

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

Lead Surveyor: J. Shirley
Assistant Surveyor(s): S. Warburton & A. Alker
Date of Survey(s): 25th April 2023
Report Reference: CH.23.4.368.LW
Date Report Issued: 28th April 2023

Purpose of Survey:
(Refer to Section 2.2
of this report for
clarification)

Management	
Refurbishment	
Demolition	X

Report on Survey of Asbestos Materials at

Former Boots Store
11 Blackburn Street
Radcliffe
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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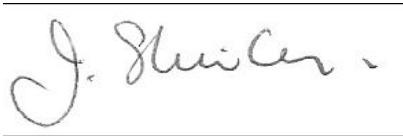
1.0 COMPLIANCE and EXECUTIVE SUMMARY

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): J. Shirley

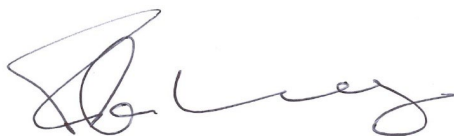
Position: Surveyor

Date: 28th April 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: 2nd May 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
23/4/B/25/JPS4	G.02 - Retail Sales Floor - Stair Treads	Vinyl Nosing	2	Remove
23/4/B/25/JPS6	G.03 - Warehouse - Floor Area	Vinyl Floor Tiles and Bitumen Adhesive	4	Remove
23/4/B/25/JPS7	G.03 - Warehouse - External Linings to Store Room	Insulating Board	6	Remove
Refer to Sample 23/4/B/25/JPS6	G.04 - Office - Floor Area	Vinyl Floor Tiles and Bitumen Adhesive	4	Remove
Refer to Sample 23/4/B/25/JPS6	G.05 - Store Room - Floor Area	Vinyl Floor Tiles and Bitumen Adhesive	4	Remove
Refer to Sample 23/4/B/25/JPS7	G.05 - Store Room - Internal Linings to Store Room Walls	Insulating Board	6	Remove
23/4/B/25/JPS9	G.06 - Ladles Toilet - Floor Area	Vinyl Floor Covering & Bitumen Adhesive	3	Remove
23/4/B/25/JPS10	G.06 - Ladles Toilet - Cistern	Thermoplastic	3	Remove
Refer to Sample 23/4/B/25/JPS6	G.07 - Gents Toilet - Floor Area	Vinyl Floor Tiles and Bitumen Adhesive	4	Remove
Refer to Sample 23/4/B/25/JPS10	G.07 - Gents Toilet - Cistern	Thermoplastic	3	Remove
Refer to Sample 23/4/B/25/JPS4	1.01 - Stairs / Landing - Stair Treads	Vinyl Nosing	2	Remove
23/4/B/25/JPS12	1.03 - Toilets - Cistern	Thermoplastic	3	Remove

Executive Summary continued on following page.

Sample Number	Location	ACM Type	Material Risk Score	Recommendation
23/4/B/25/JPS13	1.05 - Office - Floor Area	Vinyl Floor Tiles & Bitumen Adhesive	2	Remove
23/4/B/25/JPS16	2.01 - Stairs / Storage Area - Stair Treads	Vinyl Nosings	2	Remove
23/4/B/25/JPS19	2.03 - Boiler Room - Pipework Flanges	Gaskets	5	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)
G.02 Warehouse - Electrics	Live at Time of Survey	Yes

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

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.

Management Refurbishment or Demolition where no access to electrics was gained - It was not possible to obtain isolation certificates from the client at the time of survey and as such all electrical equipment falling within the scope of the survey was assumed to be live. As a result, only visual inspection of these items was undertaken. Asbestos containing materials should be presumed to be present within electrical equipment which has not been accessed.

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;

Former Boots Store , 11 Blackburn Street, Radcliffe, 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 former retail unit located on a shopping parade situated on Blackburn Street in Radcliffe.

4.2 Building or Premises Structure

i) Externally:

Walls - Solid

Roof - Flat Roof / Bitumen Felt / Asphalt

Soffits - Timber

Fascias - Timber

Canopies - Timber

Doors / Windows - Plastic/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 / Partition / Insulation board

Riser panels - Timber

Ceilings - Plaster board / Reinforced concrete block, and beam

Textured Coatings - None present / Woodchip wallpaper

Ceiling voids - Inspected

Loft spaces - None present

Fire breaks and Cladding - Plaster board

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

Floor ducts - None present

Doors (& Panels) - Timber / Metal

Windows - Metal

Windowsills - Solid / Cavity present / Bitumen Vapour Barrier

Other Information - Not applicable

4.3 **Mechanical Services**

Boiler / Heating - Modern cast gas fired MMMF insulated boiler

Calorifiers - Modern electric water heater

Pipework - Canvas Wrapped MMMF insulated

Residuals and Debris - None Present

Gaskets - CAF gaskets

Fuel / Water tanks - Galvanised Metal- MMMF insulated

Flues - Metal

Floor Ducts - None present

WC facilities - Thermoplastic & plastic

Sink units - None present

Bath panel - None present

Ventilation ducts - Metal ducting / Mastic to Ductwork Joints

Fridges - None present

Friction linings - None present

Other Information - Not applicable

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

Fuse and switch boxes - No Access - Live / Industrial - Live

Light units - No Access - Live / Industrial

Electrical equipment - No Access - Live / Industrial

Other Information - Not applicable

5.0 SURVEY RESULTS

Site: Former Boots Store, 11 Blackburn Street, Radcliffe, Manchester M26 1NN

Surveyors: J. Shirley

Date of survey: 25th April 2023

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	Flat Roof Area - Core Sample	23/4/B/25/JPS21	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Flat Roof Area - Core Sample	23/4/B/25/JPS22	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Flat Roof Area - Core Sample	23/4/B/25/JPS23	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Walls - Bitumen DPC	23/4/B/25/JPS24	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other Information - No other suspect ACMs identified during survey of this area.												

5.1 Asbestos Register

Site: Former Boots Store, 11 Blackburn Street, Radcliffe, Manchester M26 1NN

Surveyors: J. Shirley

Date of survey: 25th April 2023

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	Floor Area - Terrazzo Flooring Infill	23/4/B/25/JPS1	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other Information - Full height aluminium framed and glazed shop frontage together with aluminium combination door and frame, solid brick and plaster walls No other suspect ACMs identified during survey of this area.												
G.02 Retail Sales Floor	DS	Floor Area - Vinyl Floor Tiles	23/4/B/25/JPS2	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Stair Treads & Risers - Vinyl Floor Tiles	23/4/B/25/JPS3	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Stair Treads - Vinyl Nosing	23/4/B/25/JPS4	Chrysotile	C	30 x 1m	High	Good	1	0	0	1	2	Action Required
		Warm Air Ductwork Joints - Mastic	23/4/B/25/JPS5	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Floor Area Below Vinyl Floor Tiles - Terrazzo Flooring Infill	Refer to Sample 23/4/B/25/JPS1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Ceiling Void Warm Air Ductwork Joints - Mastic	Refer to Sample 23/4/B/25/JPS5	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Other Information - Full height aluminium framed and glazed shop frontage together with aluminium combination door and frame, solid brick and plaster walls, reinforced concrete columns overlaid with MDF Timber cladding, concrete floor complete with vinyl floor tiles throughout, cast concrete staircase with vinyl tiles to stairs and risers and vinyl nosing to all stair treads, stainless steel WHB, low level modern Santon electric water heater, 600 x 1200 metal concealed grid ceiling tiles with integrated modern air conditioning units and MMMF blanket insulation throughout, open ceiling void carrying various services including "Armaflex" foam insulation to air conditioning units. No other suspect ACMs identified during survey of this area.												

5.1 Asbestos Register

Site: Former Boots Store, 11 Blackburn Street, Radcliffe, Manchester M26 1NN

Surveyors: J. Shirley

Date of survey: 25th April 2023

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.03 Warehouse	DS	Floor Area - Vinyl Floor Tiles and Bitumen Adhesive	23/4/B/25/JPS6	Chrysotile (In both tile and bitumen)	C	160m ²	High	Fair	1	1	1	1	4	Action Required
		External Linings to Store Room - Insulating Board	23/4/B/25/JPS7	Amosite Chrysotile	C	10m ²	High	Fair	2	1	1	2	6	Action Required
		Window Cavity - Bitumen Vapour Barrier	23/4/B/25/JPS8	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Warm Air Ductwork Joints - Mastic	Refer to Sample 23/4/B/25/JPS5	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Other Information - Solid brick and plaster walls, reinforced concrete columns and beams, pre-stressed concrete block and beam ceiling complete with plaster finish, concrete floor complete with vinyl floor tiles and bitumen adhesive throughout, high level unlagged pipework, high level mild steel air intake ductwork, high level gas fired "Raznor" warm air heater (NVSACMS), modern timber and glass panelled internal fire doors, steel external fire doors, timber framed and clad enclosure housing mains incoming electric, modern RCD distribution boards- No Access Live at Time of Survey, ceramic sinks, wall mounted modern Heatrae Sadia electric water heater - NVSACMs, AIB external linings to store room walls. No other suspect ACMs identified during survey of this area.												
G.04 Office	DS	Floor Area - Vinyl Floor Tiles and Bitumen Adhesive	Refer to Sample 23/4/B/25/JPS6	Chrysotile (In both tile and bitumen)	SP	12m ²	High	Fair	1	1	1	1	4	Action Required
		Other Information - Modern timber internal fire door, solid brick and plaster walls, timber stud and plasterboard clad partition walls complete with woodchip wallpaper linings to all walls, concrete floor complete with vinyl floor tiles and bitumen adhesive, timber horizontal riser housing unlagged plastic waste pipework, wall mounted modern electric heater. No other suspect ACMs identified during survey of this area.												

5.1 Asbestos Register

Site: Former Boots Store, 11 Blackburn Street, Radcliffe, Manchester M26 1NN

Surveyors: J. Shirley

Date of survey: 25th April 2023

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.05 Store Room	DS	Floor Area - Vinyl Floor Tiles and Bitumen Adhesive	Refer to Sample 23/4/B/25/JPS6	Chrysotile (In both tile and bitumen)	SP	5m ²	High	Fair	1	1	1	1	4	Action Required
		Internal Linings to Store Room Walls - Insulating Board	Refer to Sample 23/4/B/25/JPS7	Amosite Chrysotile	SP	10m ²	High	Fair	2	1	1	2	6	Action Required
		Warm Air Ductwork Joints - Mastic	Refer to Sample 23/4/B/25/JPS5	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Other Information - Solid timber internal fire door, solid brick and plaster walls, timber stud and Insulating board internal linings, concrete floor complete with vinyl floor tiles and bitumen adhesive, high level mild steel ductwork, floor standing mains gas meter, unlagged pipework. No other suspect ACMs identified during survey of this area.												
G.06 Ladles Toilet	DS	Floor Area - Vinyl Floor Covering & Bitumen Adhesive	23/4/B/25/JPS9	Chrysotile (In bitumen only)	C	5m ²	High	Fair	1	1	0	1	3	Action Required
		Cistern - Thermoplastic	23/4/B/25/JPS10	Amosite	C	1 Item	High	Good	1	0	0	2	3	Action Required
		Other Information - Modern timber internal fire door, solid brick and plaster walls with timber stud and plasterboard clad partition walls complete with a combination of ceramic walls tiles and woodchip wallpaper linings, vinyl floor covering and bitumen adhesive, wall mounted modern electric water heater, timber ceiling, thermoplastic cisterns. No other suspect ACMs identified during survey of this area.												
G.07 Gents Toilet	DS	Floor Area - Vinyl Floor Tiles and Bitumen Adhesive	Refer to Sample 23/4/B/25/JPS6	Chrysotile (In both tile and bitumen)	SP	10m ²	High	Fair	1	1	1	1	4	Action Required
		Cistern - Thermoplastic	Refer to Sample 23/4/B/25/JPS10	Amosite	SP	1 Item	High	Good	1	0	0	2	3	Action Required
		Other Information - Modern timber internal fire door, solid brick and plaster walls with timber stud and plasterboard clad partition walls complete with a combination of ceramic walls tiles and woodchip wallpaper linings, vinyl floor tiles and bitumen adhesive, wall mounted modern electric water heater, timber ceiling, thermoplastic cisterns. No other suspect ACMs identified during survey of this area.												

5.1 Asbestos Register

Site: Former Boots Store, 11 Blackburn Street, Radcliffe, Manchester M26 1NN

Surveyors: J. Shirley

Date of survey: 25th April 2023

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 Stairs / Landing	DS	Stair Treads & Risers - Vinyl Floor Tiles	Refer to Sample 23/4/B/25/JPS3	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Stair Treads - Vinyl Nosing	Refer to Sample 23/4/B/25/JPS4	Chrysotile	SP	10 x 1m	High	Good	1	0	0	1	2	Action Required
		Floor Area - Vinyl Floor Tiles	Refer to Sample 23/4/B/25/JPS2	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Other Information - Solid brick and plaster walls, timber stud and plasterboard clad partition walls, woodchip wallpaper linings to walls, concrete ceiling with plaster finish, concrete floor with vinyl floor tiles throughout. No other suspect ACMs identified during survey of this area.												
1.02 Circulation Area	DS	Floor Area - Vinyl Floor Tiles	23/4/B/25/JPS11	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other Information - Modern timber and glass panelled internal fire doors, timber stud and plasterboard clad partition walls, concrete floor complete with vinyl floor tiles, concrete block and beam ceiling complete with plaster finish. No other suspect ACMs identified during survey of this area.												
1.03 Toilets	DS	Cistern - Thermoplastic	23/4/B/25/JPS12	Amosite	C	1 Item	High	Good	1	0	0	2	3	Action Required
		Floor Area - Vinyl Floor Tiles	Refer to Sample 23/4/B/25/JPS11	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Other Information - Solid brick and plaster walls, timber stud and plasterboard clad partition walls, modern timber internal fire door, ceramic sinks, concrete floor complete with vinyl floor tiles throughout, wall mounted modern electric water heater, concrete block and beam ceiling complete with plaster finish. No other suspect ACMs identified during survey of this area.												

5.1 Asbestos Register

Site: Former Boots Store, 11 Blackburn Street, Radcliffe, Manchester M26 1NN

Surveyors: J. Shirley

Date of survey: 25th April 2023

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	
1.04 Circulation Area	DS	Floor Area - Vinyl Floor Tiles	Refer to Sample 23/4/B/25/JPS11	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Other Information - Modern timber and glass panelled internal fire doors, timber stud and plasterboard clad partition walls, concrete floor complete with vinyl floor tiles, concrete block and beam ceiling complete with plaster finish. No other suspect ACMs identified during survey of this area.												
1.05 Office	DS	Floor Area - Vinyl Floor Tiles & Bitumen Adhesive	23/4/B/25/JPS13	Chrysotile (In both tile and bitumen)	C	25m ²	High	Good	1	0	0	1	2	Action Required
		Window Cavity - Bitumen Vapour Barrier	23/4/B/25/JPS14	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other Information - Modern timber internal fire door, solid brick and plaster walls complete with woodchip wallpaper linings to all walls, concrete flooring throughout complete with vinyl floor tiles and bitumen adhesive below carpet tiles, metal framed windows and ceramic tiled sills, bitumen vapour barrier to cavity. No other suspect ACMs identified during survey of this area.												
1.06 Kitchen	DS	Sink - Bitumen Pad	23/4/B/25/JPS15	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Floor Area - Vinyl Floor Tiles	Refer to Sample 23/4/B/25/JPS2	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Window Cavity - Bitumen Vapour Barrier	Refer to Sample 23/4/B/25/JPS14	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Other Information - Modern timber and glass panelled internal fire doors, solid brick and plaster walls, timber stud and plasterboard clad partition walls complete with woodchip wallpaper linings to all walls, concrete flooring throughout complete with vinyl floor tiles, wall mounted modern electric water heater, metal framed windows and ceramic tiled sill, bitumen vapour barrier to cavity. No other suspect ACMs identified during survey of this area.												

5.1 Asbestos Register

Site: Former Boots Store, 11 Blackburn Street, Radcliffe, Manchester M26 1NN

Surveyors: J. Shirley

Date of survey: 25th April 2023

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	
2.01 Stairs / Storage Area	DS	Stair Treads - Vinyl Nosings	23/4/B/25/JPS16	Chrysotile	C	16 x 1m	High	Good	1	0	0	1	2	Action Required
		Floor Area - Vinyl Floor Tiles	23/4/B/25/JPS17	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Window Cavity - Bitumen Vapour Barrier	23/4/B/25/JPS18	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other Information - Solid brick and plaster walls, concrete flooring throughout complete with vinyl floor tiles, plasterboard ceiling, timber staircase complete with modern vinyl tiles to stair and risers and vinyl nosing to stair treads, low level canvas wrapped MMMF insulated pipework, metal framed windows with ceramic tiled sills, bitumen vapour barrier to cavity. No other suspect ACMs identified during survey of this area.												
2.02 Store Room	DS	Floor Area - Vinyl Floor Tiles	Refer to Sample 23/4/B/25/JPS17	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Window Cavity - Bitumen Vapour Barrier	Refer to Sample 23/4/B/25/JPS18	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Other Information - Modern timber internal fire door, solid timber external fire door, solid brick and plaster walls, concrete flooring throughout complete with vinyl floor tiles, plasterboard ceiling, low level canvas wrapped MMMF insulated pipework, metal framed windows with ceramic tiled sills, bitumen vapour barrier. No other suspect ACMs identified during survey of this area.												

5.1 Asbestos Register

Site: Former Boots Store, 11 Blackburn Street, Radcliffe, Manchester M26 1NN

Surveyors: J. Shirley

Date of survey: 25th April 2023

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	
2.03 Boiler Room	DS	Pipework Flanges - Gaskets	23/4/B/25/JPS19	Chrysotile	C	6 Items	High	Fair	2	1	1	1	5	Action Required
		Ceiling & Upstand - Insulating Board	23/4/B/25/JPS20	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other Information - Modern timber internal fire door, solid brick and plaster walls, timber stud and plasterboard clad partition walls, concrete floor, insulating board ceiling and pipework upstand, modern gas fired cast metal MMMF insulated boiler, canvas wrapped MMMF insulation to all associated pipework, twin walled stainless steel flue. No other suspect ACMs identified during survey of this area.												
3.01 Tank Room	DS	Pipework Upstand - Insulating Board	Refer to Sample 23/4/B/25/JPS20	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Other Information - Timber enclosure with modern mineral felt covering, housing a galvanised steel tank, MMMF insulation to galvanised tank and all associated pipework. 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 Warehouse - External Linings to Store Room, G.05 Store Room - Internal Linings to Store Room Walls
Items and Content	Insulating Board containing Amosite & Chrysotile
Sample Number	23/4/B/25/JPS7
Condition	Fair
Recommendation	These materials are in fair encapsulated condition, and are unlikely to generate airborne asbestos fibre during normal occupation provided they remain undisturbed.

We would recommend that these materials are removed prior to demolition by a licensed asbestos removal contractor, 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)**.

14 Days Notification must be given to The Health and Safety Executive prior to any works being carried out to these materials.

Location	G.02 Retail Sales Floor - Stair Treads, 1.01 Stairs / Landing - Stair Treads 2.01 Stairs / Storage Area - Stair Treads
Items and Content	Vinyl Nosing containing Chrysotile
Sample Number	23/4/B/25/JPS4, 23/4/B/25/JPS16
Condition	Good
Recommendation	We would recommend that these materials are removed prior to demolition by a licensed asbestos removal contractor, 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) .

Location	G.03 Warehouse - Floor Area, G.04 Office - Floor Area, G.05 Store Room - Floor Area, G.07 Gents Toilet - Floor Area
Items and Content	Vinyl Floor Tiles and Bitumen Adhesive containing Chrysotile (In both tile and bitumen)
Sample Number	23/4/B/25/JPS6
Condition	Fair
Recommendation	We would recommend that these materials are removed prior to demolition by a licensed asbestos removal contractor, 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) .

Further Recommendations continued on following page.

Location G.06 Ladles Toilet - Floor Area
Items and Content Vinyl Floor Covering & Bitumen Adhesive containing Chrysotile (In bitumen only)
Sample Number 23/4/B/25/JPS9
Condition Fair
Recommendation We would recommend that these materials are removed prior to demolition by a licensed asbestos removal contractor, 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).**

Location G.06 Ladles Toilet - Cistern, G.07 Gents Toilet - Cistern, 1.03 Toilets - Cistern
Items and Content Thermoplastic containing Amosite
Sample Number 23/4/B/25/JPS10, 23/4/B/25/JPS12
Condition Good
Recommendation We would recommend that these materials are removed prior to demolition by a licensed asbestos removal contractor, 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).**

Location 1.05 Office - Floor Area
Items and Content Vinyl Floor Tiles & Bitumen Adhesive containing Chrysotile (In both tile and bitumen)
Sample Number 23/4/B/25/JPS13
Condition Good
Recommendation We would recommend that these materials are removed prior to demolition by a licensed asbestos removal contractor, 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).**

Location 2.03 Boiler Room - Pipework Flanges
Items and Content Gaskets containing Chrysotile
Sample Number 23/4/B/25/JPS19
Condition Fair
Recommendation We would recommend that these materials are removed prior to demolition by a licensed asbestos removal contractor, 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).**

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.23.4.368.LW

Section 7.1 Site Plans.

Site Address:
Former Boots Store
11 Blackburn Street
Radcliffe
Manchester
M26 1NN

Location Reference: Ground Floor

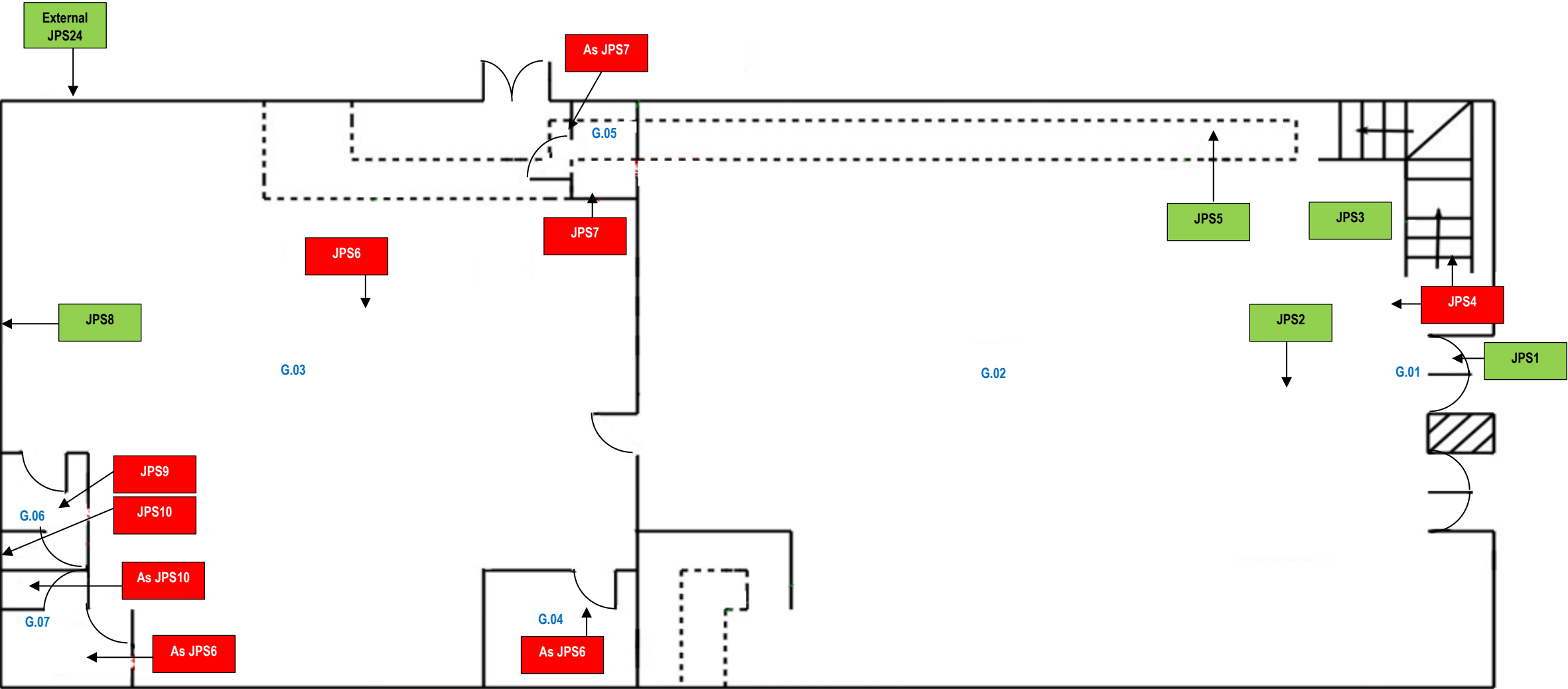
Key to Site Plans:

Room Number / Location

Asbestos Containing Samples
None Asbestos Containing Samples

Site Plans Not to Scale

Additional Information:



Report Ref: CH.23.4.368.LW

Section 7.1 Site Plans.

Site Address:
Former Boots Store
11 Blackburn Street
Radcliffe
Manchester
M26 1NN

Location Reference: First & Second Floors

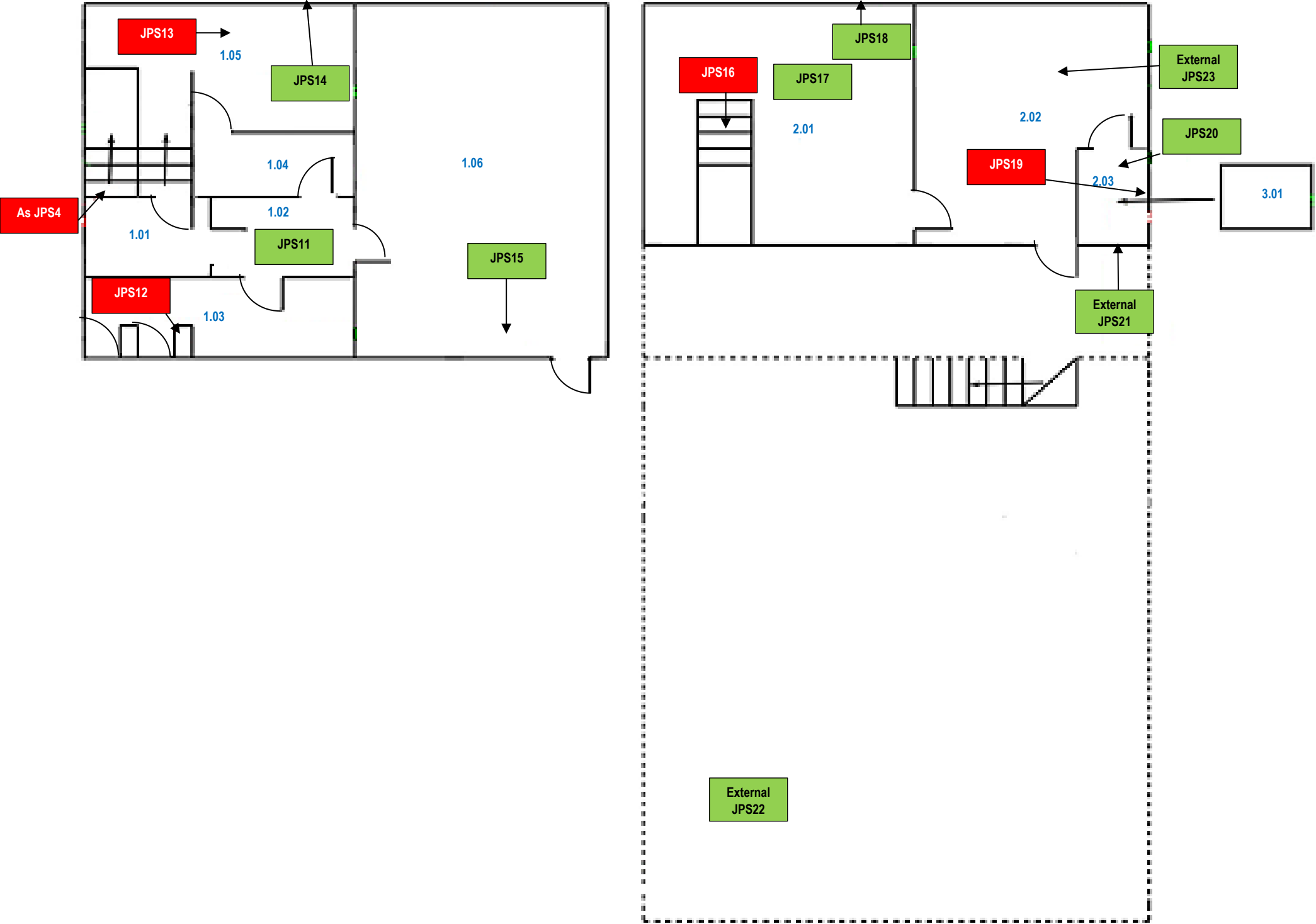
Key to Site Plans:

Room Number / Location

Asbestos Containing Samples
None Asbestos Containing Samples

Site Plans Not to Scale

Additional Information:



7.2 Photographs



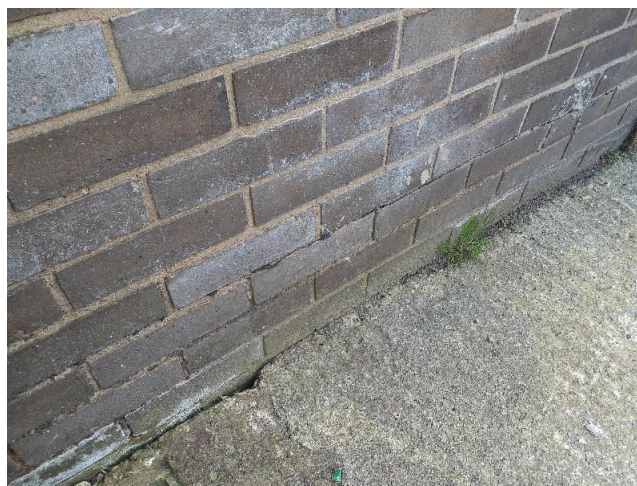
Sample No: 23/4/B/25/JPS21
External
Flat Roof Area
Core Sample
No Asbestos Detected



Sample No: 23/4/B/25/JPS22
External
Flat Roof Area
Core Sample
No Asbestos Detected



Sample No: 23/4/B/25/JPS23
External
Flat Roof Area
Core Sample
No Asbestos Detected



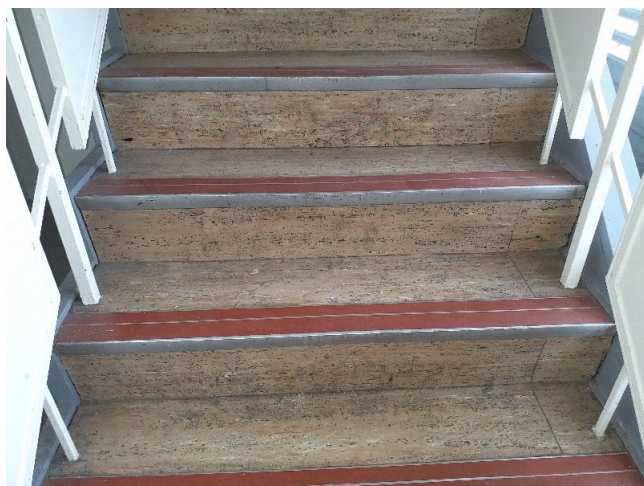
Sample No: 23/4/B/25/JPS24
External
Walls
Bitumen DPC
No Asbestos Detected



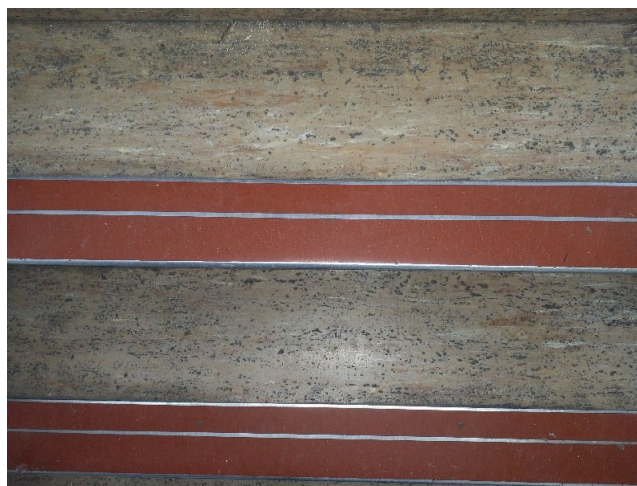
Sample No: 23/4/B/25/JPS1
G.01 Entrance Lobby
Floor Area
Terrazzo Flooring Infill
No Asbestos Detected



Sample No: 23/4/B/25/JPS2
G.02 Retail Sales Floor
Floor Area
Vinyl Floor Tiles
No Asbestos Detected



Sample No: 23/4/B/25/JPS3
G.02 Retail Sales Floor
Stair Treads & Risers
Vinyl Floor Tiles
No Asbestos Detected



Sample No: 23/4/B/25/JPS4
G.02 Retail Sales Floor
Stair Treads
Vinyl Nosing containing:
Chrysotile



Sample No: 23/4/B/25/JPS5
G.02 Retail Sales Floor
Warm Air Ductwork Joints
Mastic
No Asbestos Detected



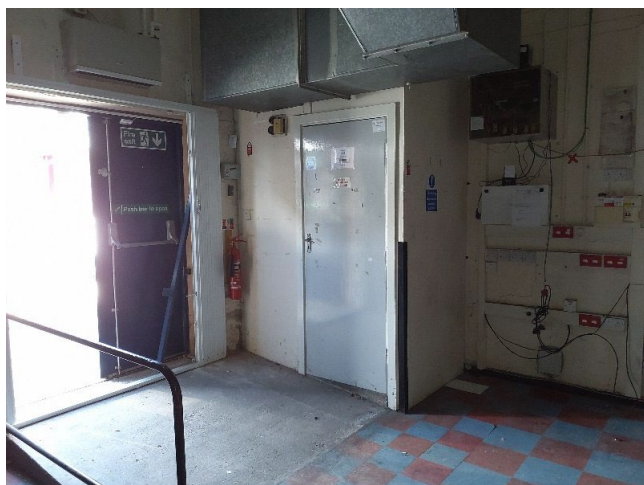
Sample No: Refer to Sample 23/4/B/25/JPS1
G.02 Retail Sales Floor
Floor Area Below Vinyl Floor Tiles
Terrazzo Flooring Infill
No Asbestos Detected



Sample No: Refer to Sample 23/4/B/25/JPS5
G.02 Retail Sales Floor
Ceiling Void Warm Air Ductwork Joints
Mastic
No Asbestos Detected



Sample No: 23/4/B/25/JPS6
G.03 Warehouse
Floor Area
Vinyl Floor Tiles and Bitumen Adhesive containing:
Chrysotile (In both tile and bitumen)



Sample No: 23/4/B/25/JPS7
G.03 Warehouse
External Linings to Store Room
Insulating Board containing:
Amosite & Chrysotile



Sample No: 23/4/B/25/JPS8
G.03 Warehouse
Window Cavity
Bitumen Vapour Barrier
No Asbestos Detected



Sample No: Refer to Sample 23/4/B/25/JPS5
G.03 Warehouse
Warm Air Ductwork Joints
Mastic
No Asbestos Detected



Sample No: Refer to Sample 23/4/B/25/JPS6
G.04 Office
Floor Area
Vinyl Floor Tiles and Bitumen Adhesive containing:
Chrysotile (In both tile and bitumen)



Sample No: Refer to Sample 23/4/B/25/JPS6
G.05 Store Room
Floor Area
Vinyl Floor Tiles and Bitumen Adhesive containing:
Chrysotile (In both tile and bitumen)



Sample No: Refer to Sample 23/4/B/25/JPS7
G.05 Store Room
Internal Linings to Store Room Walls
Insulating Board containing:
Amosite & Chrysotile



Sample No: Refer to Sample 23/4/B/25/JPS5
G.05 Store Room
Warm Air Ductwork Joints
Mastic
No Asbestos Detected



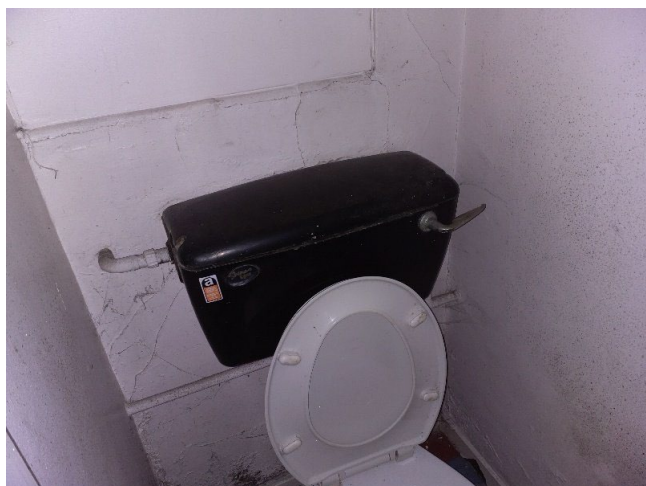
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G.06 Ladles Toilet
Floor Area
Vinyl Floor Covering & Bitumen Adhesive
containing:
Chrysotile (In bitumen only)



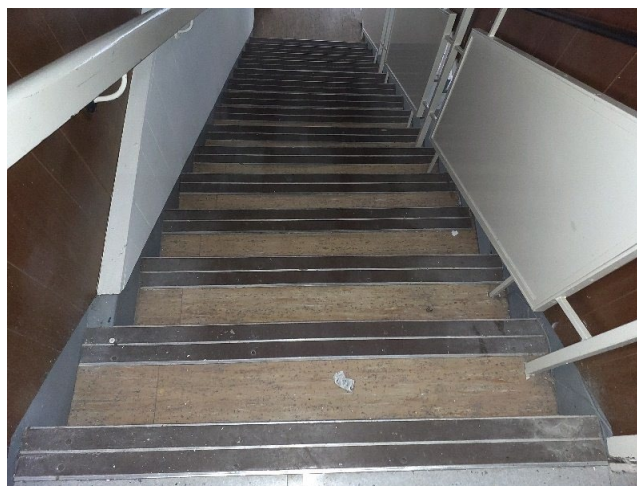
Sample No: 23/4/B/25/JPS10
G.06 Ladles Toilet
Cistern
Thermoplastic containing:
Amosite



Sample No: Refer to Sample 23/4/B/25/JPS6
G.07 Gents Toilet
Floor Area
Vinyl Floor Tiles and Bitumen Adhesive containing:
Chrysotile (In both tile and bitumen)



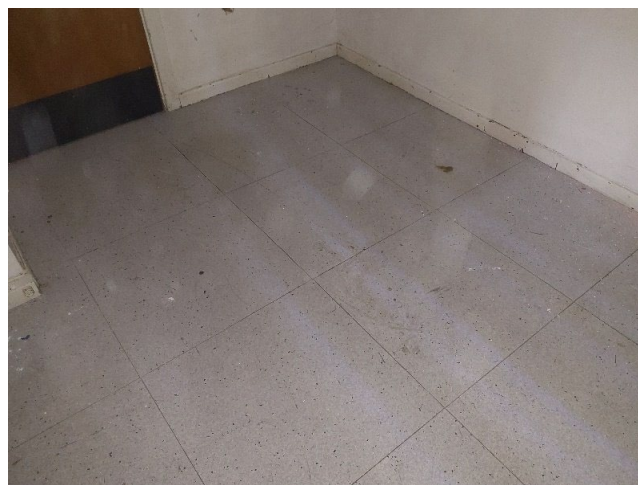
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G.07 Gents Toilet
Cistern
Thermoplastic containing:
Amosite



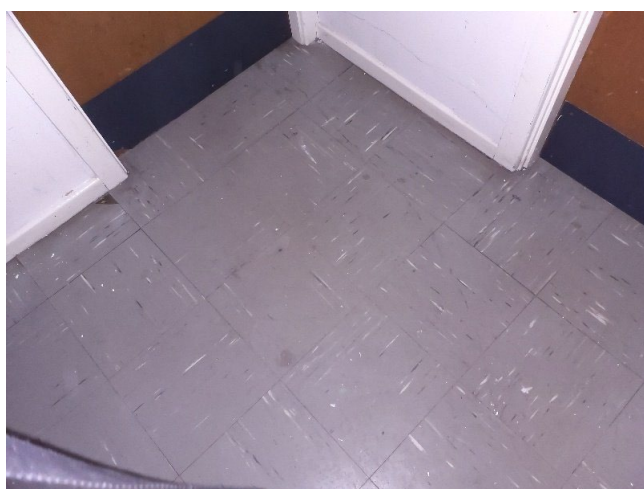
Sample No: Refer to Sample 23/4/B/25/JPS3
1.01 Stairs / Landing
Stair Treads & Risers
Vinyl Floor Tiles
No Asbestos Detected



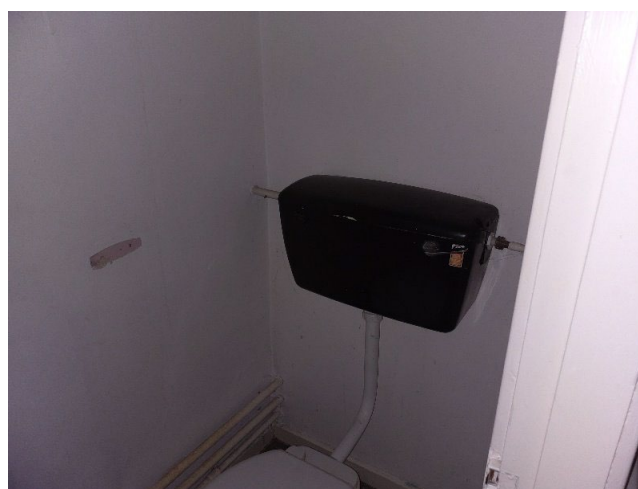
Sample No: Refer to Sample 23/4/B/25/JPS4
1.01 Stairs / Landing
Stair Treads
Vinyl Nosing containing:
Chrysotile



Sample No: Refer to Sample 23/4/B/25/JPS2
1.01 Stairs / Landing
Floor Area
Vinyl Floor Tiles
No Asbestos Detected



Sample No: 23/4/B/25/JPS11
1.02 Circulation Area
Floor Area
Vinyl Floor Tiles
No Asbestos Detected



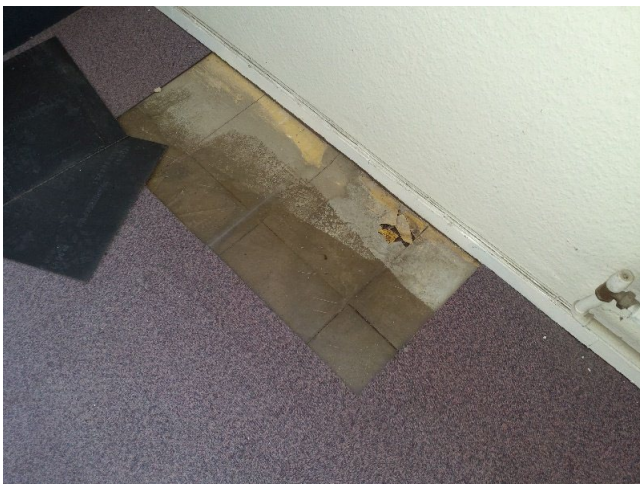
Sample No: 23/4/B/25/JPS12
1.03 Toilets
Cistern
Thermoplastic containing:
Amosite



Sample No: Refer to Sample 23/4/B/25/JPS11
1.03 Toilets
Floor Area
Vinyl Floor Tiles
No Asbestos Detected



Sample No: Refer to Sample 23/4/B/25/JPS11
1.04 Circulation Area
Floor Area
Vinyl Floor Tiles
No Asbestos Detected



Sample No: 23/4/B/25/JPS13
1.05 Office
Floor Area
Vinyl Floor Tiles & Bitumen Adhesive containing:
Chrysotile (In both tile and bitumen)



Sample No: 23/4/B/25/JPS14
1.05 Office
Window Cavity
Bitumen Vapour Barrier
No Asbestos Detected



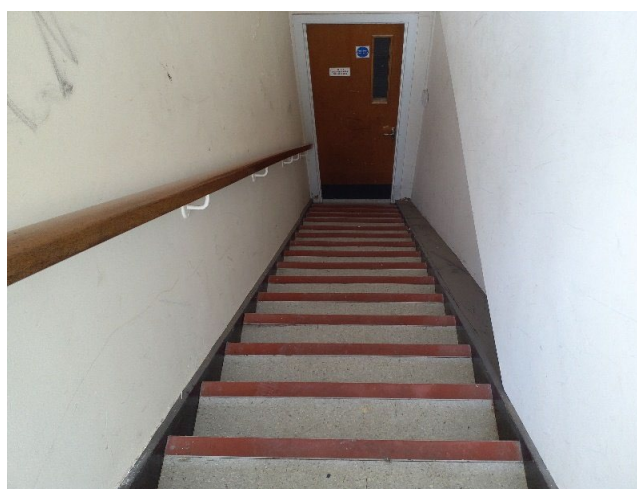
Sample No: 23/4/B/25/JPS15
1.06 Kitchen
Sink
Bitumen Pad
No Asbestos Detected



Sample No: Refer to Sample 23/4/B/25/JPS2
1.06 Kitchen
Floor Area
Vinyl Floor Tiles
No Asbestos Detected



Sample No: Refer to Sample 23/4/B/25/JPS14
1.06 Kitchen
Window Cavity
Bitumen Vapour Barrier
No Asbestos Detected



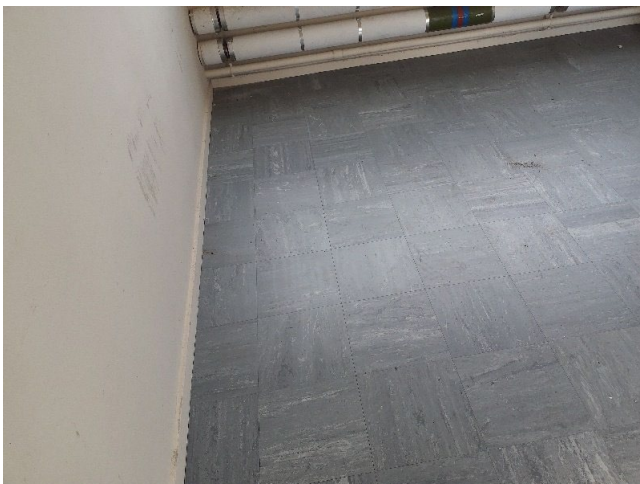
Sample No: 23/4/B/25/JPS16
2.01 Stairs / Storage Area
Stair Treads
Vinyl Nosings containing:
Chrysotile



Sample No: 23/4/B/25/JPS17
2.01 Stairs / Storage Area
Floor Area
Vinyl Floor Tiles
No Asbestos Detected



Sample No: 23/4/B/25/JPS18
2.01 Stairs / Storage Area
Window Cavity
Bitumen Vapour Barrier
No Asbestos Detected



Sample No: Refer to Sample 23/4/B/25/JPS17
2.02 Store Room
Floor Area
Vinyl Floor Tiles
No Asbestos Detected



Sample No: Refer to Sample 23/4/B/25/JPS18
2.02 Store Room
Window Cavity
Bitumen Vapour Barrier
No Asbestos Detected



Sample No: 23/4/B/25/JPS19
2.03 Boiler Room
Pipework Flanges
Gaskets containing:
Chrysotile



Sample No: 23/4/B/25/JPS20
2.03 Boiler Room
Ceiling & Upstand
Insulating Board
No Asbestos Detected



Sample No: Refer to Sample 23/4/B/25/JPS20
3.01 Tank Room
Pipework Upstand
Insulating Board
No Asbestos Detected

(Additional Photographs)



G.02 Warehouse - Electrics Live at Time of Survey

26 April 2023

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.23.4.367.LW

SITE ADDRESS: Former Boots Store, 11 Blackburn Street, Radcliffe, Manchester M26 1NN

SITE LOCATION: Demolition Survey Throughout

SAMPLES TAKEN BY APEC: J. Shirley

ON: 25th April 2023

SAMPLES ANALYSED BY APEC: J. Shirley

ON: 25th April 2023

Sample Number	Sample Location and Description	Asbestos Content
23/4/B/25/JPS1	G.01 - Floor Area Terrazzo Flooring Infill	No Asbestos Detected
23/4/B/25/JPS2	G.02 - Floor Area Vinyl Floor Tiles	No Asbestos Detected
23/4/B/25/JPS3	G.02 - Stair Treads & Risers Vinyl Floor Tiles	No Asbestos Detected
23/4/B/25/JPS4	G.02 - Stair Treads Vinyl Nosing	Chrysotile
23/4/B/25/JPS5	G.02 - Warm Air Ductwork Joints Mastic	No Asbestos Detected

DOCUMENT NUMBER: CH.23.4.367.LW

SITE ADDRESS: Former Boots Store, 11 Blackburn Street, Radcliffe, Manchester M26 1NN

SITE LOCATION: Demolition Survey Throughout

SAMPLES TAKEN BY APEC: J. Shirley

ON: 25th April 2023

SAMPLES ANALYSED BY APEC: J. Shirley

ON: 25th April 2023

Sample Number	Sample Location and Description	Asbestos Content
23/4/B/25/JPS6	G.03 - Floor Area Vinyl Floor Tiles and Bitumen Adhesive	Chrysotile (In both tile and bitumen)
23/4/B/25/JPS7	G.03 - External Linings to Store Room Insulating Board	Amosite Chrysotile
23/4/B/25/JPS8	G.03 - Window Cavity Bitumen Vapour Barrier	No Asbestos Detected
23/4/B/25/JPS9	G.06 - Floor Area Vinyl Floor Covering & Bitumen Adhesive	Chrysotile (In bitumen only)
23/4/B/25/JPS10	G.06 - Cistern Thermoplastic	Amosite
23/4/B/25/JPS11	1.02 - Floor Area Vinyl Floor Tiles	No Asbestos Detected
23/4/B/25/JPS12	1.03 - Cistern Thermoplastic	Amosite
23/4/B/25/JPS13	1.05 - Floor Area Vinyl Floor Tiles & Bitumen Adhesive	Chrysotile (In both tile and bitumen)
23/4/B/25/JPS14	1.05 - Window Cavity Bitumen Vapour Barrier	No Asbestos Detected
23/4/B/25/JPS15	1.06 - Sink Bitumen Pad	No Asbestos Detected

DOCUMENT NUMBER: CH.23.4.367.LW

SITE ADDRESS: Former Boots Store, 11 Blackburn Street, Radcliffe, Manchester M26 1NN

SITE LOCATION: Demolition Survey Throughout

SAMPLES TAKEN BY APEC: J. Shirley

ON: 25th April 2023

SAMPLES ANALYSED BY APEC: J. Shirley

ON: 25th April 2023

Sample Number	Sample Location and Description	Asbestos Content
23/4/B/25/JPS16	2.01 - Stair Treads Vinyl Nosings	Chrysotile
23/4/B/25/JPS17	2.01 - Floor Area Vinyl Floor Tiles	No Asbestos Detected
23/4/B/25/JPS18	2.01 - Window Cavity Bitumen Vapour Barrier	No Asbestos Detected
23/4/B/25/JPS19	2.03 - Pipework Flanges Gaskets	Chrysotile
23/4/B/25/JPS20	2.03 - Ceiling & Uprand Insulating Board	No Asbestos Detected
23/4/B/25/JPS21	External - Flat Roof Area Core Sample	No Asbestos Detected
23/4/B/25/JPS22	External - Flat Roof Area Core Sample	No Asbestos Detected
23/4/B/25/JPS23	External - Flat Roof Area Core Sample	No Asbestos Detected
23/4/B/25/JPS24	External - Walls Bitumen DPC	No Asbestos Detected

DOCUMENT NUMBER: CH.23.4.367.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)

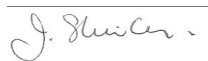
All bulk samples were analysed in accordance with documented in-house method QCRF2, OH4, based upon methods in the HSE publication HSG 248 (Edition 2) - Asbestos: The Analysts' Guide. Samples are subjected to initial stereo microscope examination to determine the presence of fibre, accompanied by mechanical 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



J. Shirley, Laboratory Analyst

Report Authorised By;
Signed



P. Keeling, Operations
Director