

Client: Bury Metropolitan Borough Council
Town Hall
Knowsley Street
Bury
BL9 0SW

Lead Surveyor: Doug Burgess
Assistant Surveyor(s): N/A
Date of Survey(s): 13th December 2022
Report Reference: CH.22.12.227.LW
Date Report Issued: 6th January 2023
Purpose of Survey:
(Refer to Section 2.2
of this report for
clarification)

Management	☐
Refurbishment	☐
Demolition	☒

Report on Survey of Asbestos Materials at

**13 Blackburn Street
Radcliffe
Greater Manchester
M26 1NN**



Amendments and Changes

The following changes and amendments have been made to this report since the original issue date (refer to front cover):

Date Report Re-Issued	Amended By	Details of Amendments Made
N/A		

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1.0 COMPLIANCE and EXECUTIVE SUMMARY

1.1 Statement of Conformity

1.1.1 Compliance

This survey was carried out by the undersigned lead surveyor, and is considered to be an accurate representation of the condition of accessible ACMs encountered at the time the survey was carried out.

Signed:



Name (print): Doug Burgess

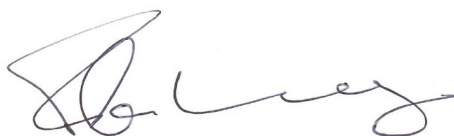
Position: Surveyor

Date: 05/01/2023

The content of this report and the recommendations made herein have been checked by the undersigned authorised person, and are considered to be in line with current APEC Environmental company policy and guidance issued by the Health and Safety Executive.

All results and observations made are considered to be correct at the time of survey. APEC Environmental Ltd can not accept any responsibility for subsequent deterioration of asbestos-containing materials, or failure on behalf of the client to act on recommendations made in this report.

Signed:



Name (print): P. Keeling

Position:

Operations Director

Date: 6th January 2023

1.1.2 Confidentiality

This report, including its findings and recommendations are produced for the sole use of our client or their instructing representative. Additional copies of this report will not be issued to other parties unless written permission is given by the client or their instructing representative.

1.2 Executive Summary

- This executive summary is intended to give an 'at a glance' indication of the ACMs identified and the basic remedial actions recommended.
- Refer to Section 5.0 for more detailed information regarding the materials identified and full recommendations.
- Areas not accessed are listed in Section 1.2.2.
- The recommendations made above are intended as a guide, and the client should carry out a priority assessment to allow effective programming of remedial works.

1.2.1 ACMs Identified During Survey

The following ACMs were identified during the survey of these premises:

Sample Number	Location	ACM Type	Material Risk Score	Recommendation
22/12/B/13/DAB1	G.03 - Electrical cupboard - Electrical fuse box	Woven flash guards	5	Remove
22/12/B/13/DAB5	G.07 - Stairwell - Stairs	Nose edging	3	Remove
22/12/B/13/DAB6	G.08 - Lift - Internal Wall	Asbestos Cement	4	Remove
22/12/B/13/DAB7	1.01 - Stairwell - Windows	Rope seal	7	Remove
Refer to Sample 22/12/B/13/DAB1	1.01 - Stairwell - Electrical fuse box	Woven flash guards	5	Remove
No Sample	1.02 - Lift - Lift	Brake pads	5	Remove
22/12/B/13/DAB8	1.03 - Store room - Floor	Vinyl floor tiles	3	Remove
Refer to Sample 22/12/B/13/DAB5	1.05 - Stairwell - Stairs	Nose edging	3	Remove
Refer to Sample 22/12/B/13/DAB7	2.01 - Landing - Windows	Rope seal	7	Remove
Refer to Sample 22/12/B/13/DAB7	2.02 - Store - Windows	Rope seal	7	Remove
No Sample	2.03 - Boiler room - Boiler and associated pipework	Gaskets	7	Remove
Refer to Sample 22/12/B/13/DAB7	2.04 - Store Room - Windows	Rope seal	7	Remove

Executive Summary continued on following page.

Sample Number	Location	ACM Type	Material Risk Score	Recommendation
22/12/B/13/DAB11	2.05 - Toilet - Toilet cistern	Thermoplastic	4	Remove

Notes:

Material Risk Score

- High (Score of 10 or more) - Highlighted Magenta
- Medium (Score of 7-9) - Highlighted Red
- Low (Score of 5-6) - Highlighted Orange
- Very Low (4 or less) - Highlighted Yellow

Recommendations

- Management - continue to monitor this material by way of an Asbestos Management Plan.
- Encapsulate / Repair - programme for encapsulation or repair.
- Restrict Access - prevent any uncontrolled access to the area pending remedial works.
- Remove - programme for removal (repair is not deemed possible).
- Decontaminate - programme for decontamination of the area.

Reference should be made to section 5.2 for further information on recommendations made for ACMs identified during this survey.

1.2.2 Areas Not Accessed During Survey

With the exception of those areas not covered by the survey, or where 'no access' was agreed with the client, it is considered that all areas have been adequately accessed, with exception to the following;

Location/Item	Reason for non-access	Client Agreed (Y/N)
It is Considered that All Areas Accessed		

Where a room, area or item of equipment is identified as not accessed, it should be presumed that ACMs will be present unless observations made elsewhere in this report indicate otherwise.

1.2.3 Electrical Services

Where wall mounted fuse boxes and various other electrical items of equipment were present, no internal access was made to these items, unless a Refurbishment or Demolition survey was instructed and the services of a qualified electrical contractor were provided by APEC or the client.

For the purposes of a Management Survey it was assumed that all such equipment was live at the time of survey and therefore only visual inspection was made of these items, unless it could be verified that the equipment was disconnected.

It should be noted that it is not uncommon to find asbestos-containing materials within electrical equipment. Such items include arc shield panels and gasket seals to electrical equipment doors etc., as well as woven asbestos arc shields below individual fuses in fuse boxes.

2.0 INTRODUCTION

2.1 APEC Environmental Limited were instructed by David Winterbottom for Bury Metropolitan Borough Council, to undertake a representative survey of asbestos materials present at;

13 Blackburn Street, Radcliffe, Greater Manchester M26 1NN

2.2 Survey type(s) requested as defined in HSG 264 'Asbestos: The Survey Guide' issued by the Health and Safety Executive are as follows:

Survey Type	Survey Extent / Locations	
Management	Not Requested	
Refurbishment	Not Requested	
Demolition	Throughout	
Client has instructed APEC to produce an Amalgamated Report (See 2.5)		No
Previous ACM sample information to be include within report (See 2.5)		NA

2.3 This report is issued for the sole use of the client or his authorised representative as indicated in 2.1 above, and should only be used for the intended purpose (i.e. Management, Refurbishment, Demolition or a combination of the same). The client should read the report in its entirety as soon as possible and if any errors or omissions are believed to be present in the report, APEC should be contacted immediately so that these can be clarified or rectified as necessary.

2.4 The objectives of the survey and report are to:

1. Identify those areas of the above site where asbestos is present;
2. Identify the type and extent of asbestos material present;
3. Comment on the condition of asbestos materials identified;
4. Advise on suitable recommendations for remedial and management measures in line with the requirements of the Control of Asbestos Regulations 2012 (CAR 2012).

2.5 Previous Survey Information / Amalgamated Reports

2.5.1 Where previous surveys have been carried out by APEC or other accredited survey organisations, relevant previous survey information has been included in this report if the client has provided this information and has instructed us to provide an amalgamated report. The following table details historical information included in this report;

Report Reference	Date of Report	Survey Company	Survey Type	Scope of Survey
N/A				

- 2.5.2 Where ACMs have been previously identified and remain present, with the consent of the client the sample analysis results from the previous survey may be used in this report, rather than re-sampling the materials.
- 2.5.3 If APEC have been asked to include previously identified ACMs, the register has been updated to include the current Material Risk Assessment information. Any previously identified ACMs that were not visible during survey, have been presumed to remain in situ and are included in the asbestos register, unless documented removal information has been provided by the client prior to survey.
- 2.5.4 Where samples from previous reports have been included in the asbestos register in this report, these are distinguished by being placed in brackets - e.g. (15/5/B/30/XX12)

3.0 SITE SURVEY AND RESULTS

3.1 Survey Protocols:

- 3.1.1 Survey was undertaken with reference to guidance contained in HSG 264, 'Asbestos: The Survey Guide', published by the Health and Safety Executive in April 2012. Survey protocols and methods adopted by our surveyors are detailed in APEC Environmental's in house method QCRF2 Methods Manual, Section OH5, an uncontrolled copy of which is available on request.
- **Management Survey** - this type of survey involves visual inspection of all accessible areas of the area to be surveyed, with all suspect asbestos-containing materials being recorded and presumed as containing asbestos. Representative bulk sampling of suspect asbestos containing materials will usually be included as part of this type of survey. This type of survey is intended to provide sufficient information to allow the client or dutyholder to comply with their requirements under regulation 4 of CAR 2012, as part of an overall Asbestos Management Plan.
 - **Refurbishment Survey** - if any refurbishment works are planned in a premises (whether localised or overall), then a refurbishment survey should be carried out prior to these works. In addition to the level of inspection and bulk sampling for a Management Survey, intrusive or destructive access will be carried out in areas where refurbishment is to be undertaken. It may be necessary to have assistance from other trades during this type of survey to ensure all necessary areas are adequately inspected.
 - **Demolition Survey** - this survey is similar to a Refurbishment Survey, although it would work on the assumption that all of the premises or defined areas of the premises are to be completely demolished. For this type of survey, all voids, cavities and concealed areas will be accessed as far as reasonably practicable. This type of survey will almost certainly require assistance from other trades for mechanical opening up, electrical inspection, and disconnection of gas and water systems.
- 3.1.2 Any combination of the survey types may be needed for any premises, and this should have been identified and discussed with APEC at the survey planning stage.
- 3.1.3 Refurbishment and Demolition Surveys can only reasonably be undertaken in areas that have been fully vacated prior to inspection. It should be pointed out that whilst every endeavour has been made during survey to identify all ACMs within the remit of the survey type requested, some materials may remain hidden that cannot reasonably be accessed until such time as demolition takes place.
- 3.1.4 Unless otherwise agreed at the survey planning stage, 'making good' is limited to that considered necessary on Health and Safety grounds and no cosmetic repairs have been made. Reassurance air monitoring may be carried out on completion of survey if it is requested by the client or if it is considered necessary by the surveyor carrying out the survey.
- 3.1.5 The survey procedures described above will usually include the sampling and analysis of suspect materials. Further information is included in section 3.4 below. If bulk samples have been taken and analysed by APEC as part of the survey, or if any air testing has been carried out by APEC in support of the survey, the results for these tests are included in separate Certificates of Analysis attached as an appendix to this report.
- 3.1.6 All survey, inspection, testing and analysis is undertaken with reference to our standard Terms and Conditions, additional copies of which are available upon request.

3.1.7 Where a client has not provided clear and accurate site plans for use by our surveyors during survey, we will make sketch plans on site to accompany this report. If no plans were provided, or where plans have been provided that do not show the full scope of the area to be surveyed, this may affect the accuracy of the survey works on site, and as such APEC accepts no liability for omissions, exclusions or inaccuracies in the content of this report relating to areas that were not clearly identified for survey to us, and which are not reproduced in the site plans appended to this report.

3.2 Restriction on Use of Survey Results:

- If a **Management Survey** has been requested, the information contained within this report must not be used to plan refurbishment or demolition works. Additional specific survey should be carried out prior to any such works. The Management Survey does allow for routine maintenance activities, but does not cover more significant planned works.
- A **Refurbishment** or **Demolition** survey should always be undertaken prior to carrying out any maintenance, refurbishment or demolition works to a premises or area.
- The quantities of asbestos containing materials indicated in this report are approximations based on our surveyors' observations at the time of survey. If the results of the survey contained in this report are to be used to price or specify asbestos remedial or removal works, it is the responsibility of the asbestos removal or demolition contractor pricing any such works to ensure that they have adequately quantified the works prior to submitting prices to the client. This can only be done by means of a site visit and APEC Environmental can accept no responsibility for pricing or other inaccuracies resulting from incorrect use of the information within this report.
- Where major asbestos removal works are planned, we strongly recommend that a separate specification of works should be used for this purpose.

3.3 Limits of Inspection:

- If a **Management Survey** was instructed, no destructive internal access was made to partition walls, internal to doors, concealed bulkheads or risers. Inspection was made into wall, floor and ceiling voids and ducts provided non-destructive access was available.
- If a **Refurbishment Survey** was instructed, some destructive and intrusive access may have been carried out, if this was considered necessary to provide sufficient information for the planned works to proceed. Where intrusive access was undertaken, this was targeted to those areas where we were informed that refurbishment works were planned. The inspection in these areas will have taken into account the nature of the planned works.
- If a **Demolition Survey** was instructed, it has been assumed that the premises to be surveyed will be demolished entirely and the survey will have included for complete intrusive access into all structures within the limits of structural integrity.

3.4 Representative Bulk Sampling:

All bulk samples were taken in accordance with documented in-house method QCRF2, OH3, which is based on procedures and protocols outlined in HSG 248 (Edition 2) and HSG 264.

Any deviations from those methods as described in QCRF2, OH3, HSG248(Edition 2) and HSG264 are detailed below.

Material sampled	Details of Sampling strategy adopted	Client Agreed (Y/N)
N/A		

Where a homogenous asbestos-containing material appears widespread throughout a property, samples may only have been taken in a few representative locations, with the remaining materials indicated as '**strongly presumed**' to contain asbestos as indicated in HSG 264. For Management Surveys in particular, this strategy is adopted to minimise the disturbance to asbestos-containing materials.

All samples taken on site by the surveyor are 'double bagged' in self-seal sample bags, labelled with the sample number, for transfer to the laboratory.

3.5 Analytical Techniques:

Bulk samples are analysed for asbestos content by polarised light microscopy, using the dispersion staining technique as recommended in HSG 248 (Edition 2). APEC Environmental takes part in the 'AIMS', externally administered quality control scheme for identification of asbestos in bulk samples, and maintains a 'Satisfactory' classification.

Wherever a sample result is reported within the register or on the Confirmation of Analysis Report as 'No Asbestos Detected' this result relates only to the sample analysed, and should be taken to mean 'No Asbestos Detected in Sample'.

3.6 Results:

Observations made during survey are presented in Sections 4 and 5 of this report, along with an Asbestos Register and more detailed recommendations.

A Confirmation of Analysis Report for the bulk samples taken is included in Section 7 of this report, along with site plans indicating sample locations and any photographs taken.

3.7 References:

The following Health and Safety Executive and other relevant publications have been referenced in carrying out this survey and compiling the recommendations within the report.

- The Health and Safety at Work etc. Act 1974.
- The Control of Asbestos Regulations 2012.
- The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009).
- ACoP and Guidance L143, Managing and working with asbestos
- HSG 264, 'Asbestos: The Survey Guide'.
- HSG 227, A comprehensive guide to managing asbestos in premises.
- HSG 248 (Edition 2), Asbestos: The Analysts' Guide

3.8 Accreditation

- 3.8.1 This inspection body is accredited in accordance with the recognised International Standard ISO/IEC 17020:2012. This accreditation demonstrates technical competence for a defined scope and the operation of an inspected body quality management system (refer joint ISO-ILAC-IAF communique dated September 2013).
- 3.8.2 This laboratory is accredited in accordance with the recognised International Standard ISO/IEC 17025. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer joint ISO-ILAC-IAF communique dated April 2017).

3.9 Definitions and Glossary of Terms:

In compiling this report a number of abbreviations and technical terms may have been used. The following is a glossary of the most commonly used of these terms:

AIB - Asbestos insulating board.

ACM(s) - asbestos-containing material(s).

Encapsulation - sealing the surface of the ACM.

Encapsulant - proprietary, paintable sealant.

Protection - physical protection to exposed materials (metal cladding or similar).

Safe working procedure - written method specifying the controls to be applied during works on or near ACMs.

Licensed asbestos removal contractor - contractor approved by the HSE to remove ACMs.

Homogenous - materials of an even and consistent composition.

Suitable controlled conditions - works carried out under a safe working procedure or within an appropriate working enclosure.

Method statement - written method submitted to the HSE by a contractor prior to start of works.

Supalux - trade name for insulation board containing vermiculite and organic fibre.

Artex - trade name for textured decorative coating.

Mineralite - trade name for ceiling tiles containing man made mineral fibre.

Diatomaceous earth - older form of insulation containing asbestos organic fibre, straw and fine soil.

Galbestos - galvanised profiled metal construction sheets with a bitumen coating containing asbestos.

Verge edging/under cloak - edge support strip for roof tiles at a gable end.

Thermoset plastic - hard set, high-density composite plastic.

Fibreboard - low-density board, usually comprised of organic fibre.

MMMF - machine-made mineral fibre.

4.0 GENERAL SITE OVERVIEW

4.1 Property Description

The property is a Traditional fish and chip shop and associated flat.

4.2 Building or Premises Structure

i) Externally:

Walls - Brick

Roof - Flat Roof

Soffits - Plastic / Timber

Doors / Windows - Metal

Flues / Chimney - Metal

Rainwater goods - Plastic / Metal

Verge edging - None Present

DPC - Bitumen

Outbuildings - None Present

Other Information - Not applicable

ii) Internally:

Walls and Partitions - Solid / Plaster

Riser panels - Timber

Ceilings - Plaster board / Plaster / Concrete

Textured Coatings - None present

Ceiling voids - Accessed

Loft spaces - None present

Fire breaks and Cladding - None present

Floors and Coverings - Concrete / Vinyl Floor Tiles / Vinyl Floor Covering

Floor ducts - None present

Doors (& Panels) - Timber

Windows - Metal / String Glazing Seal

Windowsills - Cavity present

Other Information - Not applicable

4.3 **Mechanical Services**

Boiler / Heating - Gas boiler
Calorifiers - None Present
Pipework - Unlagged
Residuals and Debris - None Present
Gaskets - Presume CAF
Fuel / Water tanks - None Present
Flues - Metal
Floor Ducts - None Present
WC facilities - Ceramic / Metal
Sink units - Metal
Bath panel - None present
Ventilation ducts - Metal ducting
Fridges - Domestic
Friction linings - Presumed ACM
Other Information - Not applicable

4.4 **Electrical Services (refer to Section 1.2.2)**

Fuse and switch boxes - Industrial
Light units - Industrial
Electrical equipment - Industrial
Other Information - Not applicable

5.0 SURVEY RESULTS

Site: 13 Blackburn Street, Radcliffe, Greater Manchester M26 1NN

Surveyors: Doug Burgess

Date of survey: 13th December 2022

Notes (Refer to table headings):-

- 1) Survey Type: **MS** - Management Survey, **RS** - Refurbishment Survey, **DS** - Demolition Survey,
- 2) Refer to bulk sample analysis record.
- 3) Analysis Level; **C** - Confirmed by analysis, **P** - Presumed, **SP** - Strongly Presumed.
- 4) Quantity is expressed as **area (m²)**, **volume (m³)**, **length (m)** or **number of items** as appropriate. All quantities given are approximate. Where quantities cannot be expressed in these units an entry of **NQ** will be entered into the register and an explanation of the extent of the material will be given in the 'Other information' section.
- 5) Access - **Low** - difficult to reach, **Medium** - some effort required to reach (ladder etc), **High** - within easy reach.
- 6) Risk category is as defined in Section 6 of this report, and is based on the risk material risk assessment algorithm detailed in HSG 264:
Abbreviations - **M** = Product Type, **D** = Damage, **S** = Surface Treatment, **A** = Asbestos Type.
- 7) Suggested reinspection frequency as part of a Management Plan.
- 8) Sample(s) numbers in brackets were taken as part of a previous survey of the property.

5.1 Asbestos Register

Location (refer to plan)	Survey Type ¹	Material Description	Sample Numbers	Asbestos Type ²	Analysis level ³	Quantity ⁴	Access ⁵	Condition	Risk Assessment Scores ⁶					Re-inspection Period ⁷
									M	D	S	A	Total	
External	DS	Below windowsill and frames - Bitumen vapor barrier	22/12/B/13/DAB12	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Damp proof course - Bitumen Layer	22/12/B/13/DAB13	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Below windowsill and frames - Bitumen vapor barrier	Refer to Sample 22/12/B/13/DAB12	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Below windowsill and frames - Bitumen vapor barrier	Refer to Sample 22/12/B/13/DAB12	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Other Information - No other suspect ACMs identified during survey of this area.												

5.0 SURVEY RESULTS

Site: 13 Blackburn Street, Radcliffe, Greater Manchester M26 1NN

Surveyors: Doug Burgess

Date of survey: 13th December 2022

5.1 Asbestos Register

Location (refer to plan)	Survey Type ¹	Material Description	Sample Numbers	Asbestos Type ²	Analysis level ³	Quantity ⁴	Access ⁵	Condition	Risk Assessment Scores ⁶					Re-inspection Period ⁷
									M	D	S	A	Total	
G.01 Entrance lobby	DS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Timber canopy concrete ceiling above, quarry tile floor. No other suspect ACMs identified during survey of this area.												
G.02 Shop floor	DS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Concrete ceiling above suspended ceiling quarry tile floor below modern vinyl flooring. No other suspect ACMs identified during survey of this area.												
G.03 Electrical cupboard	DS	Electrical fuse box - Woven flash guards	22/12/B/13/DAB1	Chrysotile	C	Localised	Low	Fair	2	1	1	1	5	Action Required
		Electrical fuse box - Rope seal	22/12/B/13/DAB2	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other Information - No other suspect ACMs identified during survey of this area.												
G.04 Food preparation room	DS	Sink - Sink pad	22/12/B/13/DAB3	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other Information - Quarry tile floor concrete ceiling above plaster suspended ceiling with old redundant pipework. No other suspect ACMs identified during survey of this area.												
G.05 Hall	DS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - No other suspect ACMs identified during survey of this area.												

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Location (refer to plan)	Survey Type ¹	Material Description	Sample Numbers	Asbestos Type ²	Analysis level ³	Quantity ⁴	Access ⁵	Condition	Risk Assessment Scores ⁶					Re-inspection Period ⁷
									M	D	S	A	Total	
G.06 Toilet	DS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
Other Information - No other suspect ACMs identified during survey of this area.														
G.07 Stairwell	DS	Stairs - Vinyl floor tiles	22/12/B/13/DAB4	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Stairs - Nose edging	22/12/B/13/DAB5	Chrysotile	C	18m	High	Fair	1	1	0	1	3	Action Required
		Other Information - Ceramic floor tiles. No other suspect ACMs identified during survey of this area.												
G.08 Lift	DS	Internal Wall - Asbestos Cement	22/12/B/13/DAB6	Chrysotile	C	12m ²	Low	Fair	1	1	1	1	4	Action Required
		Other Information - No other suspect ACMs identified during survey of this area.												
1.01 Stairwell	DS	Windows - Rope seal	22/12/B/13/DAB7	Chrysotile	C	Throughout	Low	Poor	2	2	2	1	7	Action Required
		Electrical fuse box - Woven flash guards	Refer to Sample 22/12/B/13/DAB1	Chrysotile	SP	Localised	Low	Fair	2	1	1	1	5	Action Required
		Other Information - Further suspect ACMs identified during survey of this area continue on following page.												

5.0 SURVEY RESULTS

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5.1 Asbestos Register

Location (refer to plan)	Survey Type ¹	Material Description	Sample Numbers	Asbestos Type ²	Analysis level ³	Quantity ⁴	Access ⁵	Condition	Risk Assessment Scores ⁶					Re-inspection Period ⁷
									M	D	S	A	Total	
1.01 Stairwell	DS	Electrical fuse box - Rope seal	Refer to Sample 22/12/B/13/DAB2	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Other Information - Plaster board ceiling onto stramit board roof modern vfc. No other suspect ACMs identified during survey of this area.												
1.02 Lift	DS	Lift - Brake pads	No Sample	Chrysotile	P	Throughout	Low	Fair	2	1	1	1	5	Action Required
		Other Information - No other suspect ACMs identified during survey of this area.												
1.03 Store room	DS	Floor - Vinyl floor tiles	22/12/B/13/DAB8	Chrysotile (In both tile and bitumen)	C	50m ²	High	Fair	1	1	0	1	3	Action Required
		Other Information - Plaster ceiling onto stramit board roof. No other suspect ACMs identified during survey of this area.												
1.04 Kitchen	DS	Floor - Vinyl floor tiles	22/12/B/13/DAB9	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Flue - Putty to metal flue	22/12/B/13/DAB10	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other Information - Plaster ceiling onto stramit board roof. No other suspect ACMs identified during survey of this area.												
1.05 Stairwell	DS	Floor - Vinyl floor tiles	Refer to Sample 22/12/B/13/DAB9	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Other Information - Further suspect ACMs identified during survey of this area continue on following page.												

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Location (refer to plan)	Survey Type ¹	Material Description	Sample Numbers	Asbestos Type ²	Analysis level ³	Quantity ⁴	Access ⁵	Condition	Risk Assessment Scores ⁶					Re-inspection Period ⁷
									M	D	S	A	Total	
1.05 Stairwell	DS	Stairs - Nose edging	Refer to Sample 22/12/B/13/DAB5	Chrysotile	SP	15 Items	High	Fair	1	1	0	1	3	Action Required
		Other Information - No other suspect ACMs identified during survey of this area.												
2.01 Landing	DS	Floor - Vinyl floor tiles	Refer to Sample 22/12/B/13/DAB9	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Windows - Rope seal	Refer to Sample 22/12/B/13/DAB7	Chrysotile	SP	Throughout	Low	Poor	2	2	2	1	7	Action Required
		Other Information - No other suspect ACMs identified during survey of this area.												
2.02 Store	DS	Floor - Vinyl floor tiles	Refer to Sample 22/12/B/13/DAB9	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Windows - Rope seal	Refer to Sample 22/12/B/13/DAB7	Chrysotile	SP	Throughout	Low	Poor	2	2	2	1	7	Action Required
		Other Information - No other suspect ACMs identified during survey of this area.												
2.03 Boiler room	DS	Boiler and associated pipework - Gaskets	No Sample	Crocidolite	P	Throughout	Low	Fair	2	1	1	3	7	Action Required
		Other Information - No other suspect ACMs identified during survey of this area.												

5.0 SURVEY RESULTS

Site: 13 Blackburn Street, Radcliffe, Greater Manchester M26 1NN

Surveyors: Doug Burgess

Date of survey: 13th December 2022

5.1 Asbestos Register

Location (refer to plan)	Survey Type ¹	Material Description	Sample Numbers	Asbestos Type ²	Analysis level ³	Quantity ⁴	Access ⁵	Condition	Risk Assessment Scores ⁶					Re-inspection Period ⁷
									M	D	S	A	Total	
2.04 Store Room	DS	Floor - Vinyl floor tiles	Refer to Sample 22/12/B/13/DAB9	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Windows - Rope seal	Refer to Sample 22/12/B/13/DAB7	Chrysotile	SP	Throughout	Low	Poor	2	2	2	1	7	Action Required
		Other Information - No other suspect ACMs identified during survey of this area.												
2.05 Toilet	DS	Toilet cistern - Thermoplastic	22/12/B/13/DAB11	Amosite	C	1 Item	High	Fair	1	1	0	2	4	Action Required
		Floor - Vinyl floor tiles	Refer to Sample 22/12/B/13/DAB9	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Other Information - No other suspect ACMs identified during survey of this area.												

5.2 RECOMMENDATIONS

Recommendations made within this report and in the register are based primarily on the condition, type, location and extent of the material, as well as the considered observations of the surveyor carrying out the survey. All recommendations should be regarded as a minimum precaution, and additional remedial measures or complete asbestos removal should also be considered.

Location	G.03 Electrical cupboard - Electrical fuse box, 1.01 Stairwell - Electrical fuse box
Items and Content	Woven flash guards containing Chrysotile Sample No: 22/12/B/13/DAB1
Condition	Fair
Recommendation	These materials should be removed and disposed of prior to demolition, by <u>suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009).</u>
Location	G.07 Stairwell - Stairs, 1.05 Stairwell - Stairs
Items and Content	Nose edging containing Chrysotile Sample No: 22/12/B/13/DAB5
Condition	Fair
Recommendation	These materials should be removed and disposed of prior to demolition, by <u>suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009).</u>
Location	G.08 Lift - Internal Wall
Items and Content	Asbestos Cement containing Chrysotile Sample No: 22/12/B/13/DAB6
Condition	Fair
Recommendation	These materials should be removed and disposed of prior to demolition, by <u>suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009).</u>
Location	1.01 Stairwell - Windows, 2.01 Landing - Windows, 2.02 Store - Windows, 2.04 Store Room - Windows
Items and Content	Rope seal containing Chrysotile Sample No: 22/12/B/13/DAB7
Condition	Poor
Recommendation	These materials should be removed and disposed of prior to demolition, by <u>suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009).</u>

Further Recommendations continued on following page.

Location	1.02 Lift - Lift
Items and Content	Brake pads presumed to contain Chrysotile Sample No: No Sample
Condition	Fair
Recommendation	These materials should be removed and disposed of prior to demolition, by <u>suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009).</u>
Location	1.03 Store room - Floor
Items and Content	Vinyl floor tiles containing Chrysotile (In both tile and bitumen) Sample No: 22/12/B/13/DAB8
Condition	Fair
Recommendation	These materials should be removed and disposed of prior to demolition, by <u>suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009).</u>
Location	2.03 Boiler room - Boiler and associated pipework
Items and Content	Gaskets presumed to contain Crocidolite Sample No: No Sample
Condition	Fair
Recommendation	These materials should be removed and disposed of prior to demolition, by <u>suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009).</u>
Location	2.05 Toilet - Toilet cistern
Items and Content	Thermoplastic containing Amosite Sample No: 22/12/B/13/DAB11
Condition	Fair
Recommendation	These materials should be removed and disposed of prior to demolition, by <u>suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009).</u>

Further Recommendations continued on following page.

Additional Recommendations

- As noted, other asbestos materials may be present that could not be accessed within the remit of this survey. Care should be taken during any works in areas identified as not accessible, with any additional suspect materials identified for subsequent analysis.
- Where the survey has been carried out for demolition purposes, it is strongly recommended that additional inspection is carried out at the time of demolition, in conjunction with the demolition contractor to identify any ACMs that could not conceivably have been accessed during the survey process.
- In accordance with the requirements of **The Control of Asbestos Regulations 2012**, all asbestos removal or remedial works and disposal of asbestos materials indicated, should be undertaken only by suitably trained personnel, working under the guidance of a safe working procedure and in accordance with the requirements of **CAR 2012** and **The Hazardous Waste (England and Wales) Regulations 2005**.
- As specified within CAR 2012, use of a **Licensed Asbestos Removal Contractor** is required to undertake remedial and removal works to some ACMs and these works will require a minimum 14 day notification period to the Health and Safety Executive.
- CAR 2012 also introduced a new category of work - **Notifiable Non-Licensed Works**. This category covers significant works to some non-licensed materials and requires electronic notification of the works. It also invokes additional requirements of the persons carrying out the works such as the need for medical surveillance. Whether remedial or removal works fall into this category will need to be decided on a case by case basis. Further guidance can be found on the HSE website.
- CAR 2012 also indicates that **all persons** *'whose work could foreseeably expose them to asbestos'* must have asbestos awareness training, provided by a certified training body or suitably competent person. APEC can provide this training.
- The Asbestos Essentials Task Manual gives guidance on a number of procedures involving non licensed materials or where the works are of sporadic nature and short duration. These procedures can be found at- www.hse.gov.uk/asbestos/essentials

6.0 RISK ASSESSMENTS AND PRIORITISATION SYSTEM

6.1 Material Risk Assessment

The risk assessments for asbestos materials identified in this survey are included in the asbestos register. The material risk assessment used by our surveyors is that indicated in HSG 264. This is based on an allocation of points, relating to the **condition, surface treatment, material type**, and **asbestos content** of the material, using an algorithm pro-forma. This risk assessment relates to the **material** only, and an additional **priority assessment** (see below), should be allocated to accommodate the likely use of the area and the potential for disturbance to the material. The material risk assessment point scores are based on the following examples;

Sample variable	Score	Examples
Product Type	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, decorative finishes, asbestos cement etc).
	2	Asbestos insulating board, mill boards, paper cardboard and felts, asbestos textiles, gaskets and ropes.
	3	Thermal insulation, sprayed asbestos, loose fill asbestos, packing and mattresses
Extent of Damage/Deterioration	0	Good condition, no visible damage.
	1	Low damage, surface scratches or marks, broken edges on boards.
	2	Medium damage, significant breakage of materials, or several small damaged areas revealing visible fibre.
	3	High damage or delamination of materials with visible fibre and debris
Surface Treatment	0	Asbestos reinforced composites, plastics, vinyls etc.
	1	<i>Enclosed</i> sprays and laggings, painted or encapsulated AIB and asbestos cement
	2	Unsealed AIB or <i>encapsulated</i> lagging or sprays
	3	Unsealed lagging or spray asbestos
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos types excluding Crocidolite
	3	Crocidolite

More complete guidance on the application of material risk assessment may be found in HSG 264

6.2 Priority Assessment

In addition to the above material assessment, as part of the management plan, a priority risk assessment should be carried out by the dutyholder, which should take into account the location of the material, its extent, the use of the location, occupancy, work activities and likelihood/frequency of maintenance activities.

Where we have been asked to provide Priority Assessment as part of the Survey and Report, any assessment made is outside of the scope of our UKAS accreditation, and the client should note that it is the responsibility of the Dutyholder to ensure that any priority assessment is accurate and up to date.

6.3 Materials Risk Assessment for Demolition Surveys

- 6.3.1 Where a Demolition survey has been carried out prior to demolition of an unoccupied property, all asbestos materials identified should be removed prior to or as part of the demolition process. In such instance, recommendations and Material Risk Assessments may be made for the purposes of operatives entering the property and are indicated in the Survey Results section of this report.

7.0 Site Plans and Photographs

7.1 Site plans (With asbestos sample and material locations)

7.2 Photographs

Report Ref: CH.22.12.227.LW

Section 7.1 Site Plans.

Site Address:

13 Blackburn Street
Radcliffe
Greater Manchester
M26 1NN

Location Reference: Ground, First & Second
Floors

Key to Site Plans:

Room Number / Location

Asbestos Containing Samples

None Asbestos Containing Samples

Site Plans Not to Scale

Additional Information:



7.2 Photographs



Sample No: 22/12/B/13/DAB12
External
Below windowsill and frames
Bitumen vapor barrier
No Asbestos Detected



Sample No: 22/12/B/13/DAB13
External
Damp proof course
Bitumen Layer
No Asbestos Detected



Sample No: Refer to Sample 22/12/B/13/DAB12
External
Below windowsill and frames
Bitumen vapor barrier
No Asbestos Detected



Sample No: Refer to Sample 22/12/B/13/DAB12
External
Below windowsill and frames
Bitumen vapor barrier
No Asbestos Detected



Sample No: 22/12/B/13/DAB1
G.03 Electrical cupboard
Electrical fuse box
Woven flash guards containing:
Chrysotile



Sample No: 22/12/B/13/DAB2
G.03 Electrical cupboard
Electrical fuse box
Rope seal
No Asbestos Detected



Sample No: 22/12/B/13/DAB3
G.04 Food preparation room
Sink
Sink pad
No Asbestos Detected



Sample No: 22/12/B/13/DAB4
G.07 Stairwell
Stairs
Vinyl floor tiles
No Asbestos Detected



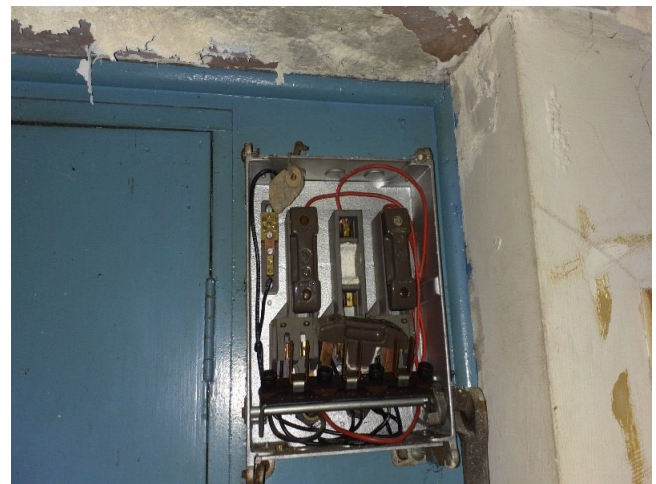
Sample No: 22/12/B/13/DAB5
G.07 Stairwell
Stairs
Nose edging containing:
Chrysotile



Sample No: 22/12/B/13/DAB6
G.08 Lift
Internal Wall
Asbestos Cement containing:
Chrysotile



Sample No: 22/12/B/13/DAB7
1.01 Stairwell
Windows
Rope seal containing:
Chrysotile



Sample No: Refer to Sample 22/12/B/13/DAB1
1.01 Stairwell
Electrical fuse box
Woven flash guards containing:
Chrysotile



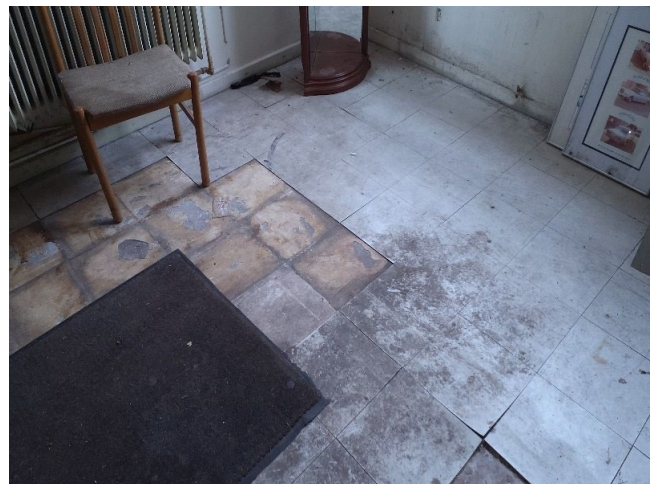
Sample No: Refer to Sample 22/12/B/13/DAB2
1.01 Stairwell
Electrical fuse box
Rope seal
No Asbestos Detected



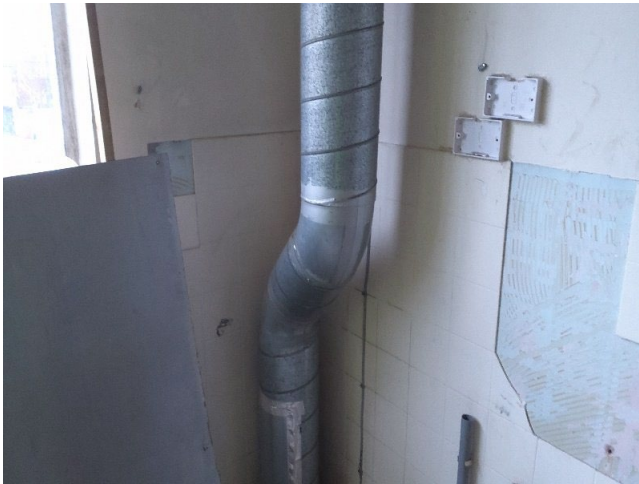
Sample No: No Sample
1.02 Lift
Lift
Brake pads containing:
Chrysotile



Sample No: 22/12/B/13/DAB8
1.03 Store room
Floor
Vinyl floor tiles containing:
Chrysotile (In both tile and bitumen)



Sample No: 22/12/B/13/DAB9
1.04 Kitchen
Floor
Vinyl floor tiles
No Asbestos Detected



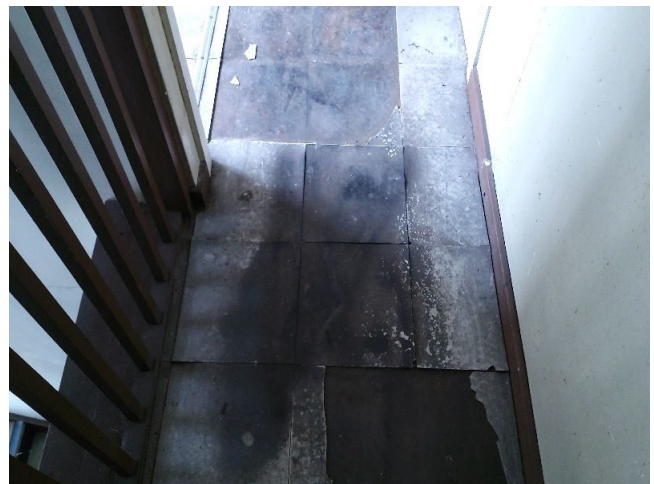
Sample No: 22/12/B/13/DAB10
1.04 Kitchen
Flue
Putty to metal flue
No Asbestos Detected



Sample No: Refer to Sample 22/12/B/13/DAB9
1.05 Stairwell
Floor
Vinyl floor tiles
No Asbestos Detected



Sample No: Refer to Sample 22/12/B/13/DAB5
1.05 Stairwell
Stairs
Nose edging containing:
Chrysotile



Sample No: Refer to Sample 22/12/B/13/DAB9
2.01 Landing
Floor
Vinyl floor tiles
No Asbestos Detected



Sample No: Refer to Sample 22/12/B/13/DAB7
2.01 Landing
Windows
Rope seal containing:
Chrysotile



Sample No: Refer to Sample 22/12/B/13/DAB9
2.02 Store
Floor
Vinyl floor tiles
No Asbestos Detected



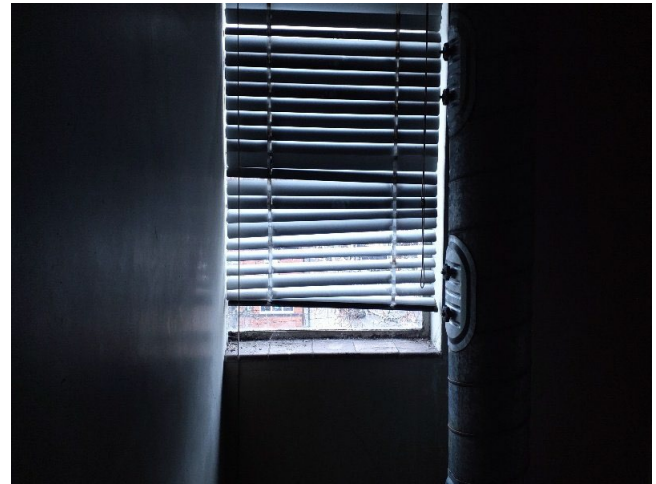
Sample No: Refer to Sample 22/12/B/13/DAB7
2.02 Store
Windows
Rope seal containing:
Chrysotile



Sample No: No Sample
2.03 Boiler room
Boiler and associated pipework
Gaskets containing:
Crocidolite



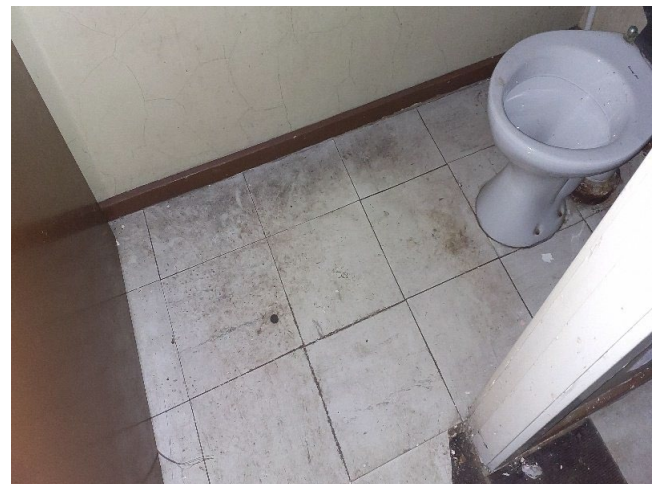
Sample No: Refer to Sample 22/12/B/13/DAB9
2.04 Store Room
Floor
Vinyl floor tiles
No Asbestos Detected



Sample No: Refer to Sample 22/12/B/13/DAB7
2.04 Store Room
Windows
Rope seal containing:
Chrysotile



Sample No: 22/12/B/13/DAB11
2.05 Toilet
Toilet cistern
Thermoplastic containing:
Amosite



Sample No: Refer to Sample 22/12/B/13/DAB9
2.05 Toilet
Floor
Vinyl floor tiles
No Asbestos Detected

21 December 2022

Bury Metropolitan Borough Council
Town Hall
Knowsley Street
Bury
BL9 0SW

FOR THE ATTENTION OF: David Winterbottom

CERTIFICATE OF BULK SAMPLE ANALYSIS

DOCUMENT NUMBER: CH.22.12.226.LW

SITE ADDRESS: 13 Blackburn Street, Radcliffe, Greater Manchester M26 1NN

SITE LOCATION: Demolition Survey Throughout

SAMPLES TAKEN BY APEC: Doug Burgess

ON: 13th December 2022

DATE(S) OF ANALYSIS: 16th December 2022

Sample Number	Sample Location and Description	Asbestos Content
22/12/B/13/DAB1	G.03 - Electrical fuse box Woven flash guards	Chrysotile
22/12/B/13/DAB2	G.03 - Electrical fuse box Rope seal	No Asbestos Detected
22/12/B/13/DAB3	G.04 - Sink Sink pad	No Asbestos Detected
22/12/B/13/DAB4	G.07 - Stairs Vinyl floor tiles	No Asbestos Detected

DOCUMENT NUMBER: CH.22.12.226.LW

SITE ADDRESS: 13 Blackburn Street, Radcliffe, Greater Manchester M26 1NN

SITE LOCATION: Demolition Survey Throughout

SAMPLES TAKEN BY APEC: Doug Burgess

ON: 13th December 2022

DATE(S) OF ANALYSIS: 16th December 2022

Sample Number	Sample Location and Description	Asbestos Content
22/12/B/13/DAB5	G.07 - Stairs Nose edging	Chrysotile
22/12/B/13/DAB6	G.08 - Internal Wall Asbestos Cement	Chrysotile
22/12/B/13/DAB7	1.01 - Windows Rope seal	Chrysotile
22/12/B/13/DAB8	1.03 - Floor Vinyl floor tiles	Chrysotile (In both tile and bitumen)
22/12/B/13/DAB9	1.04 - Floor Vinyl floor tiles	No Asbestos Detected
22/12/B/13/DAB10	1.04 - Flue Putty to metal flue	No Asbestos Detected
22/12/B/13/DAB11	2.05 - Toilet cistern Thermoplastic	Amosite
22/12/B/13/DAB12	External - Below windowsill and frames Bitumen vapor barrier	No Asbestos Detected
22/12/B/13/DAB13	External - Damp proof course Bitumen Layer	No Asbestos Detected

DOCUMENT NUMBER: CH.22.12.226.LW**NOTES:**

If asbestos is present in the material which the sample represents, and if this material is to be removed or otherwise disturbed, then safety precautions must be taken in accordance with the Control of Asbestos Regulations 2012 and amendments, in addition to relevant Health and Safety Executive (HSE) Codes of Practice.

Chrysotile - **WHITE** asbestos

Amosite - **BROWN** asbestos

Crocidolite - **BLUE** asbestos

Other less common types of asbestos are fibrous **actinolite**, **anthophyllite** and **tremolite**, which for legislative purposes must be treated similar to amosite.

Estimates of concentration are outside the scope of our UKAS Accreditation and the method of analysis employed. However, further guidance on typical percentages of asbestos used in various products is available within HSG 264, published by the HSE. Where only a small number of asbestos fibres have been found in a sample, and the sample matrix is not an ACM, the analysis result may be recorded as '**Trace**'.

Where floor tiles or floor coverings have been analysed, asbestos may be found in the bitumen adhesive used to fix these products. If asbestos has been found in the bitumen layer only, the analysis result may be recorded as '**in bitumen only**'.

The results quoted in this report relate to the contents of the sample(s) analysed, and do not necessarily relate to the whole material from which the sample(s) were taken. Opinions and interpretations, including the material description of the bulk sample, are outside of our UKAS accreditation.

Methods of Sampling and Analysis

All bulk samples were collected using our documented in house method QCRF2, OH3 based upon methods in the HSE publication HSG 248 (Edition 2) - Asbestos: The Analysts' Guide Any deviation from these sampling methods is recorded and reported separately.

Any deviations from the above methods are detailed below:

Material sampled	Details of Sampling strategy adopted	Client Agreed(Y/N)

All bulk samples were analysed in accordance with documented in-house method QCRF2, OH4, based upon methods in the HSE publication HSG 248 (Edition 2) - Asbestos: The Analysts' Guide. Samples are subjected to initial stereo microscope examination to determine the presence of fibre, accompanied by mechanical and / or chemical treatment to release fibres from the sample matrix. Fibres are then analysed using polarised light microscopy techniques, including central stop dispersion staining, to confirm asbestos type. Following analysis samples are retained for a minimum of six months prior to disposal.

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On behalf of APEC Environmental Limited

Samples Analysed By;
Signed



P. Keeling, Operations Director

Report Authorised By;
Signed



P. Keeling, Operations Director