



Bury Council

Longfield Shopping Centre, Prestwich, Manchester, M25 1AY



Asbestos Management Survey

10th August 2021

AAC20211008/01

Asbestos Assessment & Control Ltd

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SUMMARY OF FINDINGS

An Asbestos Management Survey was undertaken to the Common / Landlord Areas at Longfield Shopping Centre, Prestwich, Manchester, M25 1AY, on the 10th August 2021. The purpose of the survey is to identify, so far as reasonably practicable, asbestos containing materials (“**ACM's**”) and was conducted by a team of two experienced asbestos surveyors from Asbestos Assessment and Control Ltd (“**AAC**”).

Our Surveyors took representative samples of any materials *suspected* of containing asbestos (ACM's), and these were then analysed by an independent UKAS accredited laboratory in accordance with HSE document HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures. The report will show as far as reasonably practicable the location, extent and condition of asbestos, along with recommendations on how to manage any asbestos found.

The survey was conducted in the following order and the report should be read with this order in mind, for easy identification of locations. First, a survey of the exterior of the building was carried out, including outbuildings. Then a survey of the interior building, starting from the lowest point, was conducted in a clockwise direction from the front.

We found the following ACM's to the outside of the building:-

- Asbestos insulation board was identified, and is presumed to be present, within the vertical, metal-clad columns to the shop-fronts throughout Block A, B & C. The asbestos boarding was seen to be present to the columns of Block B, where historic damage has occurred exposing the ACM and is presumed to be present to all other visually similar metal-clad columns. It is recommended that remedial works are undertaken to the damaged columns of Block B at the earliest opportunity. Following which, each column should be labelled and reinspected on an annual basis. (S# 02)
- Approximately 4 Sq. m of asbestos insulation board was identified to the ceiling of the Exit and Store, at the rear of Unit 10. The material was seen to be in need of remediation and encapsulation, which should be undertaken at the earliest opportunity. Following which, the material should be managed and reinspected on an annual basis. (S# 03)
- Approximately 4 Sq. m of asbestos insulation board was identified to the ceiling of the Exit and Store, at the rear of Unit 12. The material was seen to be in need of remediation and encapsulation, which should be undertaken at the earliest opportunity. Following which, the material should be managed and reinspected on an annual basis. (As S# 03)
- Approximately 4 Sq. m of asbestos insulation board was identified to the ceiling of the Exit and Store, at the rear of Unit 14. The material was seen to be in need of remediation and encapsulation, which should be undertaken at the earliest opportunity. Following which, the material should be managed and reinspected on an annual basis. (As S# 03)
- Asbestos rope packing was identified to the pipe-work hanger brackets within the ceiling void of the Passage to Block A. This material should be managed and reinspected on an annual basis.

- A redundant asbestos cement flue pipe, measuring approximately 4 Lin m, was identified at high level to the rear of Unit 18/20. This material should be managed and reinspected on an annual basis.

Other non-asbestos materials identified:-

- A non-asbestos bitumen / felt sheeting was identified to the external flat roof of Block C. No further action is required for this material, it is mentioned for identification purposes only. (S# 01)

No access could be gained to the external flat roof of Block A & B.

Fuse/electric boxes identified throughout the survey were not accessed, due to the risk of electrocution. Some older type fuse boxes have been known to contain ACM's. We presume asbestos is present in this location until proven otherwise.

Although some asbestos products are not notifiable to the 'Health and Safety Executive' (HSE), any removals should be carried out by a competent person using the appropriate equipment and disposed of as asbestos waste.

All removal works of notifiable ACM's must be undertaken by a licensed asbestos removal contractor. These ACM's are therefore subject to a 14 day notification period to the 'Health and Safety Executive' ("**HSE**") prior to the works commencing.

EXECUTIVE SUMMARY

An employer has a duty of care under the Health and Safety at work etc. Act 1974 to ensure that the health of his employees is not put at risk due to either unsafe systems of work or by the nature/maintenance of his workplace.

This is further addressed under the Management of Health and Safety at Work Regulations 1999 which place a duty on employers to assess all significant risks posed as part of their undertaking, including their buildings, and to take suitable steps to reduce these risks. Hence, if asbestos is present in the workplace, it is the responsibility of the employer to ensure, firstly, that he knows where it is, and secondly, that it is maintained in a safe and proper manner so as not to pose a threat to the health of his workforce.

The handling and treatment of asbestos is covered under the Control of Asbestos Regulations 2012 and its associated guidance and approved Code of Practice.

A Survey for asbestos containing materials was undertaken to the Common / Landlord Areas at Longfield Shopping Centre, Prestwich, Manchester, M25 1AY, on the 10th August 2021.

The survey was conducted in the form of an Asbestos Management Survey, samples were obtained from materials which may contain asbestos, and the quantity and location of these materials throughout the building was noted.

The survey was conducted by Simon Robbie of Asbestos Assessment & Control Ltd.

This report is not intended as a specification for any proposed removal/remedial works. Asbestos Assessment & Control Ltd can provide a detailed specification to comply with current asbestos regulations and associated code of practice if required. The survey demonstrates the commitment of Bury Council to ensuring that their buildings are run and maintained with full regard to health, safety and well-being of their staff and visitors.

Questions arising from the survey report should be directed, in the first instance to the author of this report, who will be pleased to clarify any technical issues revised.

Surveyors: Simon Robbie

Signed: 

for Asbestos Assessment & Control Limited

Date: 10th August 2021

GENERAL SURVEY STRATEGIES

In order to accurately survey buildings for the presence of asbestos, it is advisable that representative samples are taken from installations suspected of containing asbestos. The survey has been conducted by a team of experienced surveyors following the HSE guidance document HSG 264 - "The Survey Guide", January 2010.

The samples will be carefully placed into two self-sealing polythene bags to prevent any possible chance of fibre release, and the sample area sealed with PVA solution, foil tape or a suitable proprietary filler/sealant where appropriate.

Surfaces onto which dust or debris may fall, will be covered with an impervious sheet before the sample is taken (unless the surface itself is impervious) and be cleaned afterwards by a dustless method such as a damp cloth which is then double wrapped within two self-sealing bags. This package will then be disposed of as asbestos waste.

In the unlikely event that any spillages should occur, then a HEPA filtered vacuum cleaner will be at hand along with a fibre suppressant spray canister for the immediate containment and clean-up of the spillage, any remaining debris will be cleared up under damp conditions and disposed of as asbestos waste in the appropriate way. A reassurance air test may then be carried out in accordance with HSE guidance HSG 248 – Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

All sampling is undertaken causing minimum possible nuisance and potential risk to the health of the occupants and visitors of the building.

As required under the Control of Asbestos Regulations 2012, dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will indicate the need for precautionary measures. This includes the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process.

Sampling will not impair the structural integrity of the building or plant.

Air testing carried out in the past has shown that fibre levels given off during asbestos sampling of the above nature typically gives results below the clearance indicator level of 0.010 fibres per millilitre of air.

Non-asbestos materials samples will be taken from each surface of each area surveyed, i.e. walls, floors, ceilings, doors and partitions in order to obtain a "positive" "negative" with regard to asbestos. Where there is considerable commonality of materials, one sample of each material will be taken and a note made in the report.

All sampling equipment will be cleaned between samples with wet wipes to prevent cross contamination.

An asbestos survey record and material assessment sheet is to be completed for each sample location, including marked up plans and/or photographic records showing location and the full extent of the asbestos installation.

If any installation is found to be in a poor condition giving a potential for the release of airborne asbestos fibres, then Asbestos Assessment and Control Limited will inform the person in charge of the premises (i.e. the "Duty Holder") as to the safe treatment of the material.

Samples taken will be sent to a UKAS accredited laboratory.

Occasionally, samples are not taken due to lack of safe access, because to do so would cause irreparable damage to the material or because materials of identical appearance have already been sampled. In these cases, the installations are referenced as 'strongly suspected / presumed of containing asbestos'.

Survey Type

The type of survey will vary during the lifespan of the premises and several may be needed over time. A Management Survey will be required during the normal occupation and use of the building to ensure continued management of the ACM's in-situ. A Refurbishment/Demolition Survey will be necessary when the building (or part of it) is to be upgraded, refurbished or demolished. It is probable that at larger premises a mixture of survey types will be appropriate, e.g. a boiler house due for demolition will require a Refurbishment/Demolition Survey, while offices at the same site would have a Management Survey. In later years Refurbishment/Demolition Surveys may be required in rooms or floors which are being upgraded. In sectors where there are large numbers of properties (e.g. domestic houses) or internal units (e.g. hotels), only particular rooms may be specified for upgrading, e.g. kitchens, bathrooms and bedrooms. Refurbishment/Demolition Surveys would only be necessary in these locations.

It is important that the client and the surveyor know exactly what type of survey is to be carried out and where, and what the specification will be so there should be a clear statement and record of the type of survey that is to be carried out, including the reasons for selecting that type of survey, and where it is to be carried out.

Asbestos Management Survey

A Management Survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A Management Survey should include an assessment of the condition of the various ACM's and their ability to release fibres into the air if they are disturbed. This 'material assessment' will give an initial guide to the priority for managing ACM's as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACM's. However, a Management Survey can also involve presuming the presence or absence of asbestos. A Management Survey can be completed using a combination of sampling ACM's and presuming ACM's or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment).

By presuming the presence of asbestos, the need for sampling and analysis can be deferred until a later time (e.g. before any work is carried out). However, this approach has implications for the management arrangements. The duty holder bears potential additional costs of management for some non-asbestos materials. Any work carried out on 'presumed' materials would need to involve appropriate contractors and work methods in compliance with CAR 2012 irrespective of whether the material was actually an ACM or not. Alternatively, before any work starts, sampling and analysis can be undertaken to confirm or refute the presence of asbestos. The results will determine the work methods and contractors to be used. The 'presumption' approach has several disadvantages: it is less rigorous, it can lead to constant obstructions and delays before work can start, and it is more difficult to control. 'Default' presumptions may also lead to unnecessary removal of non-ACM's and their disposal as asbestos waste. Default presumptions may be suitable in some instances, e.g. 'small' or simple premises, as part of a client's management arrangements.

Surveyors should always endeavour to positively identify ACM's. A sufficient number of samples should be taken to confirm the location and extent of ACM's. It is legitimate to reduce sample numbers where materials can be strongly presumed to be ACM's. However, the default presumption option should be avoided where possible, as it can make managing asbestos more difficult for the duty holder. Default presumption should only be used in circumstances where it is requested by the client and/or where access genuinely cannot be obtained.

When sampling is carried out as part of a Management Survey, samples from each type of suspect ACM should be collected and analysed. If the material sampled is found to contain asbestos, other similar materials used in the same way in the building can be strongly presumed to contain asbestos. Less homogeneous materials (e.g. different surfaces/coating, evidence of repair etc.) will require a greater number of samples. The sample number should be sufficient to establish whether asbestos is present or not in the particular material. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out later as a separate exercise.

All areas should be accessed and inspected as far as is reasonably practicable. Areas should include under floor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. Surveying may also involve some minor intrusive work, such as accessing behind fascia panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling. Surveyors should come prepared to access such areas (i.e. with the correct equipment etc.). Management Surveys are only likely to involve the use of simple tools such as screwdrivers and chisels. Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos must be clearly stated in the survey report and will have to be managed on this basis, i.e. maintenance or other disturbance work should not be carried out in these areas until further checks are made.

Management surveys should cover routine and simple maintenance work, however, it has to be recognised that where 'more extensive' maintenance or repair work is involved, there

may not be sufficient information in the Management Survey and a localised Refurbishment Survey will be needed. A Refurbishment Survey will be required for all work which disturbs the fabric of the building in areas where the Management Survey has not been intrusive. The decision on the need for a Refurbishment Survey should be made by the duty holder (probably with help from others).

Asbestos Refurbishment/Demolition Surveys

A Refurbishment/Demolition Survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A Refurbishment/Demolition Survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 (Regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACM's is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc.). Under CDM, the survey information should be used to help in the tendering process for removal of ACM's from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACM's condition will need to be assessed and the materials managed.

Refurbishment/Demolition Surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment/Demolition Surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (e.g. full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting.

The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (e.g. where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

There may be some circumstances where the building is still 'occupied' (i.e. in use) at the time a 'demolition' survey is carried out. For example in the educational sector, Refurbishment/Demolition Surveys may be conducted in schools or colleges during one closure period (e.g. holidays) and the work not undertaken until the next holiday period. Also, a demolition survey may be conducted to establish the economic future or viability of

a building. The survey results would determine the outcome. In such situations, the 'survey' will need extremely careful management with personnel and equipment/furnishings being decanted and protected (as necessary), while the survey progresses through the building. Again, there should be effective isolation of the survey areas and the 'surveyed' area must be shown to be fit for reoccupation before personnel reoccupy.

GENERAL CAVEAT

This report is based upon a non-destructive inspection of an unfamiliar site. During the course of the survey, all reasonable efforts were made to inspect all normally accessible areas to identify the physical presence of materials containing asbestos. Risers, voids and structural ducts were inspected where readily demountable covers existed at access points. However:

1. No equipment, machinery, or ducting was moved, opened up or examined.
2. Where asbestos materials prevented further access to areas (e.g. above asbestos ceilings), the investigation was halted. Any such incidences are stated within this report.
3. Floor finishes such as linoleum and carpets etc., were not taken up.
4. Manhole covers believed to be part of the drainage system were not accessed.
5. To minimise damage to the fabric of the building, sub-surface examinations of walls, floors (such as concrete materials) and ceilings were not carried out.

Certain items by their nature should be assumed to have an asbestos content, for example fire doors, fuses to electrical boxes, gaskets and seals associated with heating or power plant. Unless specifically stated, these materials were not sampled nor do they appear within the report Summary, however, should, where identified, be assumed to have an asbestos content, unless proven otherwise.

Particular difficulties are associated with areas where ad-hoc alterations have previously been carried out, and where asbestos may be hidden behind cladding materials. Asbestos is also frequently concealed within the fabric of buildings within sealed voids, as shuttering etc. It is therefore possible that further asbestos containing materials may be found, particularly during electrical wiring, heating installations and other refurbishment or demolition works. If suspect materials are found at a later date additional sampling is recommended. This report cannot give an assurance that all asbestos containing materials have been identified. The extent of a material was assessed visually and should be considered as an approximate measure only. Drawings should not be used for scaling purposes, but considered indicative only of sample and materials locations.

MATERIAL ASSESSMENT ALGORITHM

For each positive sample of inspection, a Risk Assessment will be compiled. A point score (weighting) is allocated on the basis of the examination of a number of parameters.

This system is based on the materials assessment algorithm as described in HSG 264 - Asbestos: The survey guide.

Sample Variable	Score	Examples of Scores
Product Type	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 (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing

Damage Extent	0	Good Condition: No visible damage
	1	Low damage: a few scratches or surface marks; broken edges on boards, 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, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays

Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

RISK BANDS

RISK BAND A

10 Points or more

HIGH RISK MATERIAL REQUIRING URGENT ATTENTION:

The potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal of the asbestos containing materials. If delay of removal is likely to occur the asbestos should be sealed / encapsulated and approved warning labels (A Labels) positioned to prevent accidental damage to the material.

RISK BAND B

7-9 Points

MEDIUM RISK MATERIAL REQUIRING NEAR TERM ATTENTION:

This category indicates that deterioration of any of the contributory factors may result in fibre release. Therefore all asbestos should be removed on a programmed basis within a specified time scale – normally 12 months. The condition of the asbestos material should be regularly monitored and, where necessary, sealed / re-encapsulated until removal takes place. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

RISK BAND C

5-6 Points

LOW RISK MATERIAL REQUIRING REGULAR INSPECTION:

This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age or accidental damage. It is recommended that asbestos in this category is visually inspected on a regular basis to ascertain any change in condition. Where such a change occurs, re-prioritisation to Risk Band B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

RISK BAND D

2-4 Points

MINOR RISK MATERIAL REQUIRING ANNUAL INSPECTION:

This category indicates Low Priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs, re-prioritisation to Risk Band C or B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

RISK BAND E

0 Points

NO ACTION REQUIRED:

EMERGENCY ACTIONS

FALL OF ASBESTOS CREATING 'IMMEDIATE HEALTH RISK' FROM DEBRIS AND INSULATION MATERIAL OR FOLLOWING FIRE

In the event of an emergency the following actions should be taken:

- a) DO NOT ATTEMPT, under any circumstances to try to clean or sweep up the area.
- b) IMMEDIATELY isolate the area by positioning physical barriers at a distance of 15 to 20 metres (where practicable) from the affected area.
- c) INFORM all personnel of the asbestos hazard
- d) IMMEDIATELY contact a Licensed Contractor, for remedial action to be taken in order to make safe the area:

Licensed contractors can be found in Yellow Pages or via an internet search.

Alternatively contact Asbestos Assessment & Control Limited

Head Office:	0161 762 0201	office hours
Glyn Melling:	07970 948097	out of hours
Simon Robbie	07971 092489	out of hours

We have details of reputable and reliable licensed contractors.

- e) A Licensed Contractor will then assess the situation and take the following course of action:
 - 1) Assess as to whether further containment is required i.e. polythene enclosure.
 - 2) Where possible, vacuum contaminated floor area with an 'H' type vacuum cleaner. Where it is impracticable to vacuum, debris to be thoroughly dampened prior to removal and placed in asbestos waste bags.
 - 3) Area from which fall has occurred to be checked for extent of damage. Remedial action to make safe, temporary seal or more extensive repair.
 - 4) Area to be thoroughly decontaminated and clearance air samples to be taken.

LEGAL REQUIREMENTS

Work with all asbestos containing materials is controlled under the Control of Asbestos Regulations 2012. The object of these regulations, which are made under the Health and Safety at Work etc. Act 1974, is to minimise worker's exposure to asbestos fibres within the work place.

This is further addressed under the Management of Health & Safety at Work Regulations 1999, which place a duty on employers to assess all significant risks posed as part of their undertaking, including their buildings, and to take suitable steps to reduce these risks. Hence, if asbestos is present in the workplace, it is the responsibility of the employer to ensure, firstly, that he knows where it is, and secondly, that it is maintained in a safe and proper manner so as not to pose a threat to the health of his/her workforce.

The Health and Safety Executive have produced two approved Codes of Practices' and a number of guidance notes so that building managers, employers, employees and contractors can achieve compliance with the requirements of the regulations.

The substantial majority of projects which involve work with asbestos spray coating, thermal insulation materials and asbestos insulating boards, require the contractor or persons carrying out the works to be licensed under The Control of Asbestos Regulations 2012.

Unless the work is short-term low intensity repair work in premises occupied by the employer or self-employed, asbestos removal by an unlicensed contractor may be an offence. The building owner has, however, ultimate responsibility under the Health and Safety at Work etc. Act 1974.

There is no legal requirement to remove any asbestos material, which continues to perform the function for which it is installed. However, it is recommended that any material in poor condition should be removed or sealed appropriately.

All asbestos materials left in-situ should be labelled accordingly, and all maintenance staff/personnel that might possibly come into contact with this material, should be notified and informed to avoid disturbance of this material.

The principal statutory and regulatory requirements are: -

The Health and Safety at Work (etc.) Act 1974

The Management of Health & Safety at Work Regulations 1999

The Control of Asbestos Regulations 2012 Statutory Instrument 2012 No. 632 (More specifically Regulation 4 - "The management of asbestos in non-domestic premises).

The Hazardous Waste (England and Wales) Regulations 2005

Construction (Design and Management) Regulations 2007.

In order to comply with Regulation 6 & 7 of the Control of Asbestos Regulations 2012, a detailed "Plan of Work" and "Risk Assessment" should be prepared by the employer engaged in asbestos removal, to ensure workers' exposure to asbestos fibres is estimated and appropriate controls put in place to ensure that this exposure is minimal.

Work with asbestos cement and other asbestos containing materials such as resins, rubbers, and plastics are exempt from The Control of Asbestos Regulations under Regulation 3 (2 (C(ii))) and therefore it is not mandatory to employ licensed asbestos removal contractors to remove this material. However, there is still a requirement under The Control of Asbestos Regulations to undertake a risk assessment, although if the work is straightforward and if the anticipated exposure to asbestos is low, the assessment does not have to be in a written form.

If an employer elects to use his own employees to carry out work with asbestos under the Health and Safety at work, etc. Act 1974, he has a duty to ensure the health, safety and welfare of his employees by providing such information, instruction, training and supervision required to maintain a safe system and safe place of work. Therefore, in addition to providing training on asbestos hazards and the appropriate control measures, which will be required, the employer also has to supply his staff with the appropriate safety equipment, i.e. respiratory protection, protective overalls and decontamination facilities.

Asbestos waste containing $\geq 0.1\%$ w/w asbestos in the waste is classified as 'Hazardous Waste' and must be consigned to a site which is authorised to accept asbestos waste in accordance with The Hazardous Waste (England and Wales) Regulations 2005.

SURVEY DATA ANALYSIS

Building	Room	Floor	Surveyor's Notes	Asbestos Present
Block A	001 External	All	001/01 - Asbestos insulation board linings to decorative metal-clad columns to the shop fronts * 001/02 - Asbestos rope packing to the pipe-work hanger brackets within the Passage Ceiling Void * 001/03 - A redundant asbestos cement flue pipe to the rear of Unit 18/20 *	Yes
Block B	002 External	All	002/01 - Asbestos insulation board linings to decorative metal-clad columns to the shop fronts * 002/02 - Asbestos insulation board to the ceilings of the Exit and Store at the rear of Unit 10 * 002/03 - Asbestos insulation board to the ceilings of the Exit and Store at the rear of Unit 12 * 002/04 - Asbestos insulation board to the ceilings of the Exit and Store at the rear of Unit 14 *	Yes
Block C	003 External	All	003/01 - Asbestos insulation board linings to decorative metal-clad columns to the shop fronts * 003/02 - Non-asbestos bitumen / felt sheeting to the external flat roof of Block C *	Yes

** - Refer to Survey Data Sheet*

Survey Data Sheet

Assessment No	- 001/01	Building	- Block A
Room	- 001 External	Floor	- All
Position Description	Known and / or presumed asbestos insulation board linings to the metal-clad columns to the shop front		



Last Inspection Date	- 10 Aug 2021	Certificate No	- J061439
Next Inspection Date	- 10 Aug 2022	Sample No	- As 02
Survey Type	Asbestos Management Survey		

Position	- External	Damage Risk	- Low
Asbestos Type	- Amosite Chrysotile	Action	- Safe and manageable
Product Type	- AIB	Works Compulsory by Licensed Contractor	Yes

Amount	- = 4 Units	Job Status	- Surveyed
Damage Extent	- Low Damage: Scratches, breaks or surface	Friability	- Low
Surface Treatment	- Enclosed Sprays, Lagging & AIB or Cement	Material Risk Assessment	6

Comments	The material was strongly presumed to contain asbestos as per our findings to Block B.		
Recommendations	The material should be labelled, managed and re-inspected on an annual basis.		

Survey Data Sheet

Assessment No	- 001/02	Building	- Block A
Room	- 001 External	Floor	- All
Position Description	Asbestos rope packing to the pipe-work hanger brackets within the Passage Ceiling Void		



Last Inspection Date	- 10 Aug 2021	Certificate No	- N/A
Next Inspection Date	- 10 Aug 2022	Sample No	- N/A
Survey Type	Asbestos Management Survey		

Position	- External	Damage Risk	- Low
Asbestos Type	- Chrysotile (white)	Action	- Safe and manageable
Product Type	- Rope	Works Compulsory by Licensed Contractor	No

Amount	- N/A	Job Status	- Surveyed
Damage Extent	- Low Damage: Scratches, breaks or surface	Friability	- Low
Surface Treatment	- Composite materials containing asbestos	Material Risk Assessment	4

Comments	The material was strongly presumed to contain asbestos. No access could be gained to samples the material.		
Recommendations	The material should be managed and re-inspected on an annual basis.		

Survey Data Sheet

Assessment No	- 001/03	Building	- Block A
Room	- 001 External	Floor	- All
Position Description	A redundant asbestos cement flue pipe at high level to the rear of Unit 18/20		



Last Inspection Date	- 10 Aug 2021	Certificate No	- N/A
Next Inspection Date	- 10 Aug 2022	Sample No	- N/A
Survey Type	Asbestos Management Survey		

Position	- External	Damage Risk	- Low
Asbestos Type	- Chrysotile (white)	Action	- Safe and manageable
Product Type	- Cement Pipework	Works Compulsory by Licensed Contractor	No

Amount	- = 4 Lin m	Job Status	- Surveyed
Damage Extent	- Low Damage: Scratches, breaks or surface	Friability	- Low
Surface Treatment	- Enclosed Sprays, Lagging & AIB or Cement	Material Risk Assessment	4

Comments	The material was strongly presumed to contain asbestos.		
Recommendations	The material should be labelled, managed and re-inspected on an annual basis.		

Survey Data Sheet

Assessment No	- 002/01	Building	- Block B
Room	- 002 External	Floor	- All
Position Description	Known and / or presumed asbestos insulation board linings to the metal-clad columns to the shop front		



Last Inspection Date	- 10 Aug 2021	Certificate No	- J061439
Next Inspection Date	- 09 Sep 2021	Sample No	- 02
Survey Type	Asbestos Management Survey		

Position	- External	Damage Risk	- High
Asbestos Type	- Amosite Chrysotile	Action	- Repair/encapsulate
Product Type	- AIB	Works Compulsory by Licensed Contractor	Yes

Amount	- = 4 Units	Job Status	- Surveyed
Damage Extent	- Medium Damage: Significant breakage	Friability	- Low
Surface Treatment	- Unsealed AIB or encap Lagging & Sprays	Material Risk Assessment	8

Comments	A sample of the material was analysed and found to contain asbestos. Some columns were seen to have sustained damage and the asbestos material was exposed to the elements.		
Recommendations	The damaged columns should be repaired and the exposed asbestos material encapsulated or effectively enclosed at the earliest opportunity.		

Survey Data Sheet

Assessment No	- 002/02	Building	- Block B
Room	- 002 External	Floor	- All
Position Description	Asbestos insulation board to the ceiling of the Exit and Store at the rear of Unit 10		



Last Inspection Date	- 10 Aug 2021	Certificate No	- J061439
Next Inspection Date	- 09 Sep 2021	Sample No	- 03
Survey Type	Asbestos Management Survey		

Position	- External	Damage Risk	- Medium
Asbestos Type	- Amosite Chrysotile	Action	- Repair/encapsulate
Product Type	- AIB	Works Compulsory by Licensed Contractor	Yes

Amount	- = 4 Sq m	Job Status	- Surveyed
Damage Extent	- Medium Damage: Significant breakage	Friability	- Low
Surface Treatment	- Unsealed AIB or encap Lagging & Sprays	Material Risk Assessment	8

Comments	A sample of the material was analysed and found to contain asbestos. The material was found to be in poor condition.		
Recommendations	The material should be effectively encapsulated at the earliest opportunity. The material should then be labelled, managed and re-inspected on an annual basis.		

Survey Data Sheet

Assessment No	- 002/03	Building	- Block B
Room	- 002 External	Floor	- All
Position Description	Asbestos insulation board to the ceiling of the Exit and Store at the rear of Unit 12		



Last Inspection Date	- 10 Aug 2021	Certificate No	- J061439
Next Inspection Date	- 09 Sep 2021	Sample No	- As 03
Survey Type	Asbestos Management Survey		

Position	- External	Damage Risk	- Medium
Asbestos Type	- Amosite Chrysotile	Action	- Repair/encapsulate
Product Type	- AIB	Works Compulsory by Licensed Contractor	Yes

Amount	- = 4 Sq m	Job Status	- Surveyed
Damage Extent	- Medium Damage: Significant breakage	Friability	- Low
Surface Treatment	- Unsealed AIB or encap Lagging & Sprays	Material Risk Assessment	8

Comments	A sample of the material was analysed and found to contain asbestos. The material was found to be in poor condition.		
Recommendations	The material should be effectively encapsulated at the earliest opportunity. The material should then be labelled, managed and re-inspected on an annual basis.		

Survey Data Sheet

Assessment No	- 002/04	Building	- Block B
Room	- 002 External	Floor	- All
Position Description	Asbestos insulation board to the ceiling of the Exit and Store at the rear of Unit 14		



Last Inspection Date	- 10 Aug 2021	Certificate No	- J061439
Next Inspection Date	- 09 Sep 2021	Sample No	- As 3
Survey Type	Asbestos Management Survey		

Position	- External	Damage Risk	- Medium
Asbestos Type	- Amosite Chrysotile	Action	- Repair/encapsulate
Product Type	- AIB	Works Compulsory by Licensed Contractor	Yes

Amount	- = 4 Sq m	Job Status	- Surveyed
Damage Extent	- Medium Damage: Significant breakage	Friability	- Low
Surface Treatment	- Unsealed AIB or encap Lagging & Sprays	Material Risk Assessment	8

Comments	A sample of the material was analysed and found to contain asbestos. The material was found to be in poor condition.		
Recommendations	The material should be effectively encapsulated at the earliest opportunity. The material should then be labelled, managed and re-inspected on an annual basis.		

Survey Data Sheet

Assessment No	- 003/01	Building	- Block C
Room	- 003 External	Floor	- All
Position Description	Known and / or presumed asbestos insulation board linings to the metal-clad columns to the shop front		



Last Inspection Date	- 10 Aug 2021	Certificate No	- J061439
Next Inspection Date	- 10 Aug 2022	Sample No	- As 02
Survey Type	Asbestos Management Survey		

Position	- External	Damage Risk	- Low
Asbestos Type	- Amosite Chrysotile	Action	- Safe and manageable
Product Type	- AIB	Works Compulsory by Licensed Contractor	Yes

Amount	- = 7 Units	Job Status	- Surveyed
Damage Extent	- Low Damage: Scratches, breaks or surface	Friability	- Low
Surface Treatment	- Enclosed Sprays, Lagging & AIB or Cement	Material Risk Assessment	6

Comments	- The material was strongly presumed to contain asbestos.		
Recommendations	- The material should be labelled, managed and re-inspected on an annual basis.		

Survey Data Sheet

Assessment No	- 003/02	Building	- Block C
Room	- 003 External	Floor	- All
Position Description	Non-asbestos bitumen / felt sheeting to the external flat roof of Block C		



Last Inspection Date	- 10 Aug 2021	Certificate No	- J061439
Next Inspection Date	- N/A	Sample No	- 01
Survey Type	Asbestos Management Survey		

Position	- N/A	Damage Risk	- N/A
Asbestos Type	- No Asbestos Detected	Action	- N/A
Product Type	- Felts	Works Compulsory by Licensed Contractor	No

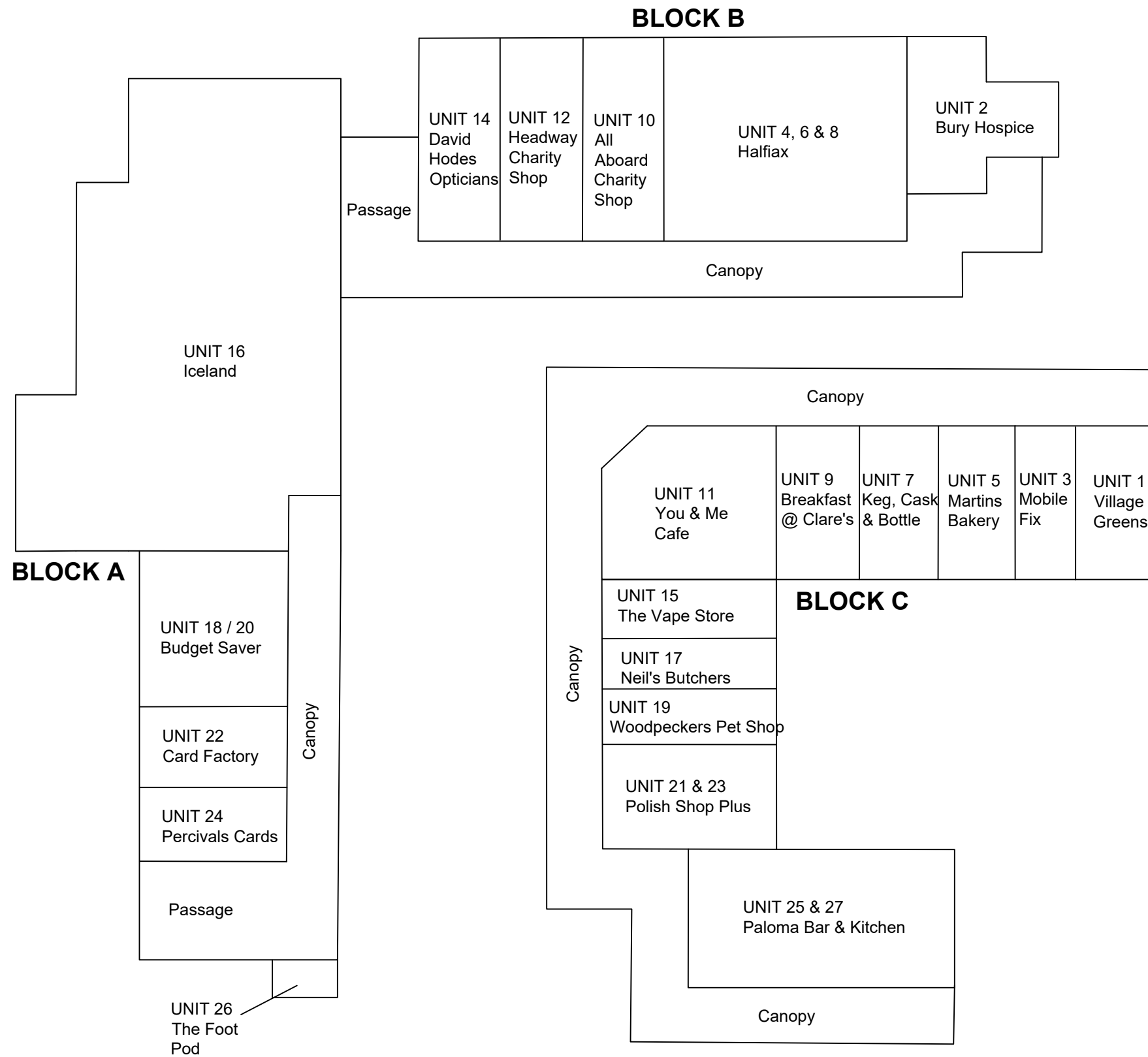
Amount	- N/A	Job Status	- N/A
Damage Extent	- N/A	Friability	- N/A
Surface Treatment	- N/A	Material Risk Assessment	0

Comments	The material was sampled and found to be negative for the presence of asbestos.		
Recommendations	No further action is required for this material, it is mentioned for identification purposes only.		

Asbestos Register

Loc ID	Sample No	Building	Floor	Room	Description	Product Type	Damage Extent	Surface Treatment	Asbestos Type	Risk Value	Comments	Recommendations
001/01	As 02	Block A	All	001 External	Known and / or presumed asbestos insulation board linings to the metal-clad columns to the shop front	AIB	Low Damage: Scratches, breaks or surface marks	Enclosed Sprays, Lagging & AIB or Cement	Amosite Chrysotile	6	The material was strongly presumed to contain asbestos as per our findings to Block B.	The material should be labelled, managed and re-inspected on an annual basis.
Last Inspection: 10 Aug 2021						Next Inspection: 10 Aug 2022						
001/02	N/A	Block A	All	001 External	Asbestos rope packing to the pipe-work hanger brackets within the Passage Ceiling Void	Rope	Low Damage: Scratches, breaks or surface marks	Composite materials containing asbestos	Chrysotile (white)	4	The material was strongly presumed to contain asbestos. No access could be gained to samples the material.	The material should be managed and re-inspected on an annual basis.
Last Inspection: 10 Aug 2021						Next Inspection: 10 Aug 2022						
001/03	N/A	Block A	All	001 External	A redundant asbestos cement flue pipe at high level to the rear of Unit 18/20	Cement Pipework	Low Damage: Scratches, breaks or surface marks	Enclosed Sprays, Lagging & AIB or Cement	Chrysotile (white)	4	The material was strongly presumed to contain asbestos.	The material should be labelled, managed and re-inspected on an annual basis.
Last Inspection: 10 Aug 2021						Next Inspection: 10 Aug 2022						
002/01	02	Block B	All	002 External	Known and / or presumed asbestos insulation board linings to the metal-clad columns to the shop front	AIB	Medium Damage: Significant breakage	Unsealed AIB or encap Lagging & Sprays	Amosite Chrysotile	8	A sample of the material was analysed and found to contain asbestos. Some columns were seen to have sustained damage and the asbestos material was exposed to the elements.	The damaged columns should be repaired and the exposed asbestos material encapsulated or effectively enclosed at the earliest opportunity.
Last Inspection: 10 Aug 2021						Next Inspection: 09 Sep 2021						

002/02	03	Block B	All	002 External	Asbestos insulation board to the ceiling of the Exit and Store at the rear of Unit 10	AIB	Medium Damage: Significant breakage	Unsealed AIB or encap Lagging & Sprays	Amosite Chrysotile	8	A sample of the material was analysed and found to contain asbestos. The material was found to be in poor condition.	The material should be effectively encapsulated at the earliest opportunity. The material should then be labelled, managed and re-inspected on an annual basis.
Last Inspection: 10 Aug 2021 Next Inspection: 09 Sep 2021												
002/03	As 03	Block B	All	002 External	Asbestos insulation board to the ceiling of the Exit and Store at the rear of Unit 12	AIB	Medium Damage: Significant breakage	Unsealed AIB or encap Lagging & Sprays	Amosite Chrysotile	8	A sample of the material was analysed and found to contain asbestos. The material was found to be in poor condition.	The material should be effectively encapsulated at the earliest opportunity. The material should then be labelled, managed and re-inspected on an annual basis.
Last Inspection: 10 Aug 2021 Next Inspection: 09 Sep 2021												
002/04	As 3	Block B	All	002 External	Asbestos insulation board to the ceiling of the Exit and Store at the rear of Unit 14	AIB	Medium Damage: Significant breakage	Unsealed AIB or encap Lagging & Sprays	Amosite Chrysotile	8	A sample of the material was analysed and found to contain asbestos. The material was found to be in poor condition.	The material should be effectively encapsulated at the earliest opportunity. The material should then be labelled, managed and re-inspected on an annual basis.
Last Inspection: 10 Aug 2021 Next Inspection: 09 Sep 2021												
003/01	As 02	Block C	All	003 External	Known and / or presumed asbestos insulation board linings to the metal-clad columns to the shop front	AIB	Low Damage: Scratches, breaks or surface marks	Enclosed Sprays, Lagging & AIB or Cement	Amosite Chrysotile	6	The material was strongly presumed to contain asbestos.	The material should be labelled, managed and re-inspected on an annual basis.
Last Inspection: 10 Aug 2021 Next Inspection: 10 Aug 2022												



ASBESTOS KEY:



NOTIFIABLE ASBESTOS
TO CEILING OR FLOOR
AREA



NOTIFIABLE ASBESTOS
TO WALLS, DOORS OR
PIPE RUNS



NON-NOTIFIABLE
ASBESTOS TO CEILING
OR FLOOR AREA



NON-NOTIFIABLE
ASBESTOS TO WALLS,
DOORS OR PIPE RUNS



NON-ASBESTOS TO
CEILING OR FLOOR AREA



NON-ASBESTOS TO WALLS,
DOORS OR PIPE RUNS

Asbestos Assessment & Control Ltd
Fernhills Business Centre
Todd Street, Bury
BL9 5BJ

TEL: 0161 762 0201
E: Info@asbestosassessment.com
W: www.asbestosassessment.com


AACTM
Asbestos Assessment & Control

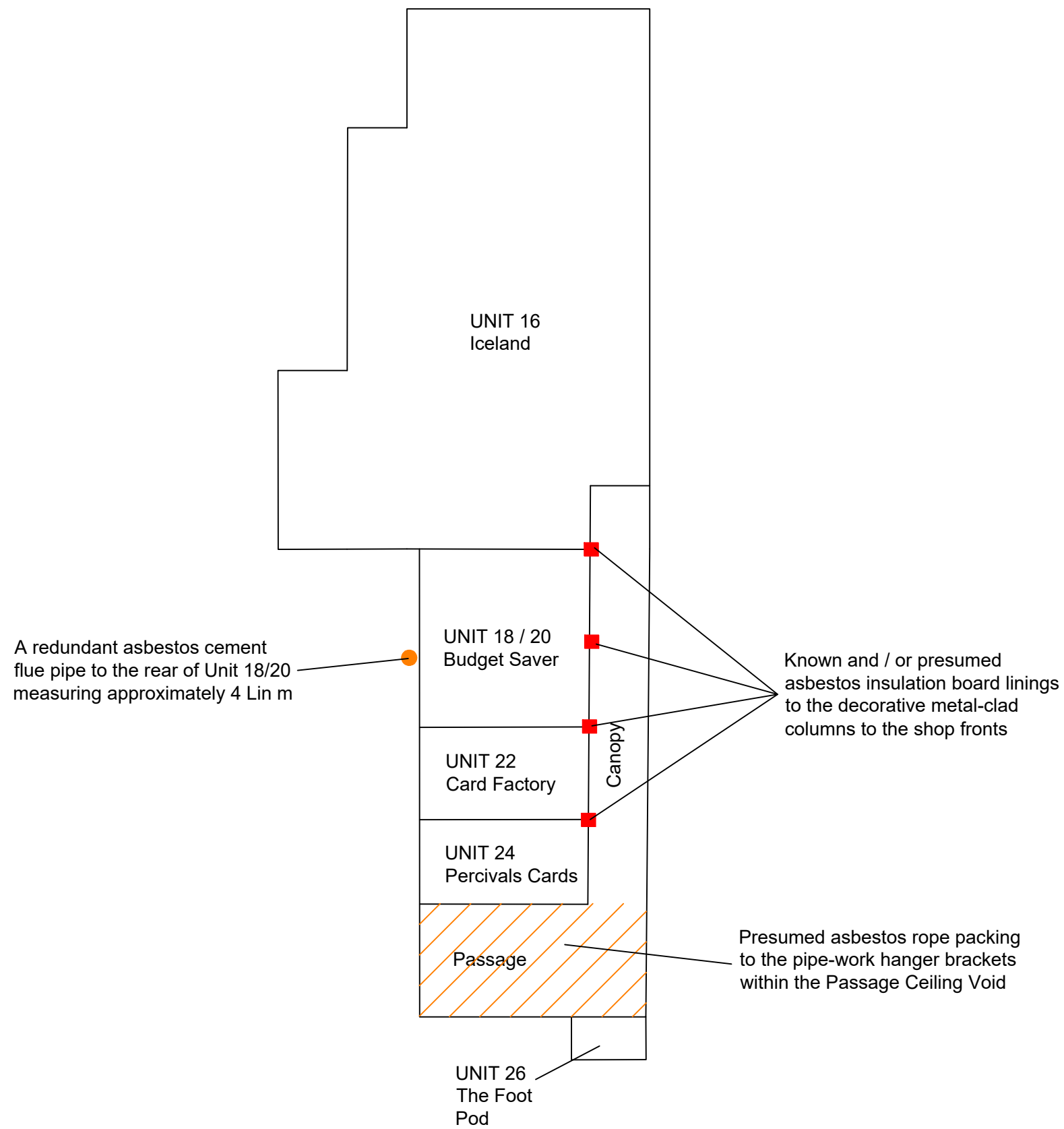
SITE ADDRESS:

Longfield Shopping Centre
Prestwich
Manchester
M25 1AY

FLOOR:
Ground

AREA:
Site Layout

DATE:
August 2021



ASBESTOS KEY:



NOTIFIABLE ASBESTOS
TO CEILING OR FLOOR
AREA



NOTIFIABLE ASBESTOS
TO WALLS, DOORS OR
PIPE RUNS



NON-NOTIFIABLE
ASBESTOS TO CEILING
OR FLOOR AREA



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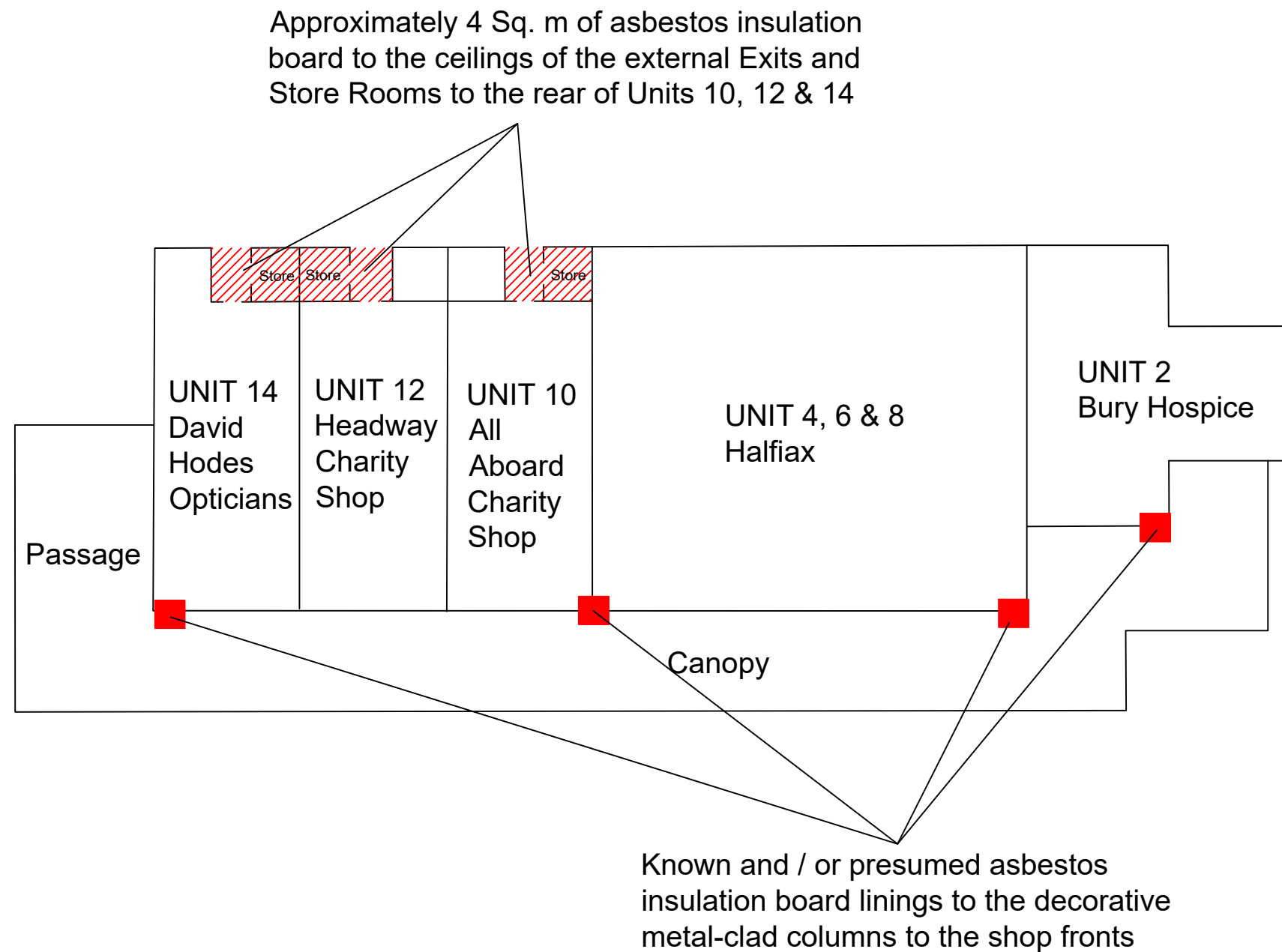
SITE ADDRESS:

Longfield Shopping Centre
Prestwich
Manchester
M25 1AY

FLOOR:
Ground

AREA:
Block A

DATE:
August 2021



ASBESTOS KEY:	
	NOTIFIABLE ASBESTOS TO CEILING OR FLOOR AREA
	NOTIFIABLE ASBESTOS TO WALLS, DOORS OR PIPE RUNS
	NON-NOTIFIABLE ASBESTOS TO CEILING OR FLOOR AREA
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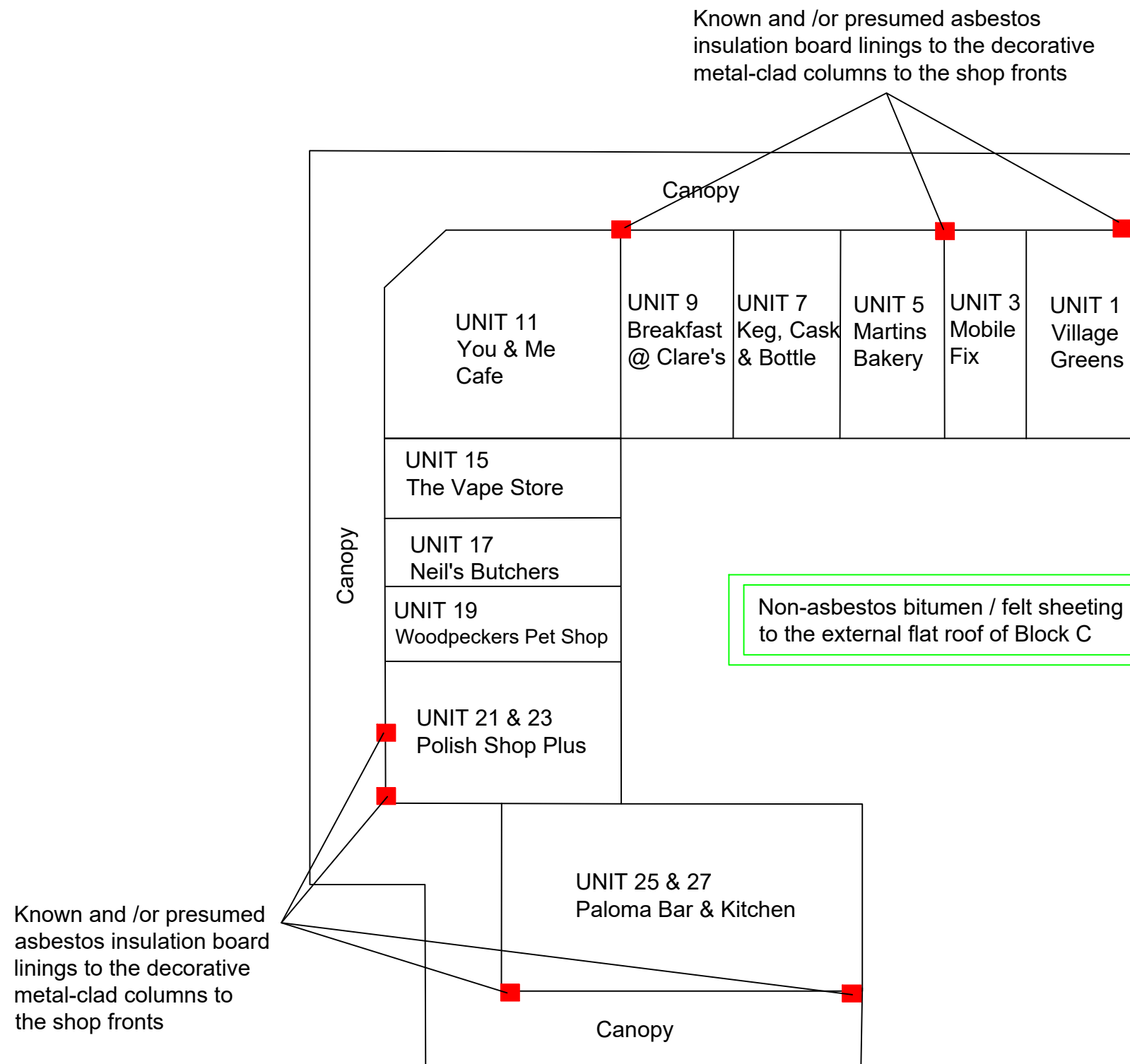
SITE ADDRESS:

Longfield Shopping Centre
Prestwich
Manchester
M25 1AY

FLOOR:
Ground

AREA:
Block B

DATE:
August 2021



ASBESTOS KEY:



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AREA



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SITE ADDRESS:

Longfield Shopping Centre
Prestwich
Manchester
M25 1AY

FLOOR:
Ground

AREA:
Block C

DATE:
August 2021

CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : J061439
Issue No : 1
Date Received : 11/08/2021
Samples Analysed By : Paul Lee
Date Analysis Completed : 11/08/2021
Date Reported : 11/08/2021
Site Address : Longfield Shopping Centre,
Samples Taken By : Asbestos Assessment & Control Ltd
Client Ref (if required) : None Given

Client Sample Ref	Location	Description	Lab Ref	Asbestos Identification	Comments
1	External Roof	Felt	BS076512	N.A.D.I.S	
2	External Columns	Insulation Board	BS076513	Chrysotile + Amosite	
3	External Exits	Insulation Board	BS076514	Chrysotile + Amosite	

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

The laboratory cannot be responsible for inaccurate or unrepresentative sampling. All sample descriptions and locations are provided by the client, the laboratory cannot be held responsible for inaccurate information

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

For and on behalf of
North Star Environmental Ltd



Paul Lee
Lab Manager