noted to be lined with AIB.)
- Floors are either carpet or tiles, where access was gained beneath floor coverings, timber floorboards or concrete floors were noted, but access was very much limited beneath fixed floor coverings.
- Heating is supplied via a aged boiler. (Suspected to contain asbestos.)
- All windows are UPVC double glazed units.
- The roof is preformed concrete tiles. Gutters and downpipes are plastic.
- No access was gained into the chimneys.
- No access was gained into fireplaces.
- Limited access throughout the property due to lots of stored items.
- Site possibly contains underground tanks. No access was gained.

JPR Asbestos Services Ltd

Property:

Buildings A & B, Greenhill Road,
Middleton, Manchester, M24 2BB

Project: Management Asbestos Survey
Demolition Asbestos Survey

Report Ref: JPR/AR/3807

Diagram Ref: (Not to Scale) **Buildings A & B/01**

Section 05: Analysis Certificate(s) (As applicable).**Client Address:**

JPR Asbestos Services Ltd
Chambers Business Centre
Chapel Road
Hollinwood
Oldham
OL8 4QQ



7691

CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : J096003
Issue No : 1
Date Received : 25/08/2023
Samples Analysed By : Cameron Richards
Date Analysis Completed : 25/08/2023
Date Reported : 25/08/2023
Site Address : A/B Green Hill Road,
Samples Taken By : JPR Asbestos Services Ltd
Client Ref (if required) : JPR/AR/G/2023

Client Sample Ref	Location	Description	Lab Ref	Asbestos Identification	Comments
G/01	Refer to Report	Insulation Board	BS125240	Chrysotile + Amosite	
G/02	Refer to Report	Sink Pad	BS125241	N.A.D.I.S	
G/03	Refer to Report	Felt	BS125242	N.A.D.I.S	
G/04	Refer to Report	Floor Tile/Adhesive	BS125243	N.A.D.I.S	
G/05	Refer to Report	Sink Pad	BS125244	N.A.D.I.S	
G/06	Refer to Report	Cement	BS125245	Chrysotile	
G/07	Refer to Report	Mastic	BS125246	N.A.D.I.S	
G/08	Refer to Report	Putty	BS125247	N.A.D.I.S	

*N.A.D.I.S = No Asbestos Detected In Sample

The laboratory cannot be responsible for inaccurate or unrepresentative sampling. All sample descriptions and locations are provided by the client, the laboratory cannot be held responsible for inaccurate information. All results outlined in certificate relate only to the items tested.

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSDOC62 which is based on the methodology set out in HSG 248

All samples are retained for 6 months. All records are retained for 5 Years

For and on behalf of
North Star Environmental Ltd

Cameron Richards
Contracts Manager

This certificate shall not be reproduced, except in full, without prior written approval by North Star Environmental Ltd. It should be noted that opinions and interpretations detailed herein are outside the scope of UKAS accreditation held. North Star Environmental Ltd, Compass House, Bank Farm, Ledsham Lane, Ellesmere Port Tel No: 0151 538 3141, Fax: 0151 331 3541, Email: info@northstarenvironmental.co.uk

Company No. 7948744

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Section 06: Inspection Limitations.

Non-accessed Rooms/Specific Limitations:

- **Limited access above fixed ceilings.**
- **Limited access beyond fixed wall linings.**
- **No access was gained beneath solid floor slabs.**
- **No access was gained behind or above known, or suspected asbestos containing materials.**
- **Refer to the survey diagram that may detail further area specific inspection limitations.**

General Survey Limitations:

Electrical switchgear: Asbestos fuse pads, rope and cement products may be present in all electrical switchgear, however, these could not be fully accessed during this survey for health and safety reasons, again, unless there is strong evidence to prove otherwise, all electrical switchgear should be presumed to contain asbestos materials. Unless there is evidence to prove otherwise and, or a person disturbing a specific electrical equipment has good knowledge to visibly identify between asbestos and non-asbestos products, all such products should be presumed to contain asbestos. NB: Any person undertaking works on installations potentially containing asbestos, should be appropriately trained.

Although a thorough and diligent search has been carried out for asbestos-containing materials throughout the areas included in the scope of works, there is no guarantee that all the occurrences have been identified. Before commencing any work on this premise, contractors are required to carry out a visual inspection of the work area. Should this reveal any suspect material, then it must be left undisturbed until its composition is ascertained.

This report is based on a **Demolition Asbestos Survey**, within unfamiliar locations. Every effort was made to locate the presence of all asbestos materials, although, it is recognised that construction techniques often create inaccessible void spaces, which even with destructive sampling techniques being employed may not uncover all ACM's during surveys. Therefore, the planned works should be undertaken by a competent contractor with knowledge and understanding of asbestos materials.

The plans detailed in Section 4 of this report illustrate the exact & only areas inspected during the survey. JPR Asbestos Services Ltd cannot be held responsible for any unidentified areas unforeseen due to lack of plans or specific building knowledge i.e. sealed areas/rooms, which may be encountered during refurbishment or demolition works.

Whilst the survey team made every effort to examine all suspect materials, we cannot guarantee that all asbestos-based materials have been located. Some materials may well be hidden within the fabric of the building and may only come to light when the building is being demolished or refurbished. JPR Asbestos Services Ltd cannot accept responsibility for any asbestos materials, which are hidden within the building fabric, which may be exposed during any such work.

Unless specifically requested, no access was gained into safes. Safes can contain asbestos, which in many instances is within the structure of the unit. Until proven otherwise, all safes should be presumed as containing asbestos.

The survey includes taking dust samples from areas where contamination is suspected to be present due to visible signs of damage to asbestos or signs of previous asbestos removal works but does not include random dust sampling.

Where asbestos materials prevented further access to areas (e.g. above asbestos ceilings), the investigation was halted.

No equipment, machinery, or ducting's were moved, opened-up or examined during the survey & manhole covers, believed to be part of the drainage system were not accessed.

To minimise damage to the fabric of the buildings main structure, sub-surface examinations of solid walls, ceilings and floors such as solid concrete, brick, and resin materials etc were not carried out.

Samples have been taken from all materials which, upon initial visual inspection, appeared to contain asbestos with the exception of some items of putty, mastic, resin or rubber, which may contain asbestos but where the quantity of those materials and the content of asbestos within the material is insignificant in terms of risk to health and safety. Such Product would typically be sampled during refurbishment and demolition surveys to ascertain for asbestos content prior to disturbance.

Access and inspections in ceiling voids, roof spaces and floor ducts were limited at the time of the survey due to access restrictions and safety reasons.

Where applicable, materials have been referred to as asbestos insulation board or asbestos cement based on their asbestos content and visual appearance alone. Water absorption testing, as detailed within L143 Managing and working with asbestos, has not been carried out unless stated otherwise.

Unless specifically identified within the report, no responsibility can be accepted by JPR Asbestos Services Ltd, for non-systematic or random use of concealed asbestos within the areas inspected. Works should be undertaken with caution by competent, asbestos awareness trained personnel.

It is recommended that the planned works be undertaken with caution and should any suspicious materials be encountered during the works, then these should be immediately reported to, John Robbie at JPR Asbestos Services Ltd - Mobile - 07989329656 and the materials identified before work can proceed.

Caution should be exercised to areas not inspected or locations detailed as "No, or Limited access" within this report. It must be considered a possibility that asbestos materials may be present to such areas until further investigations are completed by a competent person.

Changes to the scope of work identified in this report may necessitate further inspection and sampling. Destructive inspections were only carried out in areas which would be disturbed for this project. ACMs may still be hidden within the building fabric.

This report should not be used for the purposes of costing asbestos removal work. If indicative costs have been included in relation to asbestos abatement works these must be considered as tentative only and must, in any event, be confirmed by a qualified quantity surveyor or by tender with a licensed asbestos removal contractor. JPR Asbestos Services Ltd accepts no financial or other responsibility whatsoever, should the information contained herein be used in this way. Any person(s) using the report in this way MUST satisfy themselves as to the extent of the asbestos within the designated areas and thereby ensure that their tender is sufficient in every respect to remove ALL the asbestos within these areas, including any that may be hidden behind known or presumed asbestos materials.

JPR Asbestos Services Ltd accept no financial or other responsibility for remedial works or disruption to programmes which may occur as a result of asbestos materials being identified in locations which were outside the scope of survey or unidentifiable due to prevailing inspection limitations as noted above.

Refer to Section 6 (Diagram) of this report for additional limitations encountered during the inspections specific to the areas surveyed.

Appendix A - Survey Methodology:

In order to accurately survey buildings for the presence of asbestos, it is advisable that representative samples are taken from installations suspected of containing asbestos. The survey has been conducted by a team of experienced surveyors following all current legislation and guidance. It is therefore essential that suitable procedures are adopted to ensure that the sampling work does not lead to the release of significant amounts of asbestos fibres into the air. JPR Asbestos Services Ltd have many years' experience in carrying out such surveys, and adopt the following procedures to ensure that personnel working in the building during the survey are not put at risk. These procedures are as follows;

The number of samples to be taken is left to the discretion of the on-site surveyor, in some situations, it may be prudent to assume some materials are asbestos rather than take unnecessary samples. In some circumstances materials which are visually identical to the ones which have been sampled will be cross-referenced to minimise the need for sampling. Samples taken are analysed using an UKAS accredited laboratory. Occasionally, samples are not taken due to lack of safe access or because to do so would cause irreparable damage to the material or because materials of identical appearance have already been sampled. In these cases, the installations are referenced as 'strongly suspected of containing asbestos'.

1. Sampling will be taken from occupied parts of the building at times when the areas are vacant.
2. Sampling is carried out carefully and in such a way as to minimise the release of asbestos fibres. Sampling methods will vary dependent on the nature of the material, typical sampling methods are as follows:

Dust and loose materials	Scrape as much dust as is necessary for analysis into a polythene bag. The area will then be sealed using a light spray coat of Poly Vinyl Acetate (PVA) adhesive solution.
Pipe lagging/sprayed-coating	Representative samples will be taken of each homogeneous pipe run. Spray-coated ceilings or walls should be sampled either end of the material, i.e. usually two samples being sufficient. The sample shall be pre-wetted before passing a cork borer through the layers of the material. The sample will then be carefully placed into a polythene bag and the sample area sealed with PVA solution, foil tape or a suitable proprietary filler/sealant where appropriate.
Asbestos Products/Insulation Boarding and Mill Board	For Insulation boarding and Mill-Boards one sample approximately is sufficient per area. If it is evidently more than one type of panel, then representative samples of each should be taken but if the boarding is all visibly the same then cross referencing will be undertaken to minimise need for unnecessary sampling. All material types shall be pre-wetted before passing through a cork borer or for harder materials a knife or pliers will be used to obtain a sample. Again the sample area will be immediately sealed with PVA solution and covered with tape to give an airtight seal.
Asbestos Ropes/Yarns	For asbestos rope/fabric materials, which contain a uniform concentration of asbestos throughout, a single sample of each suspect installation shall be taken for analysis. All materials shall be pre-wetted before taking a sample using either a Stanley knife and/or a pair of pliers. The sample area will be immediately sealed with PVA solution and covered with adhesive tape to give an airtight seal.
Textured Coatings etc.	A representative sample of textured coating shall be collected for analysis. The area shall be pre-wetted before taking the sample using a Stanley knife.

NB: All sample areas are immediately sealed with a PVA solution.

- Surfaces onto which dust or debris may fall, will be covered with an impervious sheet before the sample is taken (unless the surface itself is impervious) and be cleaned afterwards by a dustless method such as a damp cloth which is then double wrapped within two self-sealing bags. This package will then be disposed of as asbestos waste.
- All sampling equipment will be cleaned between samples with wet wipes to prevent cross contamination.
- All samples will be double wrapped within two self-sealing polythene bags to prevent any possible chance of fibre release.
- Air testing carried out in the past has shown that fibre levels given off during asbestos sampling of the above nature typically gives results below the clearance indicator level of 0.010 fibres per millilitre of air.
- Once the sample has been taken, a unique sample number label with the client name and date will be attached to the location.
- An asbestos survey record and risk assessment will be completed for each sample location.
- Personnel carrying out the sampling may wear appropriate respiratory and protective equipment at the time of sampling only.
- If any installation is found to be in a poor condition giving a potential for the release of airborne asbestos fibres, then JPR Asbestos Services Ltd will inform the person in charge of the premises as to the safe treatment of the material.

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