



DEMOLITION ASBESTOS SURVEY

**Rainsough Cottage
Rainsough Brow
Prestwich
M25 9SU**

Report prepared by:

Barry Cassidy
Managing Director

North West Business Services

52 Park Lane
Royton
Oldham
OL2 6PU

Report prepared for:

Mr Shahdoth Ali Shah
Rainsough Property Limited
Unit 22
Cariocca Business Park
2 Sawley Road
Manchester
M40 8BB

Direct Contact Number: 07754 476369

Report checked and authorised by:

Andrew Moon

Development Director

North West Business Services Limited

REF: BC/RA/590

6th November 2020

CONTENTS

1.	INTRODUCTION
2.	EXECUTIVE SUMMARY
3.	BACKGROUND
4.	LEGISLATION
5.	PREMISES OVERVIEW
Appendix 1	Findings and Material & Risk Assessments
Appendix 2	Certificate of Bulk Fibre Analysis
Appendix 3	Asbestos Register
Appendix 4	Pre-Survey Risk Assessment and Safe Working Practices
Appendix 5	Site Plan
Appendix 6	Quality Assurance

1. INTRODUCTION

This document reports on the findings of a site visit to Rainsough Cottage in Prestwich, Manchester on 22nd October 2020, checking on the possible presence of asbestos-containing materials, prior to the property's demolition.

The visit was made to assist the Client to comply with the requirements of the **Control of Asbestos Regulations 2012 (CAR)** and the survey methodology (including a fully intrusive examination of every part of the site) was as specified in all the relevant parts of the updated HSE guide "HSG 264 Asbestos: The Survey Guide"

The aims of the visit were as follows:

- To help to identify and manage any asbestos-containing materials in the premises
- To provide accurate information on the location, amount and condition of any asbestos-containing materials
- To help identify all the asbestos-containing materials that might need to be removed before demolition.

As the site is to be demolished, adherence is also required to the CDM Regulations 2015.

The visit was conducted by Mr Barry Cassidy of North West Business Services, who started training in the asbestos industry in 1969 at Turner Brothers Asbestos Company in Rochdale.

He has extensive practical knowledge of asbestos production and its uses, plus building services, construction and maintenance across a broad spectrum of industrial, commercial, educational, government and NHS properties.

In addition, he has received appropriate training in asbestos surveying and holds the P402 qualification from the British Occupational Hygiene Society, along with relevant insurance to cover the work involved.

He has completed numerous asbestos surveys since 2005 and has received regular and substantive updates in legislative changes, revised surveying techniques and reporting requirements.

2. EXECUTIVE SUMMARY

After a thorough and intrusive search of the entire site, it has been concluded that there are NO ASBESTOS-CONTAINING MATERIALS at Rainsough Cottage.

3. BACKGROUND

Over the years, asbestos has been used in many applications that took advantage of its resistance to heat and chemical attack, its tensile strength and its cheapness. However, many of the products in which it has been used are far from obvious.

It has been used in ships, motor vehicles, catering and heating items and buildings of all sorts.

Its common use ran from about 1900 to the mid 1970's, but is now condemned as highly dangerous because of its effect on health. A voluntary ban on the use of its most dangerous form, crocidolite (blue asbestos) came into force in 1972, culminating in November 1999 with a total ban on all asbestos in the UK.

The dangers it poses are from the dust released when it is damaged or worked on with such things as saws, drills and sanders.

It is not dangerous when the fibres making up the product involved are properly encapsulated, but it is its presence in a building and its potential to do harm that pose a threat to health.

4. LEGISLATION

The **Control of Asbestos Regulations 2012 (CAR)** follows on from **CAR 2006** and the **Control of Asbestos at Work Regulations 2002**, which introduced an explicit duty of care on those responsible for the maintenance and/or repair of non-domestic premises to manage asbestos.

This duty of care requires these duty holders to:

- take reasonable steps to determine the location and condition of materials and structures known to or likely to contain asbestos – referred to as asbestos containing materials (ACM's) or presumed ACM's;
- presume that materials contain asbestos unless there is strong evidence to the contrary;

- make and keep an up to date record of the location, maintenance, removal and condition of all ACM's or presumed ACM's and make that available to anyone who needs to see it;
- assess the risk of the likelihood of anyone being exposed to fibres from these materials;
- prepare a plan setting out how the risks from the materials are to be managed;
- take the necessary steps to put the plan into action;
- repair, seal or remove ACMs if there is a risk of exposure due to their condition or location;
- maintain ACMs in a good state of repair and regularly monitor their condition;
- have arrangements and procedures in place so that work which may disturb the ACMs complies with CAR 2012;

To help comply with the legal requirements and to ensure that ACMs in premises are properly managed, duty holders should identify a person (and in some cases a deputy) within their organisation who will be responsible for that management.

Part of their responsibilities will include managing the survey, including contractual and reporting arrangements, quality and subsequent use of the data.

Survey data and information will be used to complete an asbestos register detailing the ACM locations. It will also feed into the risk assessment, which will be used to develop the management plan.

The duty holder needs to establish clear lines of responsibility for asbestos management and implementation of the plan.

HSE guidance places explicit requirements on duty holders to follow the general principles of prevention at their premises.

Thus, the regulations are more focused on the duty holder and on making them “accountable for the impact their decisions and approach have on health, safety and welfare on the project”.

5. PREMISES OVERVIEW

The property consists of a house, along with a detached garage and a detached shed.

The house is mainly two-storey under a slate roof, and is constructed in brick.

There are single-storey extensions under slate roofs to the front, rear and right hand elevations, and one to the left under a felted roof.

Off to the right hand side are the garage and shed, built in brick under slate roofs.

At the front is a single-storey entrance porch, with painted wallpaper walls and a painted plaster ceiling.

Its floor is carpeted over concrete.

An inner double-glazed UPVC door leads into a hallway, with a laminate floor, painted timber-planked ceiling, and walls that are part timber-panelled and part painted decorative plaster.

Hallway



Hallway Ceiling



Off the hall to the left is a former office, with a feature cast-iron fireplace and a similar construction to the hall.

Former Office



Adjacent to the former office is the dining room, with a painted plaster ceiling, part timber-panelled and part painted textured plaster walls, and laminate flooring.

Dining Room



There is a storage cupboard under the stairs, with a painted plaster ceiling, wallpapered walls and a carpeted floor.

Understairs Cupboard



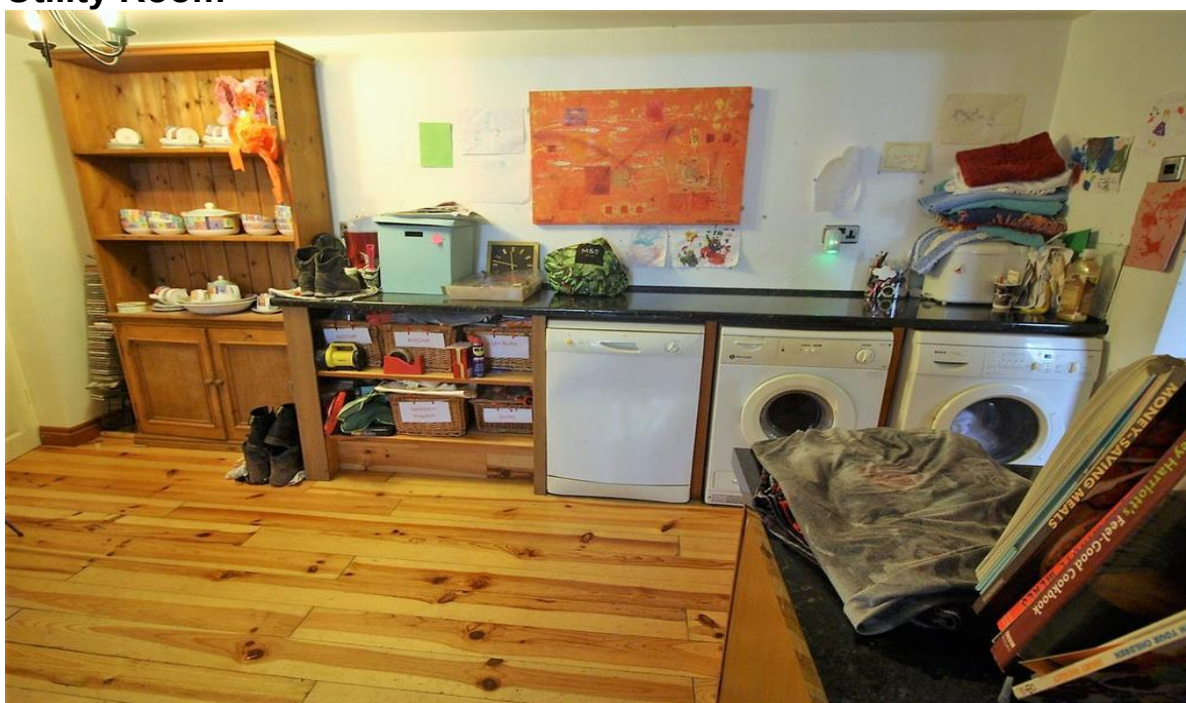
Off to the left of the dining room is a single-storey extension containing a lounge, with plain brick walls, a part painted timber panelling and part painted timber beam ceiling, and laminate flooring.

Lounge



On the other side of the dining room is a utility room, with painted plaster walls and ceiling, and laminate flooring,

Utility Room



In one corner of this is a toilet, with a modern vitreous suite, painted plaster walls and ceiling, and laminate flooring.

Toilet Off Utility Room



Leading off from the utility room is the kitchen, which is housed in a single-storey extension, with a planked wooden ceiling, partial ceramic tiling around the sink and across one wall, and laminate flooring.

Kitchen



There is a modern gas-fired boiler in the kitchen, with a metal flue.

Boiler



In one corner of the kitchen is a brick-built porch leading to the side entrance, with a slate roof and partial tongue and groove timber panelling, a flagged floor and a modern ceramic washbasin and wash stand.

Porch



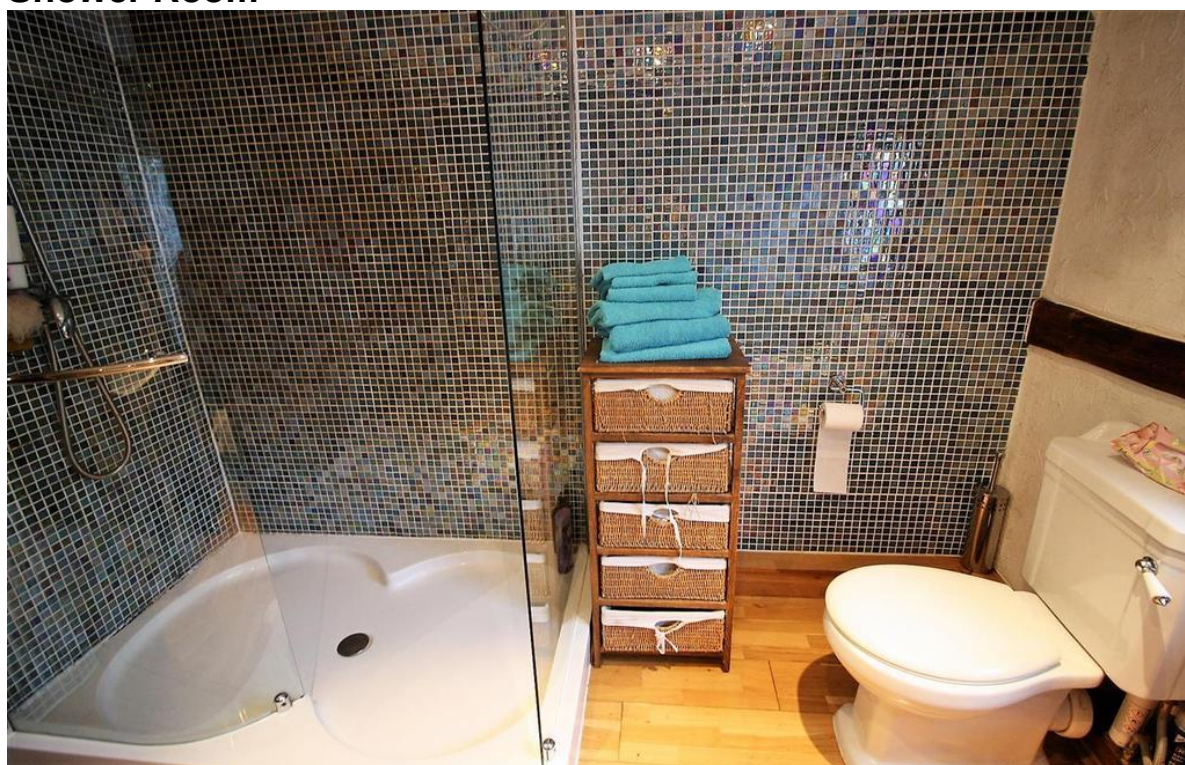
Back to the hall, a door leads through into a lounge, formerly used as a bedroom, with a part timber-beamed and part painted plaster ceiling, painted decorative plaster walls, and a cast iron feature fireplace.

Front Lounge



Behind that is a shower room, with mosaic-tiled walls, laminate flooring and painted plaster ceiling.

Shower Room



Adjacent to that is a storage and dressing room, with laminate flooring and painted plaster walls and ceiling.

Storage and Dressing Room



Back in the hall, a set of wooden carpeted stairs leads up to a carpeted landing and on to bedroom number one, with painted plaster walls and ceiling, a cast-iron feature fireplace and a carpeted floor.

Bedroom 1



Back on the landing is a storage cupboard, with a further bedroom adjacent to it.

The bedroom has painted plaster walls and ceiling, and laminate flooring.

Bedroom 2



Next to that is a bathroom, with laminate flooring, part painted timber panels and plaster, and part mosaic-patterned ceramic tiles on the walls.

All fittings are of modern manufacture.

Bathroom



To the rear of the bathroom is a separate toilet, with 3 part painted plaster and part painted timber-panelled walls, one with mosaic-patterned ceramic tiles, a painted plaster ceiling and laminate flooring.

The sanitary suite is modern ceramic.

Toilet



Back out on the landing, a door leads into the master bedroom, which has painted plaster walls and ceiling, plus a carpeted floor.

Master Bedroom



In the rear of the bedroom is an en suite shower room, with attached dressing room.

The shower room has a shower with ceramic-tiled walls, painted plaster to the remaining walls and ceiling, and a carpeted floor.

En Suite Shower Room



To the right of the house, there is a garage and a storage building.

Both are built in brick, with concrete floors and slate roofs.

The storage building is single height, while the garage is double height and houses a former chicken coup in the loft area.

Storage Building and Garage



Throughout Rainsough Cottage, all windows are double-glazed and set in UPVC frames, with the exception of the storage building and garage, which are single-glazed in timber frames.

The loft in the cottage has man-made mineral fibre insulation, and all roofs are drained via plastic rainwater goods.

Soffits and bargeboards are all timber.

Appendix 1

Findings and Material & Risk Assessments

FINDINGS

A pre-survey Risk Assessment was made and used to identify areas where potential health hazards might be encountered and to determine what access and personal protective equipment would be required.

During the survey itself, an extensive search was made for asbestos-containing materials throughout the whole of the property – inside and out.

Particular attention was paid to the possible presence of “hidden asbestos” e.g. decorative wall finishes, door facings, wallboards and partitioning disguised by overpainting plus products such as old-style water cisterns and toilet seats, plus ceiling and floor tiles.

The only item to arouse any suspicion of the likely presence of asbestos-containing materials was the textured decorative paint present on a most of the walls on the cottage’s ground floor.

Textured Decorative Paint on Ground Floor Walls



By means of the laboratory analysis of a sample taken of this in the former office (reference BS083596 on the Certificate of Bulk Fibre Analysis) this was **determined NOT to contain asbestos.**

The property was also searched thoroughly for a number of other asbestos-containing materials that could be expected in the type of environment concerned, such as sprayed coatings and loose fill materials for thermal and acoustic insulation; other insulating boards used for fire protection and thermal/acoustic insulation; ropes and yarns for lagging, jointing and packing materials; cloth, millboard and paper used in lagging, heat insulation and fire protection; asbestos tiles and slates for cladding and roofing; mastics, seals, adhesives, putties, and wall plugging compounds.

None of these were found.

Throughout, the electrical switchgear is of modern manufacture, and the electricity meter is mounted on a timber panel.

Sanitary fittings throughout are of modern vitreous construction.

Loft insulation in the house is man-made mineral fibre.

And all roofs are drained via plastic rainwater goods, and all soffits and bargeboards are timber.

MATERIAL AND RISK ASSESSMENTS

Having determined, by means of a thorough and intrusive site examination and the laboratory analysis of a suspect sample, that there are no asbestos-containing materials at Rainsough Cottage.

Thus, Material and Risk Assessments are not appropriate in this report.

Appendix 2

Certificate of Bulk Fibre Analysis



Page 1 of 1

CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: J192483

CERT NO.: J192483

CUSTOMER: North West Business Services Limited

DATE RECEIVED: 26.10.20

DETAILS: 52 Park Lane
Royton
Oldham
OL2 6PU

DATE ANALYSED: 28.10.20

DATE REPORTED: 28.10.20
(Verbal)

DATE REPORTED: 28.10.20
(Document)

SITE DETAILS: Rainsough Cottage, Rainsough Brow, M25 9SU

SAMPLED BY: North West Business Services Limited

Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
BS083596	RC1 - Ground floor wall covering - Textured coating**	Cream / brown fragments	-	NAD

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

Descriptions marked '***' in this report/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 given by AEC within the report is the opinion of the surveyor. Sample comments that are FFP = Fine fibres present, 'but too thin to identify' or FFP/AL = Fine fibres present, asbestos like 'but too thin to identify'. Trace = one or two fibres only were identified. 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.

Asbestos types: Chrysotile = white asbestos; † = Asbestos Amosite = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected.

Signed:  Analysis completed at Manchester Laboratory. Authorised on behalf of Airborne Environmental Consultants Ltd.	Print: Aleksandra Lesiak Position: Lab Analyst Date: 28.10.20
---	---

Accredited offices - 23 & 27 Wheelwright Way, Ashburton Point, Trafford Park, Manchester, M17 1EH
T 0161 872 7111 F 0161 872 7112 E aec@aec.uk.net www.aec.uk.net
Company Reg No: 3442515
London Office: Fernwood House, The Hillway, Mountrassing, Brentwood, CM15 0UE T 0203 384 6175

Form UF25
UF25, Issue 2, Revision 15, 20.02.18

Appendix 3

Asbestos Register

**There are NO
asbestos-
containing
materials
present at
Rainsough
Cottage**

Appendix 4

Pre-Survey Risk Assessment & Safe Working Practices

nwbs RISK ASSESSMENTS

All **nwbs** risk assessments are based on the fundamental guidelines given in the Management of Health and Safety at Work Regulations 1992 and 1999.

The Approved Code of Practice for these regulations specifies that:

“A risk assessment involves identifying the hazards present in any undertaking (whether arising from work activities or from other factors, e.g. the layout of the premises) and then evaluating the extent of the risks involved, taking into account whatever precautions are already being taken.”

The Code gives the following definitions:

- a) a **hazard** is something with the potential to cause harm*
- b) **risk** expresses the likelihood that the harm from a particular hazard is realised*
- c) the **extent** of the risk covers the population which might be affected by a risk; i.e. the number of people who might be exposed and the consequences for them*

Risk, therefore, reflects both the likelihood that harm will occur and its severity.”

The assessments of risk also embody all the provisions of other legislation including, among others (and as amended subsequently):

- Provision and Use of Work Equipment Regulations 1998
- Personal Protective Equipment at Work Regulations 1992
- Electricity at Work Regulations 1989
- Control of Substances Hazardous to Health Regulations 2002
- Control of Asbestos Regulations 2006 and 2012

SAFE WORKING PRACTICES

Before the survey started, Mr Cassidy visited the site, assessed the survey requirements, determined what access equipment might be needed and identified the likely hazards to expect.

As a matter of course, part of the pre-survey planning involved a full Risk Assessment, and this addressed 2 basic issues:

The hazards that the survey staff might face in the Client's premises

The hazards that the survey staff might create in the Client's premises

In addition to the normal airborne hazards inherent in the sampling process itself, account was taken of the following perceived risks:

- Electrical safety
- Slip, trip and fall hazards in all areas
- Structural stability of both the property itself and of possible sampling sites

To observe strict safety guidelines, asbestos surveys are never undertaken in occupied parts of buildings, so the survey was done when building areas were completely empty.

The survey was conducted as follows:

- Prior to starting work, the building areas were checked to ensure that they were devoid of people, and the entrance doors were closed and secured
- Mr Cassidy put on the prescribed personal protective equipment of hooded overalls, overshoes and gloves plus a Type P3 orinasal respirator.
- The site was surveyed following a plan
- A sample of suspect material was taken, after first spraying the sampling site with a water/PVA mixture

- It was then double-bagged in sealed polythene bags
- The sample was given a unique reference number and the sampling site photographed
- The sample bags were then placed in a hazchem-marked lidded plastic container ready for onward transport to a UKAS-accredited testing laboratory (Airborne Environmental Consultants Limited in Trafford Park)
- On completion of the survey, the overshoes were removed followed by the overalls (done by turning the latter inside out) and the gloves
- The final item removed was the respirator, which was cleaned with wet wipes and replaced in its dedicated container
- All clothing and wet wipes were placed in both red and clear asbestos bags, sealed and taken from site in a hazchem-marked lidded plastic box to an approved disposal facility

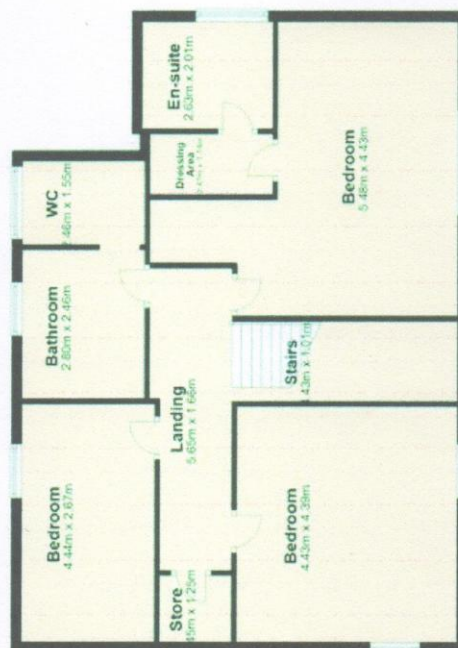
Appendix 5

Site Plan

Ground Floor
Approx. 152.7 sq metres



First Floor
Approx. 95.1 sq metres



Total area: approx. 247.8 sq metres

Appendix 6

Quality Assurance

In order to ensure complete compliance with CAR 2012, and as specified in HSG 264, the following quality assurance procedures were adhered to in the production of this report.

All recorded data, samples and photographs were examined to ensure that:

- no ACMs or suspect ACMs were omitted from the recorded data;
- all recorded ACMs and suspect ACMs were valid;
- all identifiers for records, sample numbers and photograph numbers corresponded and are unique;
- all areas inspected were correctly and unambiguously identified;
- all material types for ACMs and suspect ACMs were correctly listed;
- all recorded ACMs and suspect ACMs were correctly and uniquely located;
- all quantities of materials and suspect ACMs were correctly assessed;
- the correct assessments have been made and recorded for:
 - asbestos product type;
 - surface treatment;
 - damage;
 - accessibility (vulnerability);
- adequate numbers and sizes of samples were collected, correctly labelled and individually double bagged;
- adequate cleaning has occurred after sampling;

In addition the report's format, structure and contents were reviewed to confirm that they correctly reflect all raw data, that the report contents are technically consistent, accurate and complete, have been prepared by a qualified surveyor, bear the correct authorisations and meet the client's stated requirements.

In detail, the review ensured the following:

- that the client's instructions for the survey and report have been followed;
- that all site notes agree with the final report;
- that no observed ACMs have been omitted;
- that all appendices (eg certificates of analysis) are included as required;
- that all titles, reference numbers and descriptions are correct;
- that the assessments and recommendations for any remedial work are appropriate;
- that the report summary is included and is a fair statement

Furthermore, the surveyor's qualification and training records were checked to ensure that these met the criteria required under relevant legislation.

These criteria were verified as having been met, by a qualified and experienced asbestos professional.