

Asbestos Management Survey



LOCATION:

Unit 1, West Croft Industrial Estate, Manchester Old Rd, Greater, Middleton, Manchester M24 4GJ

SURVEYED ON:

1 Nov 2023

OUR REF:

Management Surveys

JOB ID:

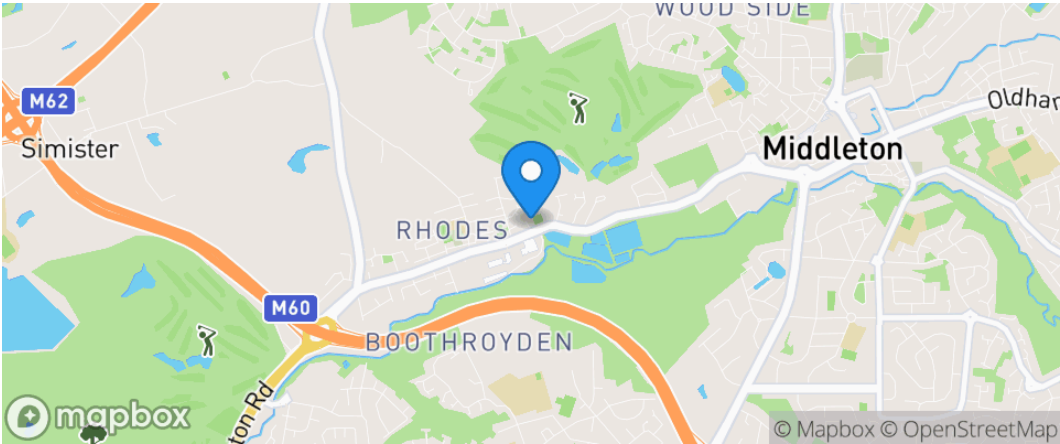
IC23396

Ian Chew Asbestos and Health & Safety Management

Ian Chew Asbestos Management

ianchew-asbestos.co.uk - 07989 588382

Report Details

Report By	Ian Chew Asbestos Management
Client	Vestacare
Project	Management Surveys
Site Address	Unit 1, West Croft Industrial Estate, Manchester Old Rd, Greater, Middleton, Manchester M24 4GJ
Site Coordinates	53.5450051, -2.220729
Site Location	
Surveyors	Ian Chew
Survey Dates	1 Nov 2023
QC Date	3 Nov 2023

Totals

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

Very Low	Low	Medium	High
1	1	0	0

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Sign Off

Quality Control

Ian Chew

3rd Nov 2023



Introduction

This asbestos survey is not intended to form the basis for a tender for asbestos removal. Any contractor should satisfy themselves as to the full extent of and the difficulties of gaining access to any identified asbestos containing materials (ACMs). Please also note that any priority assessments reported are not normally part of the survey, but are given to assist in the formulation of any future management plan. This is normally initiated by the person responsible for the management of the asbestos material and not the surveyor. Any priority assessment scores that may be given are provisional and based on the surveyor's assessment at the time the survey was carried out. As the survey takes place over a relatively short period, there will not be sufficient time to form an accurate assessment of factors such as normal occupancy or activity levels.

Executive Summary

The property known as Unit 1, West Croft Industrial Estate, Manchester Old Rd, Greater, Middleton, Manchester M24 4GJ was surveyed by Ian Chew on 1st Nov 2023.

The survey conforms to the requirements of HSG264 for a Management Survey and the methodology as laid out in the company procedures. Sampled material is sent to a UKAS accredited laboratory for subsequent analysis.

Variations to Scope

All areas within scope were accessed during the survey

Summary of Asbestos-Containing Materials

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

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
Main / 0 / 017 - Store	Boarding to ceiling	Insulation Board	6 Low	Manage and annually re-inspect	27
Main / Exterior / Roof	Exterior Sheets	Cement	4 Very Low	Manage and annually re-inspect	38

Summary of Non-Asbestos-Containing Materials

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

Building / Level / Location	Item	Material	Page
<i>nothing to show</i>			

Summary of Locations or Items of Limited Access

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

Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
<i>all locations and items were fully accessed</i>					

Register

The register contains priority scoring, please see **Priority Assessment Scores (p. 51)** and **Risk Assessment Scores (p. 52)** for further information.

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Priority Score	Recommendation	Page
Main / 0 / 017 - Store	Boarding to ceiling	Insulation Board	Sample VCM/SA1/011123	40 sq m	Amosite and Chrysotile	2	1	1	6 Low	3	Manage and annually re-inspect	27
Main / Exterior / Roof	Exterior Sheets	Cement	Sample VCM/SA2/011123	120 sq m	Chrysotile	1	1	1	4 Very Low	2	Manage and annually re-inspect	38

Inspected Locations and Items

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

Building / Level / Location	Item	Material	Access / Notes	Material Score	Priority Score	Recommendation	Page
Main / 0 / 001 - Circulation	Plasterboard walls, timber doors, uovc windows, MMMF ceiling tiles						11
Main / 0 / 001 - Circulation	Door header	Timber					11
Main / 0 / 002 - Office	Concrete floor Plasterboard walls, MMMF ceiling tiles						12
Main / 0 / 002 - Office	Electric cupboard	Modern					12
Main / 0 / 003 - Kitchen	Concrete floor Plasterboard walls, MMMF ceiling tile, uPVC windows						14
Main / 0 / 003 - Kitchen	Flooring	Modern vinyl					13
Main / 0 / 003 - Kitchen	Sink	Modern					13
Main / 0 / 004 - WC	Concrete floor, plasterboard and MMMF ceiling, brick walls, uPVC windows						16
Main / 0 / 004 - WC	Flooring	Modern vinyl					14
Main / 0 / 004 - WC	Sanitary wares	Ceramic					15
Main / 0 / 004 - WC	Step nosing	Modern					15
Main / 0 / 005 - circulation	Concrete floor Plasterboard walls, MMMF ceiling tiles, timber doors						16
Main / 0 / 006 - under stairs cupboard	Concrete floor, plasterboard ceiling and walls						17
Main / 0 / 007 - WC	Concrete floor, plasterboard ceiling, brick walls, uPVC windows						18
Main / 0 / 007 - WC	Flooring	Modern					17
Main / 0 / 007 - WC	Sanitary wares	Ceramic					18
Main / 0 / 007 - WC	Water unit	Modern					19
Main / 0 / 008 - Office	Concrete floor, plasterboard ceiling, brick walls, uPVC windows						19
Main / 0 / 009 - Office	Concrete floor, brick walls, MMMF ceiling tiles						20

table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Priority Score	Recommendation	Page
Main / 0 / 010 - circulation	Concrete floor, brick walls, MMMF ceiling tiles						20
Main / 0 / 011 - Office	Concrete floor, plasterboard and MMMF ceiling, brick walls, uPVC windows						21
Main / 0 / 012 - Office	Concrete floor Plasterboard and brick walls, MMMF ceiling tiles, timber doors						21
Main / 0 / 013 - Office	Concrete floor Plasterboard and brick walls, MMMF ceiling tiles, timber doors						22
Main / 0 / 013 - Office	Electric cupboard	Modern plasterboard					22
Main / 0 / 014 - Rear Fire Exit	Concrete floor Plasterboard and brick walls, MMMF ceiling tiles, steel and timb door						23
Main / 0 / 015 - Store	Concrete floor, brick walls, Timber window, plasterboard partitions						25
Main / 0 / 015 - Store	Boiler	Modern					23
Main / 0 / 015 - Store	Boiler flue	Metal					24
Main / 0 / 015 - Store	Boiler insulation	MMMF					24
Main / 0 / 016 - Training Room	Concrete floor Plasterboard and brick walls, MMMF ceiling tiles, timber doors						25
Main / 0 / 017 - Store	Concrete floor, brick walls, board ceiling						26
Main / 0 / 017 - Store	Boarding to ceiling	Insulation Board		6 Low	3	Manage and annually re-inspect	27
Main / 0 / Stairs to 1st	Plasterboard walls, timber stairs, MMMF ceiling tiles						28
Main / 0 / Stairs to 1st	Step nosing	Modern					28
Main / 1 / 001 - Office	Timber floor, uPVC windows, MMMF ceiling tiles with plasterboard ceiling above, plasterboard and brick walls						29
Main / 1 / 001 - Office	Ceiling tiles	Man Made Mineral Fibre					29
Main / 1 / 002 - Server Room	Timber floor, plasterboard walls and ceiling, uPVC window						30
Main / 1 / 003 - kitchen	Timber floor, plasterboard walls and ceiling, uPVC windows						31

table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Priority Score	Recommendation	Page
Main / 1 / 003 - kitchen	Flooring	Modern vinyl					30
Main / 1 / 003 - kitchen	Units	Modern Timber					31
Main / 1 / 004 - Office	Timber floor, uPVC windows, MMMF ceiling tiles with plasterboard ceiling above, plasterboard and brick walls						33
Main / 1 / 004 - Office	Air Con	Modern					32
Main / 1 / 004 - Office	Ceiling tiles	Man Made Mineral Fibre					32
Main / 1 / 005 - Roof Void	Plasterboard inner roof sheets, metal frame, plasterboard stud partitions						34
Main / 1 / 005 - Roof Void	Inner roof sheets	Plasterboard					33
Main / 1 / 005 - Roof Void	Insulation	MMMF					34
Main / 1 / 005 - Roof Void	Water tank	Plastic					35
Main / Exterior / External	Brick walls, part flat roof, part cement sheet roof, upvs windows						37
Main / Exterior / External	Air Con	Modern					35
Main / Exterior / External	Facia boarda	Timber					36
Main / Exterior / External	Rainwater Goods	Plastic					36
Main / Exterior / External	Rear flat roof	Modern Bitumen felt					37
Main / Exterior / Roof	Exterior Sheets	Cement		4 Very Low	2	Manage and annually re-inspect	38

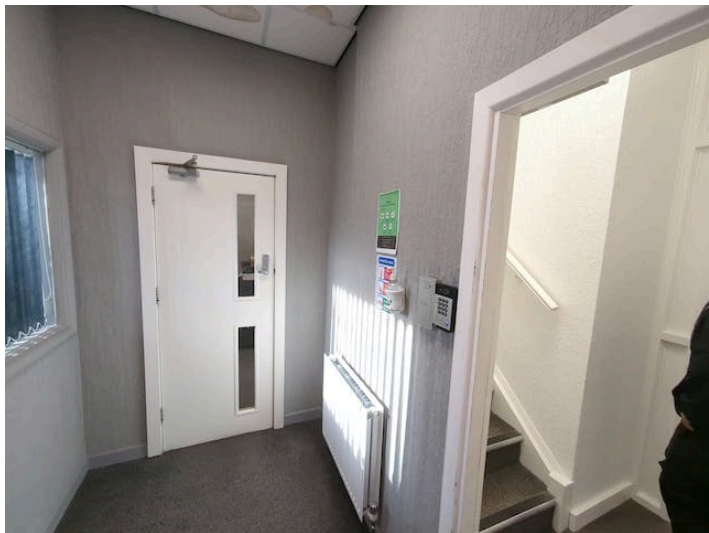
Inspection Photographs

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

Main > 0 > 001 - Circulation > Door header

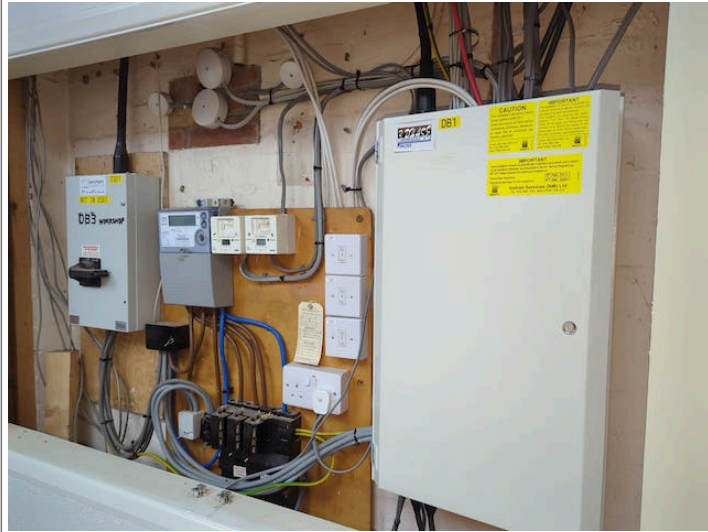
Building	Main	Level	0
Location	001 - Circulation	Item	Door header
Material	Timber	Extent	
			

Main > 0 > 001 - Circulation > Location Notes

Building	Main	Level	0
Location	001 - Circulation	Item	
			
Location Notes	Plasterboard walls, timber doors, uovc windows, MMMF ceiling tiles		

Main > 0 > 002 - Office > Electric cupboard

Building	Main	Level	0
Location	002 - Office	Item	Electric cupboard
Material	Modern	Extent	



Main > 0 > 002 - Office > Location Notes

Building	Main	Level	0
Location	002 - Office	Item	
			
Location Notes	Concrete floor Plasterboard walls, MMMF ceiling tiles		

Main > 0 > 003 - Kitchen > Flooring

Building	Main	Level	0
Location	003 - Kitchen	Item	Flooring
Material	Modern vinyl	Extent	
			

Main > 0 > 003 - Kitchen > Sink

Building	Main	Level	0
Location	003 - Kitchen	Item	Sink
Material	Modern	Extent	
			

Main > 0 > 003 - Kitchen > Location Notes

Building	Main	Level	0
Location	003 - Kitchen	Item	
			
Location Notes	Concrete floor Plasterboard walls, MMMF ceiling tile, uPVC windows		

Main > 0 > 004 - WC > Flooring

Building	Main	Level	0
Location	004 - WC	Item	Flooring
Material	Modern vinyl	Extent	
			

Main > 0 > 004 - WC > Sanitary wares

Building	Main	Level	0
Location	004 - WC	Item	Sanitary wares
Material	Ceramic	Extent	



Main > 0 > 004 - WC > Step nosing

Building	Main	Level	0
Location	004 - WC	Item	Step nosing
Material	Modern	Extent	



Main > 0 > 004 - WC > Location Notes

Building	Main	Level	0
Location	004 - WC	Item	
			
Location Notes	Concrete floor, plasterboard and MMMF ceiling, brick walls, uPVC windows		

Main > 0 > 005 - circulation > Location Notes

Building	Main	Level	0
Location	005 - circulation	Item	
			
Location Notes	Concrete floor Plasterboard walls, MMMF ceiling tiles, timber doors		

Main > 0 > 006 - under stairs cupboard > Location Notes

Building	Main	Level	0
Location	006 - under stairs cupboard	Item	
			
Location Notes	Concrete floor, plasterboard ceiling and walls		

Main > 0 > 007 - WC > Flooring

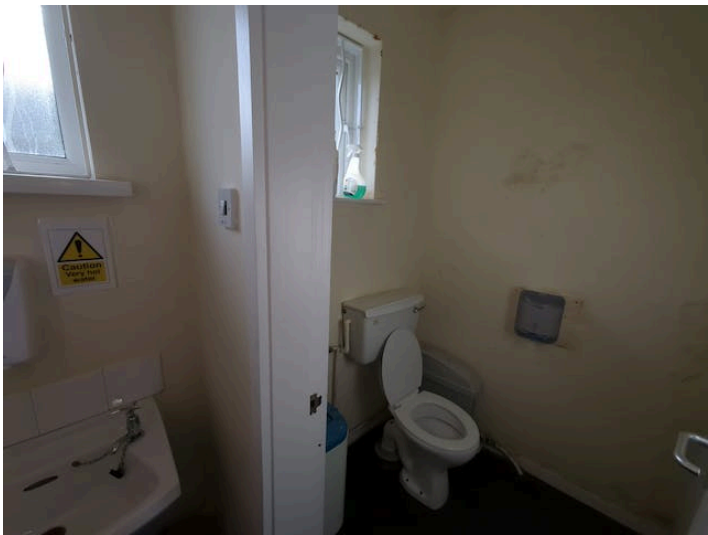
Building	Main	Level	0
Location	007 - WC	Item	Flooring
Material	Modern	Extent	
			

Main > 0 > 007 - WC > Sanitary wares

Building	Main	Level	0
Location	007 - WC	Item	Sanitary wares
Material	Ceramic	Extent	



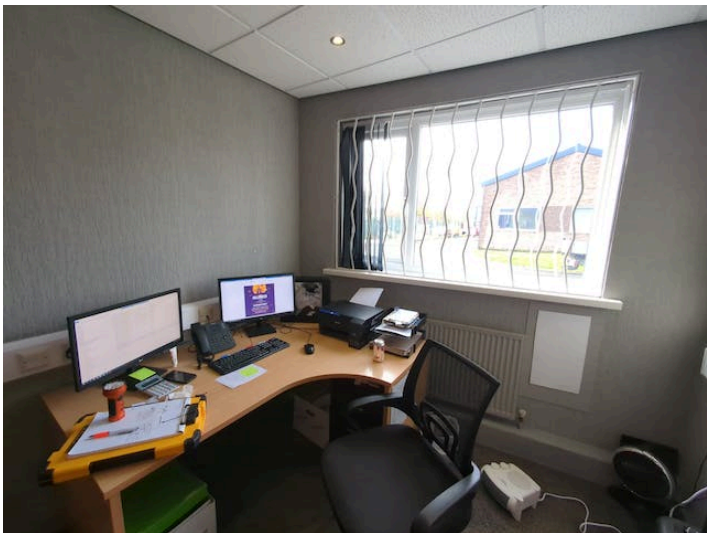
Main > 0 > 007 - WC > Location Notes

Building	Main	Level	0
Location	007 - WC	Item	
			
Location Notes	Concrete floor, plasterboard ceiling, brick walls, uPVC windows		

Main > 0 > 007 - WC > Water unit

Building	Main	Level	0
Location	007 - WC	Item	Water unit
Material	Modern	Extent	
			

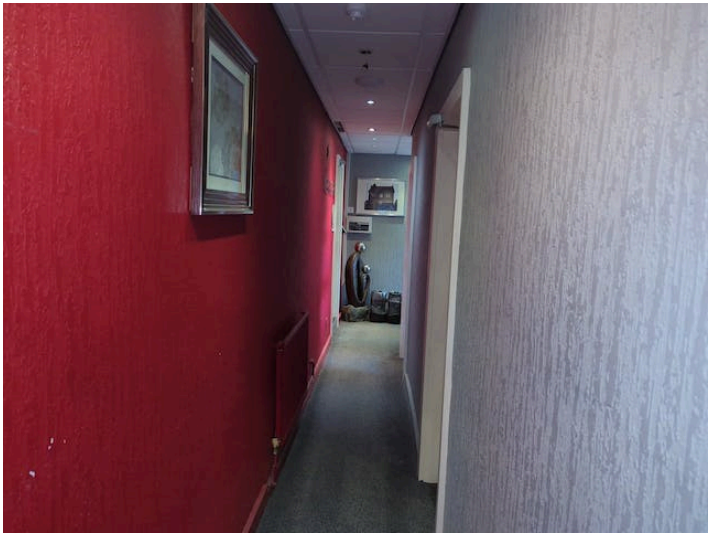
Main > 0 > 008 - Office > Location Notes

Building	Main	Level	0
Location	008 - Office	Item	
			
Location Notes	Concrete floor, plasterboard ceiling, brick walls, uPVC windows		

Main > 0 > 009 - Office > Location Notes

Building	Main	Level	0
Location	009 - Office	Item	
			
Location Notes	Concrete floor, brick walls, MMMF ceiling tiles		

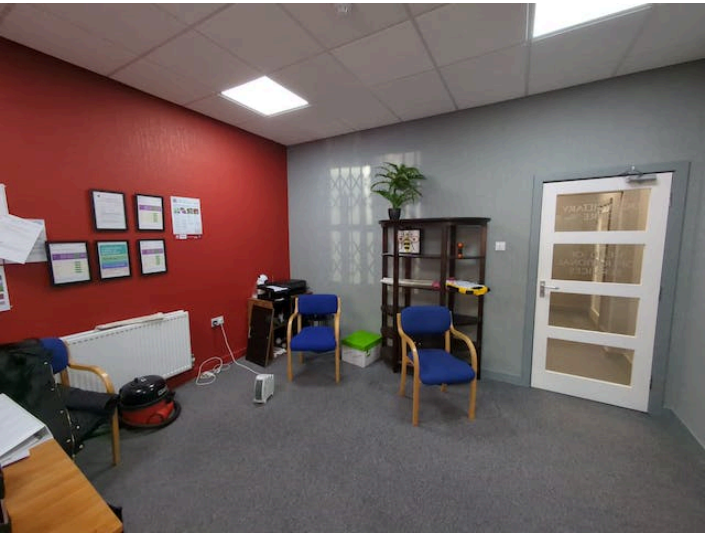
Main > 0 > 010 - circulation > Location Notes

Building	Main	Level	0
Location	010 - circulation	Item	
			
Location Notes	Concrete floor, brick walls, MMMF ceiling tiles		

Main > 0 > 011 - Office > Location Notes

Building	Main	Level	0
Location	011 - Office	Item	
			
Location Notes	Concrete floor, plasterboard and MMMF ceiling, brick walls, uPVC windows		

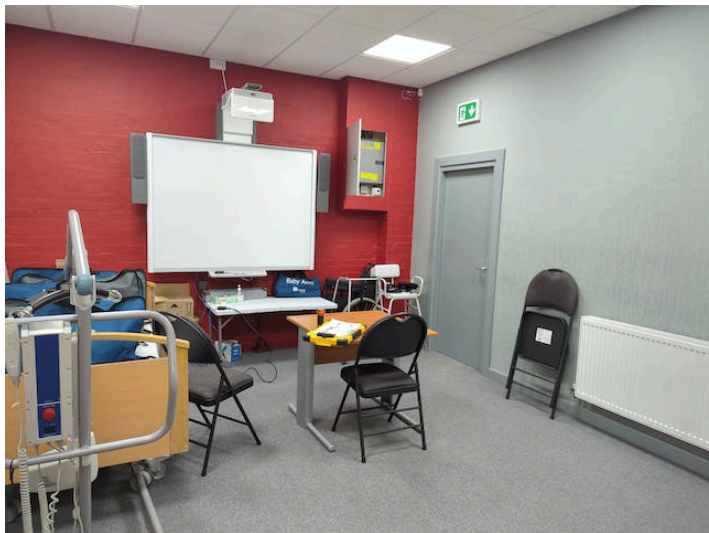
Main > 0 > 012 - Office > Location Notes

Building	Main	Level	0
Location	012 - Office	Item	
			
Location Notes	Concrete floor Plasterboard and brick walls, MMMF ceiling tiles, timber doors		

Main > 0 > 013 - Office > Electric cupboard

Building	Main	Level	0
Location	013 - Office	Item	Electric cupboard
Material	Modern plasterboard	Extent	
			

Main > 0 > 013 - Office > Location Notes

Building	Main	Level	0
Location	013 - Office	Item	
			
Location Notes	Concrete floor Plasterboard and brick walls, MMMF ceiling tiles, timber doors		

Main > 0 > 014 - Rear Fire Exit > Location Notes

Building	Main	Level	0
Location	014 - Rear Fire Exit	Item	
			
Location Notes	Concrete floor Plasterboard and brick walls, MMMF ceiling tiles, steel and timb door		

Main > 0 > 015 - Store > Boiler

Building	Main	Level	0
Location	015 - Store	Item	Boiler
Material	Modern	Extent	
			

Main > 0 > 015 - Store > Boiler flue

Building	Main	Level	0
Location	015 - Store	Item	Boiler flue
Material	Metal	Extent	



Main > 0 > 015 - Store > Boiler insulation

Building	Main	Level	0
Location	015 - Store	Item	Boiler insulation
Material	MMMF	Extent	



Main > 0 > 015 - Store > Location Notes

Building	Main	Level	0
Location	015 - Store	Item	
			
Location Notes	Concrete floor, brick walls, Timber window, plasterboard partitions		

Main > 0 > 016 - Training Room > Location Notes

Building	Main	Level	0
Location	016 - Training Room	Item	
			
Location Notes	Concrete floor Plasterboard and brick walls, MMMF ceiling tiles, timber doors		

Main > 0 > 017 - Store > Location Notes

Building	Main	Level	0
Location	017 - Store	Item	
			
Location Notes	Concrete floor, brick walls, board ceiling		

Main > 0 > 017 - Store > Boarding to ceiling

Building	Main	Level	0
Location	017 - Store	Item	Boarding to ceiling
Material	Insulation Board	Extent	40 sq m
			
Strategy / Sample Id	Sample / VCM/SA1/011123	Fibre Type	Amosite and Chrysotile
Recommendation	Manage and annually re-inspect		

Material Assessment

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

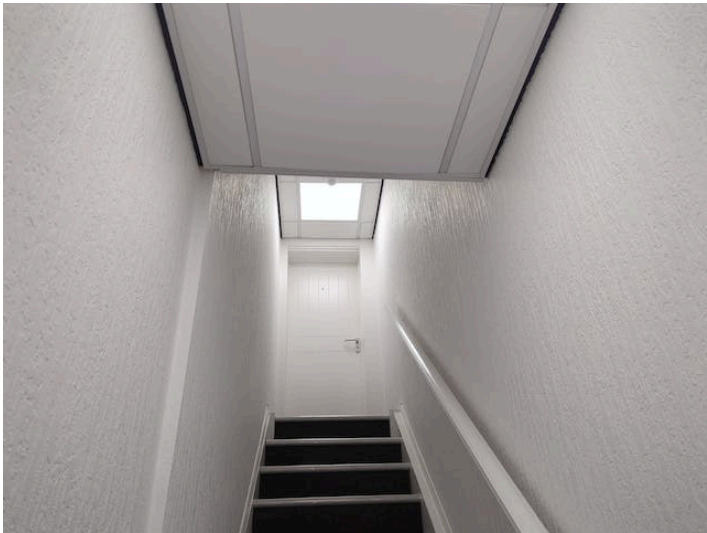
Priority Assessment

Normal Occupant Activity	0	Main Type of Activity in Area	0
Location	2	Likelihood of Disturbance	2
Accessibility	0		
Extent / Amount	2		
Number of Occupants	0	Human Exposure Potential	0
Frequency of Use of Area	0		
Average Time Area is in Use	0		
Type of Maintenance Activity	1	Maintenance Activity	1
Frequency of Maintenance Activity	1		
Priority Score		3	

Main > 0 > Stairs to 1st > Step nosing

Building	Main	Level	0
Location	Stairs to 1st	Item	Step nosing
Material	Modern	Extent	
			

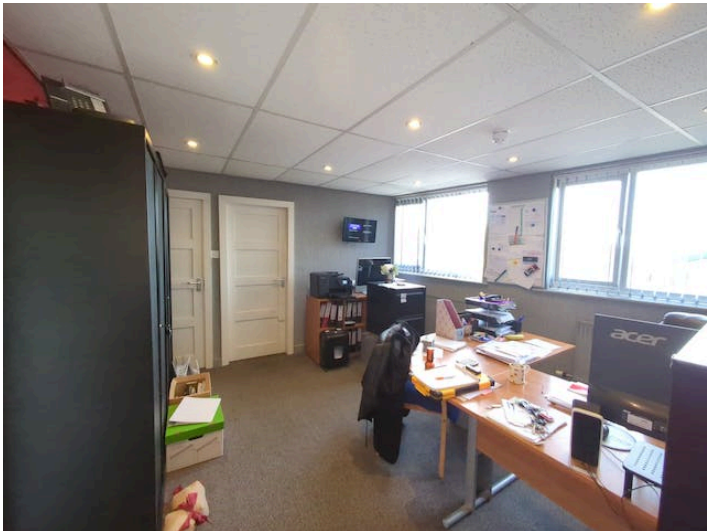
Main > 0 > Stairs to 1st > Location Notes

Building	Main	Level	0
Location	Stairs to 1st	Item	
			
Location Notes	Plasterboard walls, timber stairs, MMMF ceiling tiles		

Main > 1 > 001 - Office > Ceiling tiles

Building	Main	Level	1
Location	001 - Office	Item	Ceiling tiles
Material	Man Made Mineral Fibre	Extent	
			

Main > 1 > 001 - Office > Location Notes

Building	Main	Level	1
Location	001 - Office	Item	
			
Location Notes	Timber floor, uPVC windows, MMMF ceiling tiles with plasterboard ceiling above,vplasterboard and brick walls		

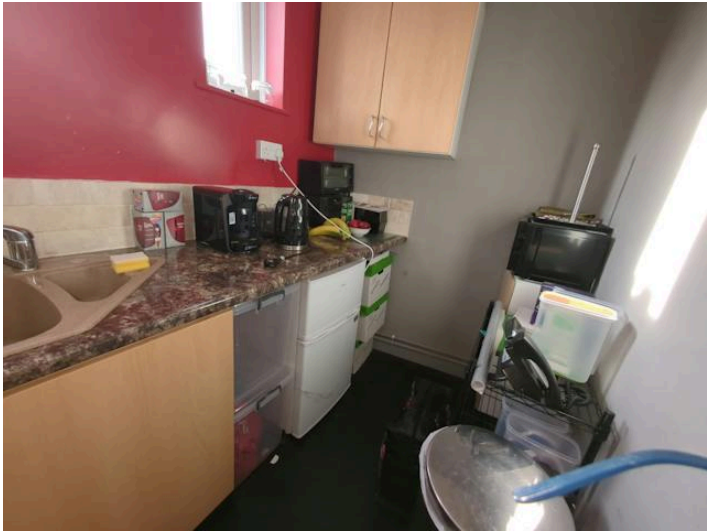
Main > 1 > 002 - Server Room > Location Notes

Building	Main	Level	1
Location	002 - Server Room	Item	
			
Location Notes	Timber floor, plasterboard walls and ceiling, uPVC window		

Main > 1 > 003 - kitchen > Flooring

Building	Main	Level	1
Location	003 - kitchen	Item	Flooring
Material	Modern vinyl	Extent	
			

Main > 1 > 003 - kitchen > Location Notes

Building	Main	Level	1
Location	003 - kitchen	Item	
			
Location Notes	Timber floor, plasterboard walls and ceiling, uPVC windows		

Main > 1 > 003 - kitchen > Units

Building	Main	Level	1
Location	003 - kitchen	Item	Units
Material	Modern Timber	Extent	
			

Main > 1 > 004 - Office > Air Con

Building	Main	Level	1
Location	004 - Office	Item	Air Con
Material	Modern	Extent	
			

Main > 1 > 004 - Office > Ceiling tiles

Building	Main	Level	1
Location	004 - Office	Item	Ceiling tiles
Material	Man Made Mineral Fibre	Extent	
			

Main > 1 > 004 - Office > Location Notes

Building	Main	Level	1
Location	004 - Office	Item	
			
Location Notes	Timber floor, uPVC windows, MMMF ceiling tiles with plasterboard ceiling above, plasterboard and brick walls		

Main > 1 > 005 - Roof Void > Inner roof sheets

Building	Main	Level	1
Location	005 - Roof Void	Item	Inner roof sheets
Material	Plasterboard	Extent	
			

Main > 1 > 005 - Roof Void > Insulation

Building	Main	Level	1
Location	005 - Roof Void	Item	Insulation
Material	MMMF	Extent	
			

Main > 1 > 005 - Roof Void > Location Notes

Building	Main	Level	1
Location	005 - Roof Void	Item	
			
Location Notes	Plasterboard inner roof sheets, metal frame, plasterboard stud partitions		

Main > 1 > 005 - Roof Void > Water tank

Building	Main	Level	1
Location	005 - Roof Void	Item	Water tank
Material	Plastic	Extent	



Main > Exterior > External > Air Con

Building	Main	Level	Exterior
Location	External	Item	Air Con
Material	Modern	Extent	



Main > Exterior > External > Facia boarda

Building	Main	Level	Exterior
Location	External	Item	Facia boarda
Material	Timber	Extent	
			

Main > Exterior > External > Rainwater Goods

Building	Main	Level	Exterior
Location	External	Item	Rainwater Goods
Material	Plastic	Extent	
			

Main > Exterior > External > Rear flat roof

Building	Main	Level	Exterior
Location	External	Item	Rear flat roof
Material	Modern Bitumen felt	Extent	
			

Main > Exterior > External > Location Notes

Building	Main	Level	Exterior
Location	External	Item	
			
Location Notes	Brick walls, part flat roof, part cement sheet roof, upvs windows		

Main > Exterior > Roof > Exterior Sheets

Building	Main	Level	Exterior
Location	Roof	Item	Exterior Sheets
Material	Cement	Extent	120 sq m
			
Strategy / Sample Id	Sample / VCM/SA2/011123	Fibre Type	Chrysotile
Recommendation	Manage and annually re-inspect		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	1
Material Score	4 / Very Low		

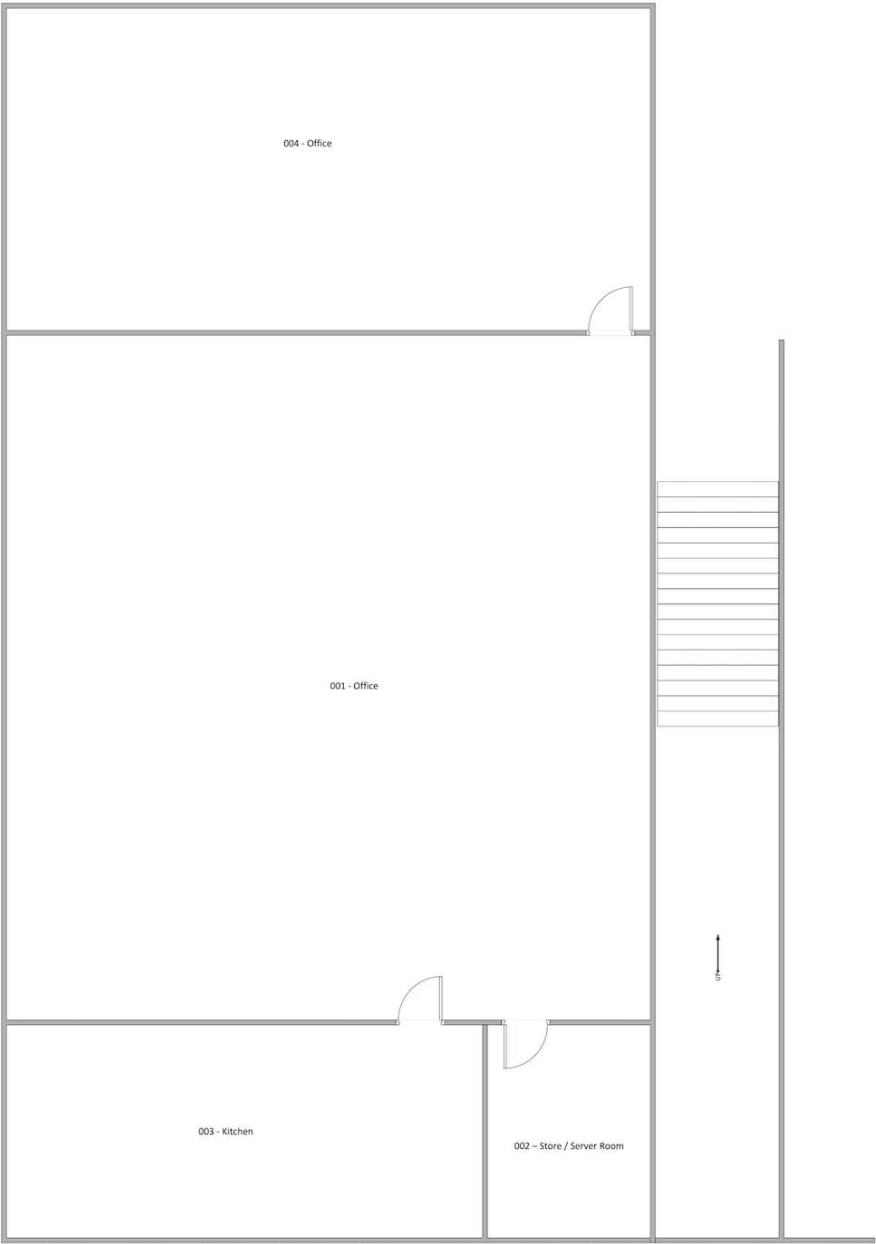
Priority Assessment

Normal Occupant Activity	0	Main Type of Activity in Area	0
Location	0	Likelihood of Disturbance	1
Accessibility	0		
Extent / Amount	3		
Number of Occupants	0	Human Exposure Potential	0
Frequency of Use of Area	0		
Average Time Area is in Use	0		
Type of Maintenance Activity	1	Maintenance Activity	1
Frequency of Maintenance Activity	1		
Priority Score		2	

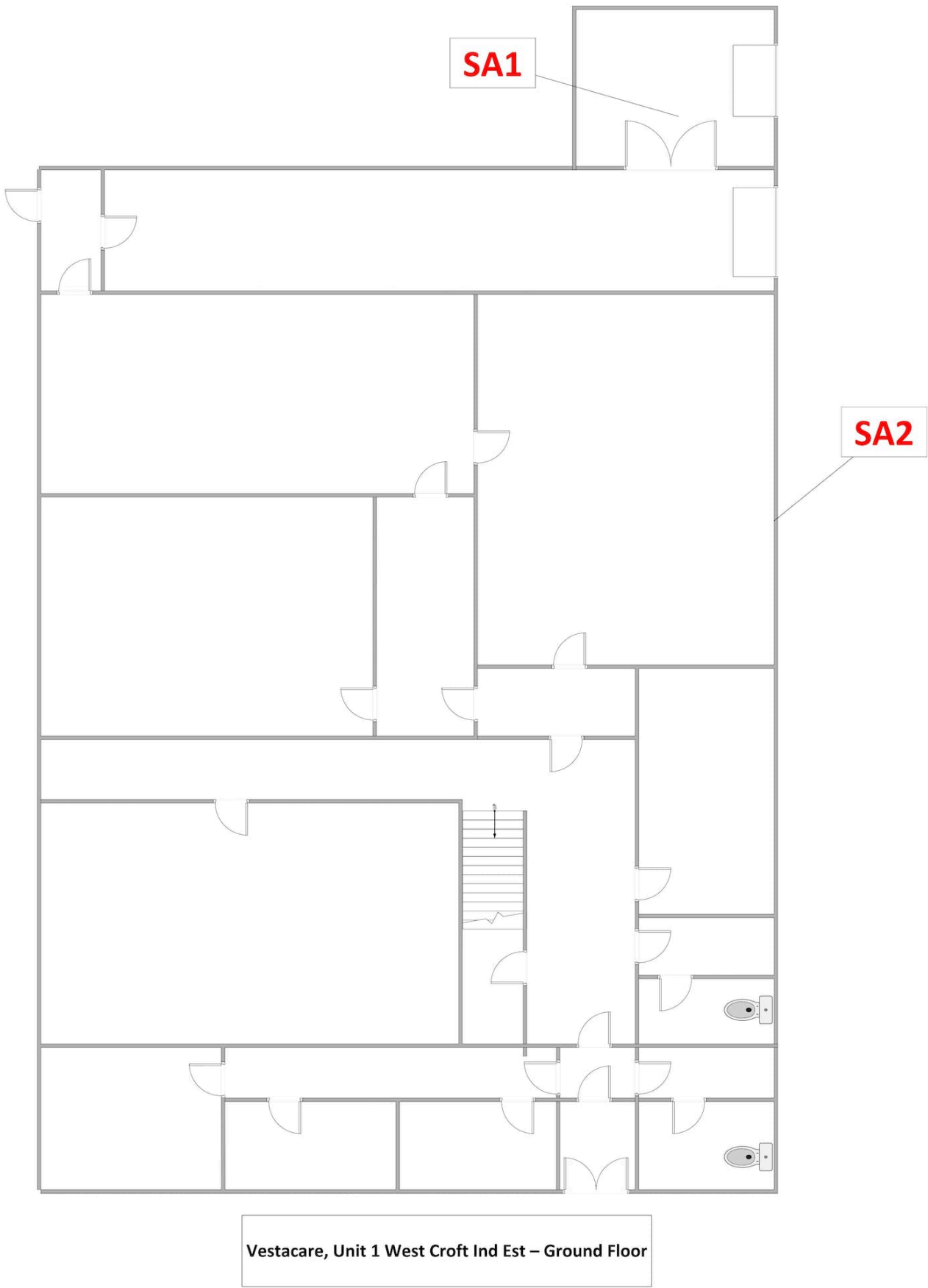
Appendices

Floorplans

See following pages...



Vestacare, Unit 1 West Croft Ind Est – First Floor



Bulk Sample Test Certificates

See following pages...



CERTIFICATE OF BULK MATERIAL FIBRE ANALYSIS



Project details

Customer: Ian Chew Asbestos Management Limited
Customer address: 23 Broadbent Close
 Carrbrook
 Stalybridge
 Cheshire SK15 3LJ

Job reference: N-291439
Certificate reference: N-291439 1
Customer ref: N/A
Sampler: Client
Sample(s) received: 01 November 2023
Analysis completed: 03 November 2023
Result(s) reported: 03 November 2023

Sample(s) Origin: Vestacare Unit 1 West Croft Industrial Estate, Middleton, Manchester

Information on interpreting the results

Descriptions marked '***' in this certificate denote information supplied by the customer. AEC cannot take responsibility for the accuracy and representative nature of samples taken by customers. All sample location information displayed within the certificate is the opinion of the surveyor. Understanding the results when asbestos types are not confirmed: NAD = No asbestos detected (within the provided sample). FFP = Fine fibres present, 'but too thin to identify'. FFP/AL = Fine fibres present, asbestos like 'but too thin to identify'. Trace = one or two fibres only were identified.

Methodology and important notes

AEC are UKAS accredited (No 2054) for the sampling and identification of all legislated forms of asbestos in bulk materials. All analysis is completed to in-house procedure (AEC 2-Procedures manual for asbestos bulk sampling and identification) which is based on the 'polarised light microscopy with dispersion staining objective' methodology as documented in HSE guidance (HSG248 Asbestos: The Analysts' Guide). This report shall not be reproduced, except in full, without approval of the laboratory, to provide assurance that parts of the report are not taken out of context. Original samples are retained by the laboratory for a period of no less than 6 months.

Signatory for the analysis

Authorised by:

Madihah Hussain
Laboratory analyst

Analytical/authorising Laboratory:

AEC North
Laboratory

Bulk material fibre analysis results

Sample No	Material location	Sample description	Laboratory comments	Asbestos type(s)
VCM/SA1/ 011123	017 - Store room Board to ceiling**	Boarding	White fibrous mass	Amosite, Chrysotile
VCM/SA2/ 011123	Exterior Roof tiles**	Roof tile(s)	Dark grey fragments	Chrysotile

END OF CERTIFICATE

AEC North Laboratory:
 23 & 27 Wheel Forge Way
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 Manchester
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AEC South Laboratory:
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Certificate ref: N-291439 1

Form UF25, Issue 3, Revision 1, 21.11.22

Information on Asbestos Survey and Non-Accessible Areas

The following is a summary of the typical areas of possible asbestos occurrences that could be extremely difficult or impossible to detect with conventional methodology along with areas where access was not available.

- **Wall Cavities** – These may be completely bricked in or blocked and otherwise obstructed. No other cavities were observed but some may still exist within the main fabric of the buildings although this is unlikely based on the general construction of the building.
- **Non-Asbestos insulated pipes and vessels** – e.g. Glass Fibre, Cork, Organic or Man-Made Mineral Fibre, Polystyrene etc. It is not always possible to identify any residual asbestos on re-insulated pipes without removing large sections of the new insulation.
- **Electrical Boxes and Equipment** – Live systems cannot be checked for obvious safety reasons. Flash pads and fuses were therefore only sampled where the electrical cabinets had been disconnected.
- **Trunking, Flange Gaskets and Ducts** – Trunking and Flange Gaskets are not always visible unless the trunking is disassembled. The interior of trunking and ducts are checked as far as possible through existing hatches and access points. A risk assessment will be made before entering confined areas such as ducts.
- **External areas, shuttering and debris** – External areas will only be checked if safe access can be provided. Shuttering may be concealed behind decorative finishes. Small areas of debris may have been painted over after previous removal works. This has been a common practice. Small debris is difficult to find and may be present in any location.
- **Mechanical Equipment; hoist machinery etc.** – This is visually checked
- **Columns and Decorative Ceilings** – Samples are taken where appropriate.
- **Asbestos lying behind known asbestos** – This could be asbestos lagging applied behind asbestos tiles or boards. The asbestos tiles or boards are not normally disturbed during sampling, other than to take a sample.
- **Fire and Security** – Fire integrity will always be preserved and thus fire doors are not normally sampled.
- **Representative Sampling** – The number of samples taken will depend on the types and quantities of materials found on site. It was necessary to sample materials which were later found to be non asbestos. It is also possible to find isolated occurrences of asbestos, such as where an asbestos compound has been used to repair non asbestos pipe lagging.
- **Roof Voids** – Where access was possible, the survey is carried out within the roof voids.

Standard Terms and Methodology

Summary

- Please read the report in its entirety and do not rely on a specific section as a stand alone viewpoint.
- Asbestos Containing Materials (ACM's) were found to be present in certain areas.
- During demolition work other ACM's may be discovered. The selected contractors, supervisors and management team should have a coherent strategy and risk assessment that allows for such an eventuality.
- Electrical equipment, sealed fire doors, high level heaters, heating air conditioning plant, substations etc. may be present on site. These may contain asbestos in varying forms. These should be handled carefully by a licensed contractor and disposed of as asbestos waste unless shown to be otherwise.
- Risk assessments, where required, are carried out with reference to HSG264 and HSG227 as amended.

Report Format

All individually referenced samples are returned to a UKAS accredited laboratory where they are cross referenced with survey details and catalogued for storage. Analysis is carried out by qualified analysts in accordance with HSG248. Product 'make up' is reported in both asbestos free and asbestos containing materials. For asbestos containing materials the estimated percentage of asbestos, type (chrysotile, amosite and crocidolite) is reported. The results are reported in the form of certificates of analysis held in section 5 of this report. Non asbestos containing materials are reported based on both visual assessment and laboratory analysis. If analysis results in No Asbestos Detected (NAD) these samples are reported along with photography that has been carried out to assist in the sample location sites. It should be noted however that photographs do not always show the sample point.

Asbestos Containing 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 also been used. Primarily for anti condensation and acoustic control and fire protection of structural steelwork. It is a friable material and is likely to release fibres, especially if disturbed 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, pipework, valves, pumps etc. also known as 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% to 100% asbestos. The likelihood of fibre release depends on the composition of the material, its friability and state of repair. It is particularly susceptible to damage and disturbance through maintenance work or the action of water leaks.

Asbestos insulation boards usually contain between 15% and 40% amosite (brown) asbestos, although boards may be found to contain other types of asbestos and in other quantities. Insulation boards were developed in the 1950s to provide an economical, lightweight, fire resisting 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 generally contain 10% to 15% of asbestos fibres bound in a matrix of Portland cement or autoclaved calcium silicate. 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 only be released if the material is mechanically damaged or deteriorated with age.

Ropes, yarns, and cloths are usually high in asbestos content, approaching 100% and all three types of asbestos have been used in their manufacture. They were used as caulking, packing or gasket materials where the thermal properties were used as fire protection. The risk of fibre release depends on the structure of the materials. Bonded gasket material is unlikely to release fibres but an unbounded woven material may release fibres when in use especially if damaged or frayed.

Millboard, paper and paper products are usually high in asbestos content, usually approaching 100% and all three types of asbestos have been used in their manufacture. They were used for insulation in of electrical equipment and for thermal insulation. Asbestos paper has been used for fireproofing to wood fibre panels. These materials are usually not very well bonded and will release 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 carefully at the end of their useful life.

Reinforced plastics and floor tiles may contain asbestos either bound in the 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 carefully at the end of their useful life.

Textured coatings and paints may contain a small amount of asbestos i.e. Artex. Non wettable materials containing asbestos should not be removed without special precautions. Mastics, sealants, putties and adhesives also may contain asbestos in small amounts. The only possible risk is from sanding of the hardened materials. Where appropriate, precautions should be taken (full condition removal).

Legislation and Codes of Practice

Legislation, Approved Codes of Practice (ACOPs) and Guidance Notes dealing with asbestos for England and Wales include (but not exclusively) those listed on the following pages. Equivalent documentation exists for Scotland and Northern Ireland respectively.

- All Legislation, ACOPs, and Guidance Notes listed together with any subsequent amendments or revisions and any new relevant requirements should be considered before undertaking any work with asbestos or asbestos containing materials.
- The following Legislation ACOPs and guidance notes deal primarily with asbestos. Other legislation dealing with health and safety matters have not been listed here although such legislation still applies to work with asbestos and should be considered at all times.

The following list was last revised in July 2022:

LEGISLATION

- A. The Health & safety at Work etc. Act 1974
- B. Control of Asbestos Regulations 2012, and subsequent amendments
- C. Reporting of Injuries, Diseases and Dangerous Occurrence Regulations 2013
- D. Management of Health and Safety at Work Regulations 1992
- E. Workplace (Health, Safety and Welfare) Regulations 1992
- F. Personal Protective Equipment at Work Regulations 1992
- G. Provision and use of Work Equipment at Work Regulations 1998
- H. Construction (Design and Management) Regulations 2015
- I. Carriage of Dangerous Goods (Classification, Packaging and labelling) and Use of Transportable Pressure Receptacles Regulations 1996
- J. Carriage of Dangerous Goods by Road Regulations 1996
- K. Carriage of Dangerous Goods by Rail Regulations 1996
- L. Asbestos (Prohibitions) Regulations 1992
- M. The Health and Safety (emissions into the Atmosphere) Regulations 1983
- N. The Health and Safety (Fees) Regulations 1989
- O. Control of Substances Hazardous to Health Regulations 1994

CONTROL OF POLLUTION ACT 1974

- A. Environmental Protection (Duty of Care) regulations 1991
- B. Waste Management Licensing Regulations 1994
- C. Controlled Waste Regulations 1992
- D. Controlled Waste (Regulations of Carriers and Seizure of Vehicles) Regulations 1991
- E. Environmental Protection (Prescribed Processes & Substances) Regulations 1991

APPROVED CODES OF PRACTICE

- A. The Control of Asbestos Regulations 2012 L143 (2013 Edition)
- B. Waste Management. The Duty of Care. A Code of Practice (1991)
- C. Respiratory Protective Equipment, a practical guide to users (1990)
- D. Respiratory Protective Equipment, Legislative requirements and lists of HSE approved standards and type approved equipment, fourth Edition (1995)
- E. Selecting respiratory protective equipment for work with asbestos, INDG264

HEALTH AND SAFETY EXECUTIVE GUIDANCE NOTES

ENVIROMENTAL HYGIENE SERIES

- A. EH 10 ASBESTOS: exposure limits and measurements of airborne dust concentrations (revised 1995)
- B. EH 57 The problems of asbestos removal at high temperatures (December 1992)

MEDICAL SERIES

- A. MS 5 LUNG function (July 1977)
- B. MS 6 Chest x-rays in dust diseases (September 1980)
- C. MS 13 Asbestos (1999)

HEALTH AND SAFETY GUIDANCE SERIES

- A. HSG 247 The Licensed Contractors Guide
- B. HSG 210 Asbestos Essentials Task Manual
- C. HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures
- D. HSG264 Asbestos: The Survey Guide
- E. HSG 53 The selection use and maintenance of respiratory equipment

Methods of Bulk Sample Analysis

Analysis of the samples will be carried out using methods as described in the Testing Laboratory Document. All techniques used will be in strict accordance with the HSE document HSG248. A polarised light microscope (PLM) will be used for sample identification. Identification of asbestos fibres will be based on the following analytical procedure: A preliminary visual examination of the whole of the bulk sample is made to assess the sample type and the required sample treatment (if any). Where possible, a representative sub sample treatment make be taken at this stage. Sample treatment (if required) is undertaken to release or isolate fibres. A detailed and thorough search under the microscope is made to classify the fibre types present. Representative fibres area mounted in appropriate RI liquids on microscope slides. The different fibrous components are identified using PLM.

Health and Safety

All sampling will be undertaken with care to ensure that possible nuisance and potential risk to health of site visitors are reduced to minimum levels. As required under the Control of Asbestos at Work Regulations 2012, dust release in sampling must be reduced to as low a level as is reasonably practicable. An assessment in respect of likely dust release will dictate the need for precautionary measures. These may include the following:

- Use of Personal Protective Equipment
- Isolation of sampling area
- Wetting of material to suppress dust release
- Appropriate cleaning process following sampling

After sampling, any broken material with potential to cause airborne dust will be sealed and any remaining dust or debris will be removed by wet wiping or by using an approved 'Type H' vacuum cleaner. Immediately after collection, samples will be double sealed in suitable containers that will not release dust when subsequently handled. Any disposable material used in sampling, or dust created whilst sampling, will be treated as contaminated by asbestos. Sampling will not impair the structural integrity of the building or plant. Air monitoring may be appropriate in certain sampling situations for reassurance purposes. All high level location sampling that requires the use of an extension ladder will only be undertaken when the ladder base has been securely fixed either by ties or by additional staff.

Types of Asbestos Survey

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

Management Surveys

The survey will be conducted by means of visual inspection and subsequent sampling of suspect bulk materials. Where the surveyor suspects a material to contain asbestos, a sample will be taken for analysis. The samples taken will be chosen as being representative of the material under investigation. Therefore, visually similar areas should be regarded as being of uniform composition. Samples will be taken using a sharp knife, a cork borer, or a hand drill and will be collected in self-seal plastic bags. The sample reference number will be recorded on the sample bag. Where appropriate, a label will be left on the site adjacent to the sample location. This label indicates the sample number for cross-reference with the report. Photographs will be taken at every sampling location to confirm details. The object of carrying out sampling is to identify the nature and extent of any visible asbestos-bearing material and where necessary air testing may be carried out, to determine airborne repairable fibre levels. If an area cannot be accessed, then it is presumed to contain asbestos.

Refurbishment and Demolition Surveys

This survey would be conducted prior to any demolition of major refurbishment and will continue from the Management. This will require full access to all areas. Fixtures and fittings could be damaged and it is best taken out when the premises are unoccupied. Again, the survey will be conducted by means of visual inspection and subsequent sampling of suspect bulk materials. Where the surveyor suspects a material to contain asbestos, a sample will be taken for analysis. The samples taken will be chosen as being representative of the material under investigation. Therefore, visually similar areas should be regarded as being of uniform composition. Samples will be taken using a sharp knife, a cork borer, or a hand drill and will be collected in self-seal plastic bags. The sample reference number will be recorded on the sample bag. Where appropriate, a label will be left on the site adjacent to the sample location. This label indicates the sample number for cross-reference with the report. Photographs will be taken at every sampling location to confirm details. The object of carrying out sampling is to identify the nature and extent of any visible asbestos-bearing material and where necessary air testing may be carried out, to determine airborne repairable fibre levels. If an area cannot be accessed, then it is presumed to contain asbestos.

Material Assessment Scores

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

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

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

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

Priority Assessment Scores

The priority assessment is determined by carrying out an assessment of the likelihood of the ACM being disturbed through: **Normal Occupant Activity**, **Likelihood of Disturbance**, **Human Exposure Potential** and **Maintenance Activity**. Guidance on Priority Assessments is provided in HSG 227 (A Comprehensive Guide to Managing Asbestos in Premises) and HSG 264 (Asbestos: The Survey Guide).

The surveyor has carried out a priority risk assessment on your behalf. This is based on the activities witnessed by the surveyor on the day of the survey. This information can contribute to the risk assessment, however it is the duty holder's responsibility under CAR 2012 to complete the Risk Assessments using the Survey report and his / her own detailed knowledge of the activities carried out within the premises.

Assessment Parameter	Score	Examples of Score
Normal Occupant Activity		
Main Type of Activity in Area	0	Rare disturbance activity (eg little used store room)
	1	Low disturbance activities (eg office type activity)
	2	Periodic disturbance (eg industrial or vehicular activity which may cause contact with ACMs)
	3	High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use)
Likelihood of Disturbance		
Location	0	Outdoors
	1	Large Rooms or well-ventilated areas
	2	Rooms up to 100 sq metres in area
	3	Restricted or confined areas
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent / Amount	0	Small amounts or single items (eg strings, gaskets)
	1	Less than 10 sq metres area, or 10 metre pipe run
	2	10 to 50 sq metres area or 10 to 50 metres pipe run
	3	More than 50 sq metres, or 50 metres pipe run
Average Score		Average of scores for Location , Accessibility and Extent / Amount <i>Maximum score of 3</i>
Human Exposure Potential		
Number of Occupants	0	None
	1	1 to 3
	2	4 to 10
	3	More than 10
Frequency of Use of Area	0	Infrequent
	1	Monthly
	2	Weekly

table continued from previous page...

Assessment Parameter	Score	Examples of Score
	3	Daily
Average Time Area is in Use	0	Less than 1 hour
	1	1 to less than 3 hours
	2	3 to less than 6 hours
	3	More than 6 hours
Average Score		Average of scores for Number of Occupants , Frequency of Use of Area , and Average Time Area is in Use <i>Maximum score of 3</i>
Maintenance Activity		
Type of Maintenance Activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling)
Frequency of Maintenance Activity	0	Unlikely - almost never
	1	Less than once a year
	2	Less than once a month
	3	More often than once a month
Average Score		Average of scores for Type of Maintenance Activity and Frequency of Maintenance Activity <i>Maximum score of 3</i>
Total Score		

Risk Assessment Scores

The material score is added to priority assessment score to give a total risk assessment score between 2 and 24. This score can be used to determine the items that require the most immediate attention.

$$\text{Material Assessment Score} + \text{Priority Assessment Score} = \text{Risk Assessment Score}$$

2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Lowest Risk											Highest Risk											

General Survey Remit

To conduct a Management Survey of areas within the property in order to ascertain the presence of any unknown ACMs. Sampling of suspected ACMs was to be undertaken simultaneously with the survey. If a material is sampled and found to contain asbestos (or previous available analysis) assumptions may be made as to the asbestos content of similar homogenous materials. The survey was as intrusive as possible without causing unnecessary damage to live equipment.

Survey Objectives

- To carry out a survey to ascertain the presence of asbestos based materials
- To include a risk assessment for each individual sample or inspection item
- To remove random sections of existing insulation for examination throughout the survey

The survey will, as far as practicable, locate and record any presumed or known ACMs in the building – the location, extent, product type, asbestos type, accessibility, condition and surface treatment were recorded at survey and that information is contained in this report (where appropriate).

Limitations

We have made every effort to locate all known and suspected ACMs; however we cannot guarantee that all ACMs have been located. The fabric of the building may well conceal the location of some ACMs. Some ACMs may well be discovered during maintenance, refurbishment work or demolition. Asbestos residue to pipework or plant insulated with non-asbestos products remains a possibility. It should be noted that all fire doors, shutters and electrical switch boxes within the building might contain asbestos materials. Similarly, any old electrical installations or appliances will probably contain asbestos textiles as flash guards and insulation. Mastics and textiles to old windows may contain asbestos.

Access

Levels of access were generally within the remit of the survey type required. Access was gained to all areas.

Findings – Non-Asbestos

Not all areas of material within the site were sampled by the survey team. This was to avoid over sampling and to keep the report as concise as possible. The survey team used their extensive experience to visually inspect all areas within the site that were accessible.

Areas of the building that were not accessed may contain other suspect materials. It is important that any major refurbishment or any areas outlined for use that were previously unused, should proceed with caution. Hidden materials may still be present and any planning should account for this fact.

Terms and Abbreviations

AF	Asbestos Free
AIB	Asbestos Insulation Board
ACM	Asbestos Containing Material
A.C.S	Asbestos Cement Sheet

CAF	Compressed Asbestos Fibre
MMMF	Man Made Mineral Fibre
MRS	Material Risk Score
NAD	No Asbestos detected
P	Presumed
PRS	Priority Risk Score
SP	Strongly Presumed
Asbestos Textiles	Woven or spun Chrysotile
Amosite	Brown Asbestos
Beater Sheet	Asbestos Paper
Chrysotile	White Asbestos
Crocidolite	Blue Asbestos
Fortex	Wax Suppressed Chrysotile
Lagging	Thermal Insulation
Supalux	Non-asbestos fire retardant board
Turnall	Bonded high density sheet
Nilflam	Polyurethane foam product
TBC	To be confirmed

Quality Assurance and Disclaimer

The survey was carried out in accordance with Ian Chew Asbestos Management's quality and technical procedures, and conformed to the requirements of the HSE guidance document for asbestos surveys. The survey was carried out by an experienced survey team, who inspect all accessible parts of the building, and look for any installation, which, potentially, could contain asbestos. Any suspect materials were sampled and subsequently analysed in accordance with HSG248. This method identifies the asbestos types present and their percentage content. Samples are taken using low – disturbance techniques, whereby a small amount of material (approx. 1cm³) will be taken, after firstly wetting the sample location with polyvinyl acetate (PVA) solution spray. This minimises the release of asbestos fibres during the process. Air monitoring carried out during sampling work of this type has shown airborne fibre concentrations to stay below the clearance indicator level of 0.010 fibres per millilitre of air. Sampled materials are immediately placed in sealable, airtight sample bags and appropriately labelled. Sample points will be suitably filled / sealed using PVA spray, 'Polyfilla' or adhesive tape. The surveyors do not disturb any suspected asbestos installation in any other way than to take a representative sample. This measure shall minimise the risk of asbestos fibre release, but shall prevent access above / behind a suspected asbestos installation. It is possible; therefore, that further asbestos material could be present behind an existing asbestos installation. All relevant sample point data is recorded and shown in the final report e.g. condition, extent of material, etc. It should be noted that the findings of the survey are discussed across the report in its entirety. Readers should note the contents in all sections of the report and should not rely purely on the information given in individual sections of the report.

Disclaimer

Every reasonable effort has been made to ensure that the information contained in this report is as accurate, and as comprehensive as was practicable at the time of preparation. It is not reasonably practicable to categorically state whether an area is free of all asbestos containing materials. Ian Chew Asbestos Management cannot therefore accept liability for loss: injury: damage: or penalty caused by omissions or errors contained in this report. The report does not waive the responsibility of the building owner, contractor etc; to ascertain for himself as to the composition of materials which may be disturbed or with which he may work. Certain asbestos products contain asbestos fibres that are so well bound into the matrix of the parent material, that they do not readily generate respirable asbestos fibres under reasonable foreseeable circumstances. Examples of such materials include sealing mastics: rubber gaskets: and damp proof membranes. All such materials have therefore been deliberately excluded from the report. Certain 'Artex' type coatings and decorative plasters may contain very small quantities of asbestos. In situ, these coatings are often composed of different batches of product or may have been repaired / patched at different times. It is therefore possible that any 'Artex' samples taken may not be representative of the entire coating. It is possible that unidentified asbestos residues resulting from earlier asbestos removal works may be present in relatively inaccessible locations. These include: behind column claddings, attached to earlier ceiling tile grids or suspension systems or covered with new or continuous panelling or certain areas of pipe work covered with non asbestos insulation products. Duct covers below carpets or inset within wood block floors etc. were not raised, any unreasonable degree of dismantling of the structure of the building, were not investigated. Access to roof areas was not undertaken (unless outlined). Areas deemed too high to reach from stepladders or otherwise considered unsafe were not inspected. Access to electrical and process equipment was not possible due to safety and technical considerations. Such items may therefore contain unidentified asbestos materials or components