

Report No. DJ181109B
Asbestos Refurb/Demo Survey



Textile Mill, Topping Street, Bury BL8 6DR



Date of survey: 09/11/18

Survey undertaken by:
DJ Surveying
16 Brynteg Crescent,
Brynteg,
Wrexham
LL11 6NA

Signed 
Dale Jones – DJ Surveying

Table of Contents	Page
Executive Summary	2
Scope of Works	3
Caveats	4
Plan of Property	5
Non-Accessible Areas	6
Property Summary	6
Register of Materials	8
Lab Certificate	21
Survey & Sampling Strategies	23
Specific Exclusions	24

Executive Summary of Sampled Materials

Sample No:	Location	Item	Asbestos Material?	Also to other rooms	Total Quantity	Licensed Contractor required?
01	1/02: first floor workshop	Grey vinyl floor tiles	No	-	-	-
02	1/02: first floor workshop	Blue vinyl floor tiles	No	-	-	-
03	1/02: first floor workshop	White vinyl floor tiles	No	-	-	-
04	1/02: first floor workshop	White floor lining	No	-	-	-
05	0/02: entrance hall	Red vinyl sheet flooring	No	-	-	-
06	0/09: GF storage area	Blue vinyl floor tiles	Yes	0/16	70sq.m	No
07	0/09: GF storage area	Yellow vinyl floor tiles	Yes	no	50sq.m	No
08	0/09: GF storage area	Floor tile adhesive	Yes	0/16	120sq.m	No
09	0/10: stairway	White stair nosings	No	-	-	-
10	0/17: GF workshop	Dark grey vinyl floor tiles	No	-	-	-
11	0/17: GF workshop	Light grey vinyl floor tiles	No	-	-	-
12	-1/02: basement boiler room	Pipe insulation	Yes	-1/01	13m	Yes
13	0/16: GF stock room	White vinyl sheet flooring	No	-	-	-
14	1/01: stairway	Red vinyl floor tiles	Yes	0/10	8sq.m	No
15	1/02: FF workshop	Flash pad	Yes	Yes	3 No. min.	No
16	0/09: GF storage area	Panel to ironing board	Yes	no	1No.	No
17	-1/02: basement boiler room	Cement flue	Yes	presumed	1m minimum	No
18	0/07: GF office	Redundant cistern	No	-	-	-
19	0/12: GF male WC	Blue vinyl sheet flooring	No	-	-	-
20	0/13: GF female WC	Toilet cistern	Yes	no	1No.	No
21	0/10: GF toilet lobby	Panels below stairs	No	-	-	-
22	0/09: kitchen area	Sink pad	Yes	no	1No.	No
A	0/17: GF workshop	Electrical components	Presumed	Yes	multiple fuse boxes	No
B	-1/02: basement boiler room	Boiler components	Presumed	no	1No. boiler	Yes

* Areas/volumes given are approximate and should not be relied upon for tendering purposes

Scope of Works

This Asbestos Refurbishment/Demolition Survey of the textile mill at Topping Street, Bury was commissioned on 9th November 2018. The purpose of the survey undertaken was to provide the client with sufficient information regarding the presence (or otherwise) of asbestos-containing materials to enable the client to satisfy their responsibilities under the Construction, Design and Management Regulations 2015.

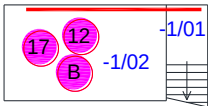
Scope of works:

- i) Take suitable and sufficient steps to determine all (so far as is reasonably practicable) materials likely to contain asbestos in the areas specified by the client.
- ii) Identify the product type, asbestos type, location and extent/amount of all sampled and presumed asbestos containing materials to be recorded.
- iii) As the survey is designed for use as the basis for tendering the removal of asbestos containing materials from the building prior to demolition or major refurbishment, the survey does not assess the condition of the asbestos. The only exception to this is to note areas of damage or where additional asbestos debris may be expected to be present.

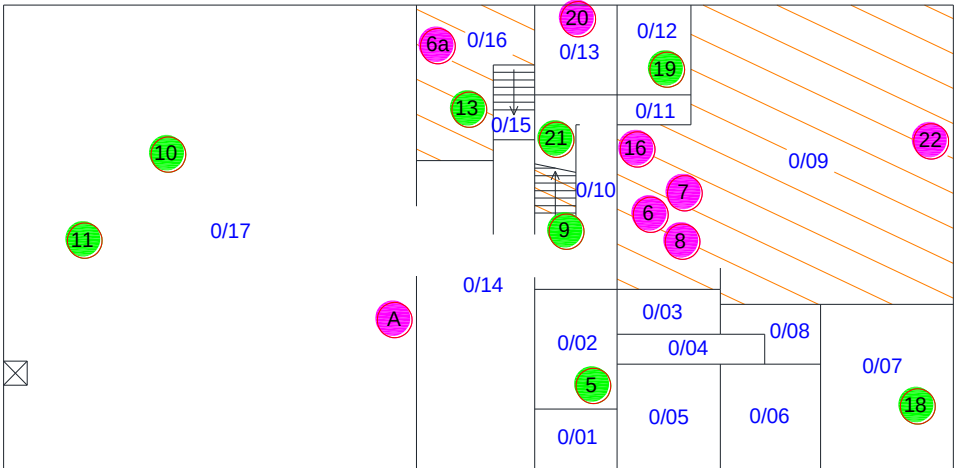
An asbestos demolition/refurbishment survey (Full access sampling and identification survey) was undertaken at the site in line with HSG264. The inspection has been undertaken to client specified areas only. Where necessary, samples have been collected and analysed to confirm whether or not they contain asbestos.

Caveats

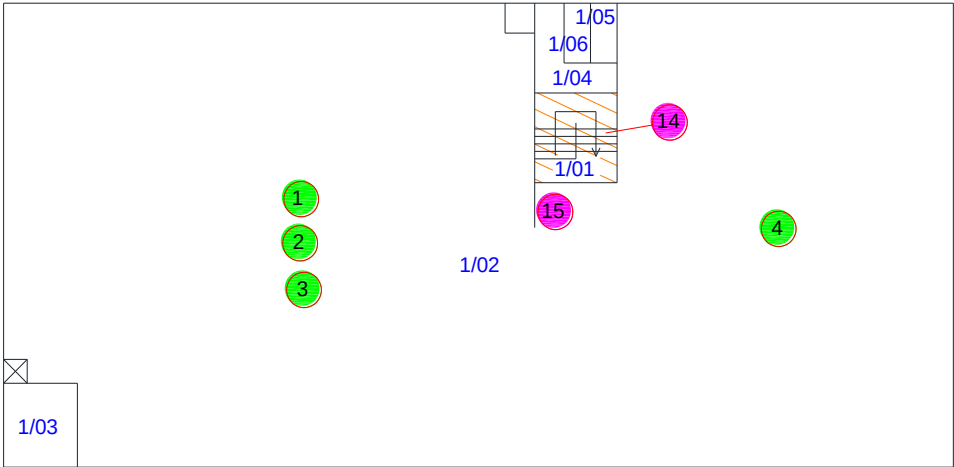
1. This report is for the sole use of the client as per the Scope of Works. DJ Surveying are not responsible to any person other than the client in respect of the contents of this report.
2. Only the areas defined are covered in this report. Any areas not identified should be considered as not accessed for the purposes of this survey.
3. All areas specified by the client have been inspected where practicable. Please see Specific Exclusions for areas/items not sampled/inspected.
4. The survey undertaken has been conducted in compliance with the Control of Asbestos Regulations 2012 (Reg. 10), i.e. dust release during sampling was reduced to as low as is reasonably practicable. Following sampling, all areas damaged as a result of the sampling methods used were sealed in an appropriate manner in order to prevent future fibre release from these areas only.
5. We accept no responsibility for damage to asbestos-containing materials incurred as a result of the actions (deliberate or otherwise) of other persons or parties before or after the sampling was undertaken.
6. For contractual or engineering purposes, this report must be read in its entirety, including any appendices. The author accepts no responsibility for sub-division of this report.
7. This report includes coloured lines within the footer. Copies of this report that do not carry those coloured lines may not be a true copy of the report as it left this office.
8. Should you not be satisfied with the level of service you have received, please request a copy of our complaints handling procedure, copies of which are available from:
DJ Surveying, 16 Brynteg Crescent, Brynteg, Wrexham LL11 6NA



Basement



Ground Floor



First Floor

- 0/01 Room Number
- 1 Sample Number
- Non-asbestos
- Asbestos material

- Asbestos pipe insulation
- Asbestos flooring material

Client:		
Textile Mill, Topping Street, Bury BL9 6DR		
Survey Ref: DJ181109B	Drawn by: D.J.	Scale: NOT TO SCALE
Survey Type: Refurbishment	Date: 09-11-18	Dwg No.: 1 of 1

Non-Accessible Areas (may contain asbestos)

Item/Areas	Floor	Likelihood of asbestos	Reason for no access
-	-	-	-

Property Summary

An asbestos refurb/demolition survey has been undertaken at this commercial property. All areas of the property were inspected during the survey, including the exterior. The property was unoccupied at the time of surveying.

Of 22 materials sampled for the possible presence of asbestos, ten returned as positive, along with two presumptions.

Asbestos **pipe insulation** is present to the basement stairway and boiler room. Asbestos insulation is a high risk material that may only be removed by a HSE-licensed contractor. At the time of inspection the pipe insulation was in poor condition with debris and visible fibres (as dust) to the floor and other surfaces. Removal is advised followed by a full environmental clean of the boiler room and stairway. Access to the basement must be highly restricted until this work is completed.

The **vinyl floor tiles** to the ground floor storage area & stairway and the **adhesive** that they are laid on contain asbestos fibres. Asbestos vinyl floor tiles and asbestos adhesive are non-licensed materials that may be removed by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. If removed, these materials must be disposed as hazardous waste. Alternatively, the floor tiles may be overlaid and managed in-situ.

The **flash pads** within multiple fuse boxes throughout the building are an asbestos rope material. Asbestos rope seals and arc shields may also be present. The **electrics** were not fully inspected due to the absence of an isolation certificate. We advise that all fuse boxes be removed as whole units and disposed as hazardous waste. This is non-licensed work.

An **ironing board** with an asbestos insulation board panel is present to the ground floor storage area. We advise that the ironing board is disposed as hazardous waste. This is non-licensed work providing the ironing board is disposed as a whole unit.

The **boiler flue** within the basement boiler room is asbestos cement. Asbestos cement is a non-licensed material that may be removed by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. If removed, the flue must be disposed as hazardous waste. The full extent of the flue could not be determined as it is partially concealed within a chimney.

The **toilet cistern** to the female WC contains asbestos fibres. Asbestos cisterns are a low risk non-licensed material that may be removed by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods.

The **bitumen pad** to the underside of the sink unit within the ground floor kitchen area of the store room contains asbestos fibres. If removed, we suggest disposing of the sink as a whole unit as hazardous waste.

The **boiler** within the basement was not fully inspected due to heavy contamination from the nearby pipe insulation. The boiler is presumed to contain asbestos components such as rope seals and gaskets due to its age. As the boiler is redundant, we advise removal and disposal by a HSE-licensed contractor under controlled conditions as the boiler may require dismantling to facilitate removal. The boiler must be disposed as hazardous waste.

All other materials inspected during the survey were either sampled or visually identified as non-asbestos products.

All reasonable effort has been made to identify all potential asbestos materials in the surveyed areas. However, should suspect materials be uncovered during forthcoming works, please contact this office to arrange further inspection of such materials.

Advice on working with asbestos materials is available at:
<http://www.hse.gov.uk/asbestos/essentials/index.htm>

Alternatively, contact this office for further information or if you are unsure as to any aspects of this report.

Further guidance on individual materials is given in the following pages.

Register of Materials

Survey ref: DJ181109B

Survey Date:	09-11-2018
Survey Type:	Refurb/Demo
Lead Surveyor:	Dale Jones

Sample no: 01
Room no: 1/02
Location: first floor workshop
Item: grey vinyl floor tiles
Accessibility: easy
Sample Taken: Yes
Lab Result: non-asbestos
Quantity: N/A
Surface Treatment: N/A
Areas of Damage: N/A



Comments: Non-asbestos material.

Sample no: 02
Room no: 1/02
Location: first floor workshop
Item: blue vinyl floor tiles
Accessibility: easy
Sample Taken: Yes
Lab Result: non-asbestos
Quantity: N/A
Surface Treatment: N/A
Areas of Damage: N/A



Comments: Non-asbestos material.

Additional Notes:

Survey ref: DJ181109B

Survey Date: 09-11-2018
Survey Type: Refurb/Demo
Lead Surveyor: Dale Jones

Sample no: 03
Room no: 1/02
Location: first floor workshop
Item: white vinyl floor tiles
Accessibility: easy
Sample Taken: Yes
Lab Result: non-asbestos
Quantity: N/A
Surface Treatment: N/A
Areas of Damage: N/A



Comments: Non-asbestos material.

Sample no: 04
Room no: 1/02
Location: first floor workshop
Item: white floor lining
Accessibility: easy
Sample Taken: Yes
Lab Result: non-asbestos
Quantity: N/A
Surface Treatment: N/A
Areas of Damage: N/A



Comments: Non-asbestos material.

Additional Notes:

Survey ref: DJ181109B

Sample no: 05
Room no: 0/02
Location: entrance hall
Item: red vinyl sheet flooring
Accessibility: easy
Sample Taken: Yes
Lab Result: non-asbestos
Quantity: N/A
Surface Treatment: N/A
Areas of Damage: N/A

Survey Date: 09-11-2018
Survey Type: Refurb/Demo
Lead Surveyor: Dale Jones



Comments: Non-asbestos material.

Sample no: 06
Room no: 0/09 & 0/16
Location: GF storage area
Item: blue vinyl floor tiles
Accessibility: easy
Sample Taken: Yes
Lab Result: chrysotile asbestos
Quantity: 70sq.m
Surface Treatment: composite
Areas of Damage: minor



Comments: Asbestos material. The vinyl floor tiles to the ground floor storage area contain asbestos fibres. Asbestos vinyl floor tiles are a non-licensed material that may be removed by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. If removed, the floor tiles must be disposed as hazardous waste. Alternatively, the floor tiles may be overlaid and managed in-situ.

Additional Notes:

Survey ref: DJ181109B

Survey Date:	09-11-2018
Survey Type:	Refurb/Demo
Lead Surveyor:	Dale Jones

Sample no: 07
Room no: 0/09
Location: GF storage area
Item: yellow vinyl floor tiles
Accessibility: easy
Sample Taken: Yes
Lab Result: chrysotile asbestos
Quantity: 50sq.m
Surface Treatment: composite
Areas of Damage: minor



Comments: Asbestos material. The vinyl floor tiles to the ground floor storage area contain asbestos fibres. Asbestos vinyl floor tiles are a non-licensed material that may be removed by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. If removed, the floor tiles must be disposed as hazardous waste. Alternatively, the floor tiles may be overlaid and managed in-situ.

Sample no: 08
Room no: 0/09 & 0/16
Location: GF storage area
Item: floor tile adhesive
Accessibility: moderate
Sample Taken: Yes
Lab Result: chrysotile asbestos
Quantity: 120sq.m
Surface Treatment: overlaid
Areas of Damage: none



Comments: Asbestos material. The bitumen adhesive that the vinyl floor tiles to the storage area are laid on contains asbestos fibres. Asbestos bitumen adhesive is a non-licensed material that may be removed by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. If removed, this material must be disposed as hazardous waste. Alternatively, the bitumen adhesive may be overlaid and managed in-situ.

Additional Notes:

Survey ref: DJ181109B

Survey Date:	09-11-2018
Survey Type:	Refurb/Demo
Lead Surveyor:	Dale Jones

Sample no: 09
Room no: 0/10
Location: stairway
Item: white stair nosings
Accessibility: easy
Sample Taken: Yes
Lab Result: non-asbestos
Quantity: N/A
Surface Treatment: N/A
Areas of Damage: N/A



Comments: Non-asbestos material.

Sample no: 10
Room no: 0/17
Location: GF workshop
Item: dark grey vinyl floor tiles
Accessibility: easy
Sample Taken: Yes
Lab Result: non-asbestos
Quantity: N/A
Surface Treatment: N/A
Areas of Damage: N/A



Comments: Non-asbestos material.

Additional Notes:

Survey ref: DJ181109B

Survey Date:	09-11-2018
Survey Type:	Refurb/Demo
Lead Surveyor:	Dale Jones

Sample no: 11
Room no: 0/17
Location: GF workshop
Item: light grey vinyl floor tiles
Accessibility: easy
Sample Taken: Yes
Lab Result: non-asbestos
Quantity: N/A
Surface Treatment: N/A
Areas of Damage: N/A



Comments: Non-asbestos material.

Sample no: 12
Room no: -1/02
Location: basement boiler room
Item: pipe insulation
Accessibility: easy
Sample Taken: Yes
Lab Result: chrysotile & crocidolite
Quantity: 13m
Surface Treatment: unsealed in parts
Areas of Damage: high



Comments: Asbestos material. Asbestos pipe insulation is present to the basement stairway and boiler room. Asbestos insulation is a high risk material that may only be removed by a HSE-licensed contractor. At the time of inspection the pipe insulation was in poor condition with debris and visible fibres (as dust) to the floor and other surfaces. Removal is advised followed by a full environmental clean of the boiler room and stairway. Access to the basement must be highly restricted until this work is completed.

Additional Notes:

Survey ref: DJ181109B

Survey Date:	09-11-2018
Survey Type:	Refurb/Demo
Lead Surveyor:	Dale Jones

Sample no: 13
Room no: 0/13
Location: GF stock room
Item: white vinyl sheet flooring
Accessibility: easy
Sample Taken: Yes
Lab Result: non-asbestos
Quantity: N/A
Surface Treatment: N/A
Areas of Damage: N/A



Comments: Non-asbestos material.

Sample no: 14
Room no: 1/01
Location: stairway
Item: red vinyl floor tiles
Accessibility: easy
Sample Taken: Yes
Lab Result: chrysotile asbestos
Quantity: 8sq.m
Surface Treatment: vinyl
Areas of Damage: none



Comments: Asbestos material. The vinyl floor tiles to the stairway contain asbestos fibres. Asbestos vinyl floor tiles are a non-licensed material that may be removed by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. If removed, the floor tiles must be disposed as hazardous waste. Alternatively, the floor tiles may be managed in-situ.

Additional Notes:

Survey ref: DJ181109B

Survey Date: 09-11-2018
Survey Type: Refurb/Demo
Lead Surveyor: Dale Jones

Sample no: 15
Room no: 1/02
Location: FF workshop
Item: flash pad
Accessibility: easy
Sample Taken: Yes
Lab Result: chrysotile asbestos
Quantity: 3No. minimum
Surface Treatment: enclosed
Areas of Damage: none



Comments: Asbestos material. The flash pads are an asbestos rope material. We advise that the fuse box be removed as a whole unit and disposed as hazardous waste. This is non-licensed work.

Sample no: 16
Room no: 0/09
Location: GF storage area
Item: panel to ironing board
Accessibility: easy
Sample Taken: Yes
Lab Result: chrysotile asbestos
Quantity: 1 No.
Surface Treatment: none
Areas of Damage: none



Comments: Asbestos material. The ironing board panel is asbestos insulation board (AIB). We advise that the ironing board is disposed as hazardous waste. This is non-licensed work providing the ironing board is disposed as a whole unit.

Additional Notes:

Survey ref: DJ181109B

Survey Date:	09-11-2018
Survey Type:	Refurb/Demo
Lead Surveyor:	Dale Jones

Sample no: 17
Room no: -1/02
Location: basement boiler room
Item: cement flue
Accessibility: partially behind brickwork
Sample Taken: Yes
Lab Result: chrysotile asbestos
Quantity: 1m minimum
Surface Treatment: cement
Areas of Damage: none



Comments: Asbestos material. The boiler flue is asbestos cement. Asbestos cement is a non-licensed material that may be removed by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. If removed, the flue must be disposed as hazardous waste. The full extent of the flue could not be determined as it is partially concealed within a chimney.

Sample no: 18
Room no: 0/07
Location: GF office
Item: redundant cistern
Accessibility: easy
Sample Taken: Yes
Lab Result: non-asbestos
Quantity: N/A
Surface Treatment: N/A
Areas of Damage: N/A



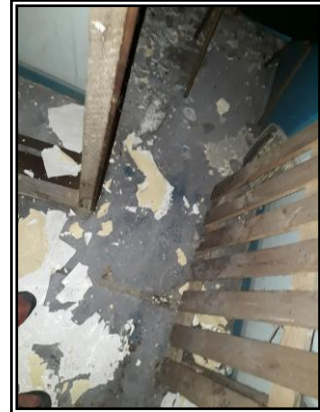
Comments: Non-asbestos material.

Additional Notes:

Survey ref: DJ181109B

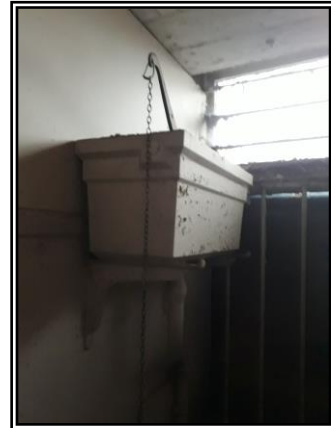
Survey Date:	09-11-2018
Survey Type:	Refurb/Demo
Lead Surveyor:	Dale Jones

Sample no: 19
Room no: 0/12
Location: GF male WC
Item: blue vinyl sheet flooring
Accessibility: easy
Sample Taken: Yes
Lab Result: non-asbestos
Quantity: N/A
Surface Treatment: N/A
Areas of Damage: N/A



Comments: Non-asbestos material.

Sample no: 20
Room no: 0/13
Location: GF female WC
Item: toilet cistern
Accessibility: easy
Sample Taken: Yes
Lab Result: crocidolite asbestos
Quantity: 1 No.
Surface Treatment: composite
Areas of Damage: none



Comments: Asbestos material. The toilet cistern to the female WC contains asbestos fibres. Asbestos cisterns are a low risk non-licensed material that may be removed by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. If removed, the cistern must be disposed as hazardous waste.

Additional Notes:

Survey ref: DJ181109B

Survey Date: 09-11-2018
Survey Type: Refurb/Demo
Lead Surveyor: Dale Jones

Sample no: 21
Room no: 0/10
Location: GF toilet lobby
Item: panels below stairs
Accessibility: easy
Sample Taken: Yes
Lab Result: non-asbestos
Quantity: N/A
Surface Treatment: N/A
Areas of Damage: N/A



Comments: Non-asbestos material.

Sample no: 22
Room no: 0/09
Location: kitchen area
Item: sink pad
Accessibility: easy
Sample Taken: Yes
Lab Result: chrysotile asbestos
Quantity: 1 No.
Surface Treatment: composite
Areas of Damage: minor



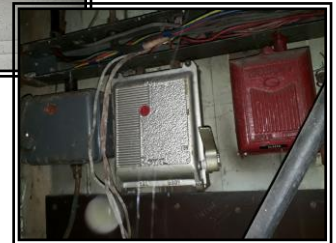
Comments: Asbestos material. The bitumen pad to the underside of the sink unit within the ground floor kitchen area of the store room contains asbestos fibres. Asbestos sink pads are a non-licensed material that may be removed by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. If removed, we suggest disposing of the sink as a whole unit as hazardous waste.

Additional Notes:

Survey ref: DJ181109B

Survey Date: 09-11-2018
Survey Type: Refurb/Demo
Lead Surveyor: Dale Jones

Presumption: A
Room no: 0/17 (& others)
Location: GF workshop
Item: electrical components
Accessibility: easy
Sample Taken: No
Presumption: asbestos materials
Quantity: multiple fuse boxes
Surface Treatment: enclosed
Areas of Damage: unknown



Comments: Presumed asbestos materials. The electrics were not fully inspected due to the absence of an isolation certificate but are presumed to contain asbestos components such as rope seals and flash pads due to their age (as per sample 15). If the electrics are to be replaced, we advise disposing of all fuse boxes within the property as whole units as hazardous waste.

Presumption: B
Room no: -1/02
Location: basement boiler room
Item: boiler components
Accessibility: difficult
Sample Taken: No
Presumption: asbestos materials
Quantity: 1 No. boiler
Surface Treatment: enclosed
Areas of Damage: unknown



Comments: Presumed asbestos material. The boiler was not fully inspected due to heavy contamination from the nearby pipe insulation. The boiler is also presumed to contain asbestos components such as rope seals and gaskets due to its age. As the boiler is redundant, we advise removal and disposal by a HSE-licensed contractor under controlled conditions as the boiler may require dismantling to facilitate removal. The boiler must be disposed as hazardous waste.

Additional Notes:



DJ Surveying
16 Brynteg Crescent
Brynteg
Wrexham
LL11 6NA

CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : 1811138
Date Received : 12.11.18
Samples Analysed By : Paul Lee
Date Analysis Completed : 13.11.18
Date Reported : 13.11.18
Samples Taken By : Client
Client Ref (if required) : Not required

Site Ref	Client Ref	Location	Description	Lab Ref	Asbestos Identification
Textile Mill, Topping Street	1	First Floor Workshop	Grey VFTs	1811138-1	No Asbestos Detected
Textile Mill, Topping Street	2	First Floor Workshop	Blue VFTs	1811138-2	No Asbestos Detected
Textile Mill, Topping Street	3	First Floor Workshop	White VFTs	1811138-3	No Asbestos Detected
Textile Mill, Topping Street	4	First Floor Workshop	White Floor Lining	1811138-4	No Asbestos Detected
Textile Mill, Topping Street	5	Entrance Hall	Red Vinyl Sheet Flooring	1811138-5	No Asbestos Detected
Textile Mill, Topping Street	6	Ground Floor Storage Area	Blue VFTs	1811138-6	Chrysotile
Textile Mill, Topping Street	7	Ground Floor Storage Area	Yellow VFTs	1811138-7	Chrysotile
Textile Mill, Topping Street	8	Ground Floor Storage Area	Adhesive	1811138-8	Chrysotile
Textile Mill, Topping Street	9	Stairway	White Stair Nosings	1811138-9	No Asbestos Detected
Textile Mill, Topping Street	10	Ground Floor Workshop	Dark Grey VFTs	1811138-10	No Asbestos Detected
Textile Mill, Topping Street	11	Ground Floor Workshop	Light Grey VFTs	1811138-11	No Asbestos Detected

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

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSTM4 which is based on the methodology set out in HSG 248

For and on behalf of
North Star Environmental Ltd

P. Lee
Laboratory Manager

K. Burns
Technical 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, Suite A1, 1st Floor, Beech House, Oaklands Office Park, Hooton Road, Hooton, CH66 7NZ
Tel No: 0151 538 3141, Fax: 0151 331 3541, Email: info@northstarenvironmental.co.uk

Company No. 7948744

Page 1 of 2



DJ Surveying
16 Brynteg Crescent
Brynteg
Wrexham
LL11 6NA

CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : 1811138
Date Received : 12.11.18
Samples Analysed By : Paul Lee
Date Analysis Completed : 13.11.18
Date Reported : 13.11.18
Samples Taken By : Client
Client Ref (if required) : Not required

Site Ref	Client Ref	Location	Description	Lab Ref	Asbestos Identification
Textile Mill, Topping Street	12	Boiler Room	Pipe Insulation	1811138-12	Chrysotile, Crocidolite
Textile Mill, Topping Street	13	Ground Floor Stock Room	White Vinyl Sheet Flooring	1811138-13	No Asbestos Detected
Textile Mill, Topping Street	14	Stairway	Red VFTs	1811138-14	Chrysotile
Textile Mill, Topping Street	15	First Floor Workshop	Flash Pad	1811138-15	Chrysotile
Textile Mill, Topping Street	16	Ground Floor Storage Area	Panel To Ironing Board	1811138-16	Chrysotile
Textile Mill, Topping Street	17	Basement	Cement Flue	1811138-17	Chrysotile
Textile Mill, Topping Street	18	Ground Floor Office	Redundant Cistern	1811138-18	No Asbestos Detected
Textile Mill, Topping Street	19	Ground Floor Male WC	Blue VSF	1811138-19	No Asbestos Detected
Textile Mill, Topping Street	20	Ground Floor Female WC	Toilet Cistern	1811138-20	Crocidolite
Textile Mill, Topping Street	21	Ground Floor Toilet Lobby	Panels Below Stairs	1811138-21	No Asbestos Detected
Textile Mill, Topping Street	22	Kitchen	Sink Pad	1811138-22	Chrysotile

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

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSTM4 which is based on the methodology set out in HSG 248

For and on behalf of
North Star Environmental Ltd

P. Lee
Laboratory Manager

K. Burns
Technical 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, Suite A1, 1st Floor, Beech House, Oaklands Office Park, Hooton Road, Hooton, CH66 7NZ
Tel No: 0151 538 3141, Fax: 0151 331 3541, Email: info@northstarentvironmental.co.uk

Company No. 7948744

Page 2 of 2

Asbestos Survey Strategy

A strategy has been established to keep to a minimum the number of bulk samples taken for analysis. The strategy employed is a combination of a visual inspection and sampling of bulk materials.

During the survey, where a material is suspected to contain asbestos, a bulk sample is taken for analysis. In areas where there are substantial quantities of visually uniform materials, a small number of samples are taken as being representative of the whole area, or rooms of the same construction and time period.

In general, for homogenous manufactured products containing asbestos, it can be assumed that the asbestos is uniformly distributed throughout the material and one or two samples will suffice, e.g. boards, sheets, cement pipes, textiles, ropes, friction products, plastics and vinyls, mastics, sealant, bitumen roofing felt and gaskets. Insulation and spray materials are generally less homogenous as they were applied 'on-site' and the composition depended on the availability of materials. Subsequent repairs and patching may add to this variability and increase the number of samples required. In addition, substantial over-spray contamination and debris may have been produced. Often a single sample may be all that is required to confirm the suspicion that a homogenous material is asbestos and to make a presumption that this applies to other materials of the same type. However, for non-homogenous materials and for some presumed non-asbestos materials, additional sampling may often be needed in order to reduce the possibility of false negatives, which may lead to uncontrolled exposures.

Where 'NO ACCESS' is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be aware of the possibility of there being asbestos materials in the area. This may therefore require further investigation. Only the areas defined are covered in this report. Any areas not identified should be considered as not accessed for the purposes of this survey.

Sampling Strategy for Asbestos Material (Health & Safety Policy)

The purpose of undertaking sampling was to identify the nature and extent of all asbestos material, using intrusive techniques where permitted by the client.

All samples were collected in self-seal bags, where appropriate. Care was taken to prevent cross-contamination of samples.

All sampling was undertaken with the intention of causing the minimum possible nuisance and risk to the health of occupants and visitors to the property.

Under the Control of Asbestos Regulations 2012, dust release during sampling must be reduced to as low as is reasonably practicable. In order to achieve this, various control measures were employed, as specified within HSG264. Dependant upon the type of material being sampled, this may have included either shadow-vacuuming of the sampled area or the use of a wetting agent as a dust suppressant.

After sampling, any areas damaged as a result of the sampling methods used were sealed in an appropriate manner in order to prevent future fibre release.

All samples were double-sealed in polythene bags at the point of sampling.

Samples may have been taken in locations that may impair the integrity (except structurally) of the product, where permitted by the client.

Where possible, all sampling points were previously agreed with the client prior to actual sampling.

All samples have been taken in accordance with standard terms of engagement and the survey plan.

Specific Exclusions

The survey was limited to those areas accessed at the time of the survey.

Flues, ducts, voids or any similarly enclosed areas, the access to which would have necessitated the use of specialist equipment or tools, may require re-inspection upon access being facilitated by the client. Where this is the case, reference will have been made within the report. Samples may not have been taken where to do so would have impaired the structure. A 'presumption' or 'strong presumption' may have been given as an alternative. Therefore we are not responsible for inaccurate asbestos diagnosis within these areas, i.e. materials may have been presumed to contain asbestos where this is not the case.

We do not accept liability for damage to decoration, fittings or fixtures caused during the undertaking of the survey where this has facilitated the inspection of otherwise inaccessible areas/surfaces/items.

We have not inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer without such an engineer in attendance. It is the responsibility of the client to arrange such services unless otherwise agreed prior to the survey being undertaken.

The removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings is the responsibility of the client. Whilst every care and effort is taken to minimise the possibility, we do not accept responsibility for damage to such items howsoever caused during the undertaking of the survey. Please remove such items from areas likely to require inspection prior to the survey being undertaken where possible.

We have not inspected any areas requiring specialist access equipment other than extendable ladders. Any areas requiring specialist access equipment have been specifically excluded unless otherwise stated. Please provide access equipment for the duration of the survey should you be aware that it may be required.

We have not reported on concealed spaces that may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned unless prior permission has been granted by the client or client's representative. This includes, for example, fuses within electrical boxes, gaskets, fire doors, ropes associated with heating, glazing or power plant, etc. A presumption may have been given as an alternative.

Samples have not been taken where prohibited or prevented by the client, tenant or their representative.

Bulk samples have been taken from all materials that upon visual inspection appeared likely to contain asbestos, where practicable.

The presence of debris to pipework, which is not readily visible or would require the removal of overlying non-asbestos insulation, may have been excluded from this survey only if so requested by the client.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Density checks have not been carried out on any material unless otherwise stated.