

JOHN ALDERSON & SON LTD

Established since 1912

Report No: Howard & Seddon/001
Report Date: 12/04/2024
Survey Date: 11/04/2024
Lead Surveyor: Peter Austin

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Foundry Industrial Estate
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Client Name and Address:
Howard and Seddon A.R.I.B.A.
64 Washway Road, Sale, Cheshire, M33 7RE

Refurbishment and Demolition Asbestos Survey Report for: 23 Ringley Road M45 7LD



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Executive Summary

The scope of works

John Alderson & sons Ltd were instructed by **Howard and Seddon** to undertake a Refurbishment and demolition Asbestos Survey Report of, **23 Ringley Road M45 7LD**

Site Description:

The site was a one storey detached bungalow.

SUMMARY OF ASBESTOS CONTAINING MATERIALS :

3 samples were taken for analysis.

1 was found to be positive.

2 were found to be negative.

Toilet seat & Cistern in outside toilet found to contain Amosite asbestos.

SURVEY FINDINGS:



Product Details

Location:	Roof		
Product:	Concrete Roof Tiles		
Sample Ref:	S001 P-48427	Bulk ID:	NAD
Comments:	No asbestos detected		



Product Details

Location:	Rainwater goods		
Product:	Plastic gutters and downpipes		
Sample Ref:	N/A	Bulk ID:	N/A
Comments:	No suspected asbestos		



Product Details

Location:	Car Port		
Product:	PVC ceiling		
Sample Ref:	N/A	Bulk ID:	N/A
Comments:	No suspected asbestos		



Product Details

Location:	Soffits		
Product:	Timber & PVC		
Sample Ref:	N/A	Bulk ID:	N/A
Comments:	No suspected asbestos		



Product Details

Location:	Outside toilet		
Product:	Cistern & toilet seat		
Sample Ref:	S001 P-48427	Bulk ID:	Amosite
Comments:	Recommend removal by licensed contractor		



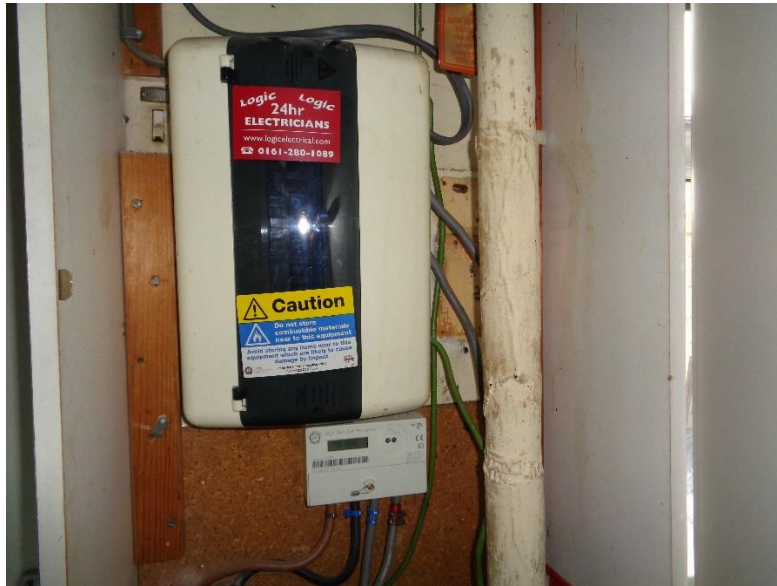
Product Details

Location:	Boiler room		
Product:	Pipework insulation		
Sample Ref:	S003 P-48427	Bulk ID:	NAD
Comments:	No asbestos detected		



Product Details

Location:	Utility room		
Product:	Plaster ceiling		
Sample Ref:	N/A	Bulk ID:	N/A
Comments:	No suspected asbestos		



Product Details

Location:	Utility room		
Product:	Modern electrics		
Sample Ref:	N/A	Bulk ID:	N/A
Comments:	No suspected asbestos		



Product Details

Location:	Kitchen		
Product:	Brick and plaster walls		
Sample Ref:	N/A	Bulk ID:	N/A
Comments:	No suspected asbestos		



Product Details

Location:	Hall		
Product:	Laminate to timber floor		
Sample Ref:	N/A	Bulk ID:	N/A
Comments:	No suspected asbestos		



Product Details

Location:	Bedroom 1		
Product:	Carpet to timber floor		
Sample Ref:	N/A	Bulk ID:	N/A
Comments:	No suspected asbestos		



Product Details

Location:	Bedroom 1 en-suite		
Product:	Brick and plaster walls		
Sample Ref:	N/A	Bulk ID:	N/A
Comments:	No suspected asbestos		



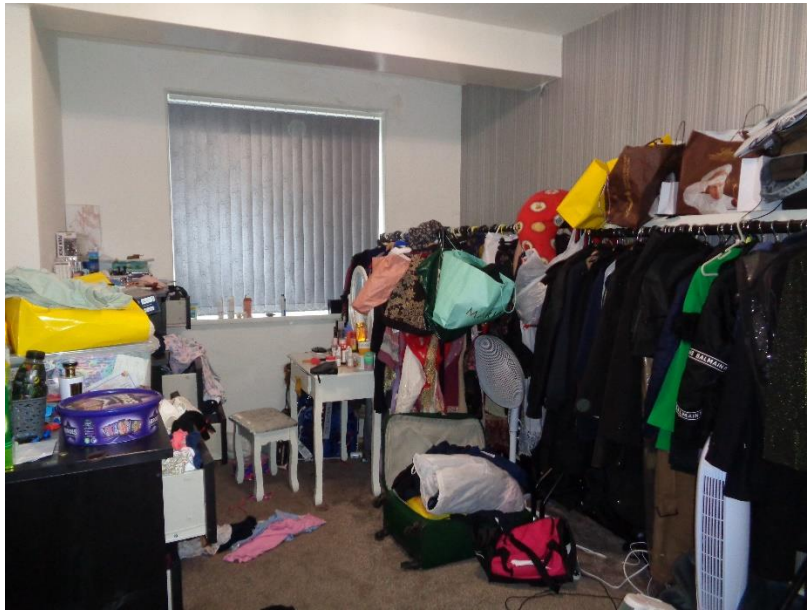
Product Details

Location:	Hall toilet		
Product:	Laminate to timber floor		
Sample Ref:	N/A	Bulk ID:	N/A
Comments:	No suspected asbestos		



Product Details

Location:	Bedroom 2 & ensuite		
Product:	Plaster ceilings		
Sample Ref:	N/A	Bulk ID:	N/A
Comments:	No suspected asbestos		



Product Details

Location:	Bedroom 3		
Product:	Carpet to timber floor		
Sample Ref:	N/A	Bulk ID:	N/A
Comments:	No suspected asbestos		



Product Details

Location:	Living room / dining room		
Product:	Carpet to timber floor		
Sample Ref:	N/A	Bulk ID:	N/A
Comments:	No suspected asbestos		



Product Details

Location:	Loft		
Product:	Glass fibre loft insulation		
Sample Ref:	N/A	Bulk ID:	N/A
Comments:	No suspected asbestos		



Product Details

Location:	Converted garage		
Product:	Concrete roof tiles		
Sample Ref:	N/A	Bulk ID:	N/A
Comments:	No suspected asbestos		



Product Details

Location:	Converted garage		
Product:	Plasterboard walls		
Sample Ref:	N/A	Bulk ID:	N/A
Comments:	No suspected asbestos		



Product Details

Location:	Converted garage		
Product:	Laminate walls		
Sample Ref:	N/A	Bulk ID:	N/A
Comments:	No suspected asbestos		

Laboratory Results:



Certificate of Bulk Analysis | Scopus Asbestos Compliance Ltd



10483

Certificate of Bulk Analysis

Customer: John Alderson & Sons Ltd
Customer Address: Foundry Industrial Estate,
Richardshaw Lane, Leeds, LS28 6BN
Site Address: 23 Ringley Road, M45 7LD
Client Reference: -

Project Number: P-48427
Samples Received On: 11/04/2024
Samples Taken By: Client
No of Samples: 3
Date of Analysis: 12/04/2024

Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	PA/001	-	Roof Tile - Cement Product	NAD	Varsha Kamireddy
S002	PA/002	Outside Toilet	Cistern and Seat - Reinforced Plastics/Composites	Amosite	Varsha Kamireddy
S003	PA/003	Boiler Room	Pipe Lagging (Fibrous)	NAD	Varsha Kamireddy

Key: NAD = No Asbestos Detected

Authorised Signatory:		Name / Position:	Varsha Kamireddy/Deputy Quality Manager	Date of Issue:	12/04/2024
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Statement of Certification

This is to certify that analysis has been carried out to determine the presence of asbestos fibres using Polarised Light Microscopy and Dispersion Staining Techniques. The method used is UKAS accredited and in accordance with Scopus Asbestos Compliance in house current method/procedure and the HSG 248 Asbestos: The analysts guide for sampling analysis and clearance procedures - appendix 2, 'Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM)'. The samples were analysed as received.

This Certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory. Notes, opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.

When the Test Certificate indicates sample(s) taken by the customer, the following disclaimers apply: Scopus Asbestos Compliance cannot accept responsibility for the accuracy of the information provided by the customer or whether samples(s) taken were representative of the material sampled. Scopus Asbestos Compliance is not responsible for sampling techniques carried out by individual(s) not directly employed within the Company.

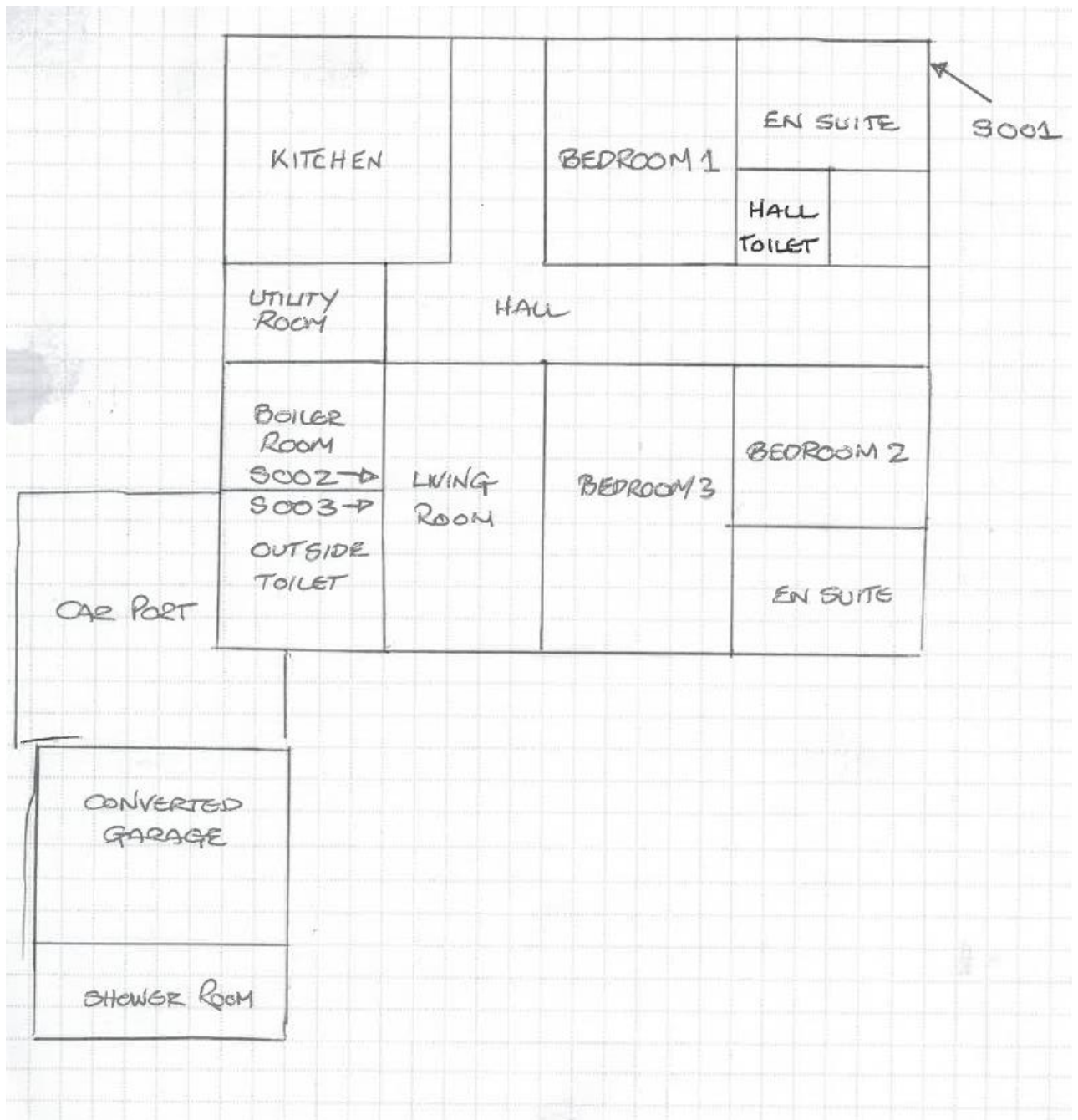
All analysed samples shall be retained within the laboratory for 6 months from the date of analysis. All reports and records for the analysis shall be retained for a minimum of 6 years from the date of analysis.

Project No.	P-48427	Version No.	8, April 2023	Issue No.	1	Site Name:	23 Ringley Road
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Plans

JOHN ALDERSON & SON LTD

Established since 1912



OVERVIEW

This survey and sampling report has been conducted and prepared following the guidance set out in the Health and Safety Executives HSG264 "The Surveyors Guide" and all analysis of materials has been carried out by a UKAS accredited laboratory.

This report contains all information linked to the survey of the site indicated, including details of all meeting with client, methodology involved in planning the survey, the results of the survey, photos, plans and recommendations.

OBJECTIVES AND METHODOLOGY

The purpose of this management/refurbishment survey is to locate, as far as reasonably practicable, the presence and extent of any Asbestos Containing Materials (ACM's) in this building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance, refurbishment work and to assess their condition.

Each accessible room is inspected with minor intrusion; however, the fabric of the building will not be broken into and excessive damage to the building and its finishes was avoided.

Representative samples are collected and analysed for the presence of asbestos. If the material sampled is found to contain asbestos, other similar homogenous materials used in the same way in this building can be strongly presumed to contain asbestos. Less homogenous materials will require a greater number of samples.

SURVEY METHODS

Each room in the survey will be inspected for suspected asbestos containing materials, with samples taken where it is deemed necessary.

The inspection of room will involve the following: -

- **Other floor coverings** the surveyor will use his own judgement in deciding whether it is possible to inspect below other floor coverings dependent upon the age, how they have been applied, the amount of damage likely and possible damage to the material integrity of the covering (e.g., waterproofing).
- **Textured coatings** will be sampled. However, if the surveyor, in cases where there are many surfaces with applied textured coatings, decide to put all samples in as one sample then any asbestos found would be said to apply to all textured coatings included in that sample. Where serious damage is noted a separate sample will generally be taken of the damaged textured coating.

Homogenous materials may be sampled only once the result being presumed to be the same for the rest of the material.

Each material found during the survey to contain asbestos or presumed to contain asbestos will be given a rating to determine the amount of fibre release that may occur due to a standard disturbance.

The four main parameters used in this rating are product type, extent of damage and deterioration, surface treatment and asbestos type

When considering these parameters an overall rating between 2 and 12 will be given to the relevant material. The ratings can be interpreted in the following way: -

10-12	High Potential for fibre release
7-9	Medium potential for fibre release
5-6	Low potential for fibre release
2-4	Very low potential for fibre release

This rating is recorded on the survey findings as the Material Assessment Score.

ANALYTICAL METHOD

The bulk identification report is a result of analysis of samples to determine the presence of asbestos fibres using polarised light microscopy and centre stop dispersion staining. This analysis is carried out at a UKAS accredited laboratory.

RELEVANT REGULATIONS

The Control of Asbestos Regulations 2012 is the legislation that covers all aspects of work involving asbestos containing materials.

Two approved Codes of Practice have been published by the HSE and should be consulted in order to manage and handle asbestos: L127 "The Management of Asbestos in non-domestic premises"; L143 "Work with materials containing asbestos".

"HSG 264 provides guidance for the commissioning and undertaking of asbestos surveys."

Whilst every effort has been made to access and record each occurrence of asbestos materials in this property, some suspect materials may remain inaccessible until such time as major disturbance to plant or building structure occurs. Consequently, it is not possible to define any particular area as being 'asbestos-free'.

RISK ASSESSMENT

What is the hazard?	What are the likely accidents resulting from this hazards?	Is the risk low, medium, high?	What can be done to prevent accidents?
Asbestos	Death / serious illness	High Risk	All John Alderson staff to have received asbestos operative training. Asbestos register to be read and understood before works starts to confirm if any asbestos is present. All known asbestos to be removed by asbestos licensed contractor.
Slips, trips, and falls	broken bones ,cuts, head injury	Medium Risk	Rubble to be cleaned up, as soon as it is made from chasing out walls, tools and equipment to be stored in a safe location, walk-ways to be kept clear at all time, no trailing leads or cables, place at height whenever possible.
Working at heights	Falls / objects falling from heights	Low Risk	Working Only off hops up or cat 1 step ladder, to be used, (no domestic step ladders)access items to be checked for faults or damagers before each use,(do not use if damaged)
Electrocution	Electrocution to operatives	High Risk	Electricity must be isolated completely before any works start, if this is not possible then a lock off switch must be used to eliminate the possibility of the power being turned back on accidentally or maliciously, all sockets and switches to be fully screwed back
Lone working	Injuries	Medium Risk	No lone working allowed in confined space, all operatives have had suitable training, emergency rescue to be agreed with P/C before works commence
Cement materials	Irritant Inhalation	Low risk	Disposable RPE and PPE to be worn whilst removing the asbestos based materials
Poor or no lighting	Minor injuries	Medium Risk	Do not carry out work operations in poorly lit areas. Provide additional lighting – extension leads, torches if required etc. Beware of trip hazards presented by extension leads
Contractors/ Tenants.	Trips / falls / contamination.	Low Risk	Other contractors to be aware of our work activities, and other contractors warning signs to be displayed
Poor housekeeping	Minor / serious injuries	Medium Risk	Keep areas tidy and unobstructed at all times. Promptly remove unused materials from roof area after works have been completed

SAMPLING METHODS

- Sampling personnel will wear adequate PPE determined by the risk (e.g. disposable overalls, overshoes/ Wellington boots and suitable respirator. The type of material sampled will dictate the type of respirator).
- Airborne emissions will be controlled by pre-wetting the material to be sampled with water and/or a suitable wetting agent. This may involve spraying the surface (e.g. boards and sheets) or injecting (e.g. lagging or sprays)
- Shadow vacuuming with a type H BS5415 vacuum cleaner should be used if wetting is likely to be incomplete.
- Special sampling precautions will be used for pipe lagging: High impact foil tape will be applied to the area to be sampled to prevent damage to the area surrounding the sample point. A full depth sample of the lagging will then be taken by using a Core or Cork Borer, the borer will have wet wipes placed inside the borer and a wet wipe will be placed around the outside of the borer. The sample will be extracted from the borer with the aid of a plunger. The sampled hole will be filled with an inert filler and covered by high impact foil tape.
- The sampling of Asbestos Insulation Board will be done by either using a sharp Stanley knife to remove a small section (preferably from an already damaged area) or a cork borer. Wetting and vacuuming will be carried out as indicated above
- The sampling of Asbestos Cement will be done using pliers to obtain the sample. A sample size of 5cm² will be necessary to search for amphibole asbestos fibres. Wetting and vacuuming will be carried out as indicated above.
- The sampling of Spray Coatings will depend on whether the coating is encapsulated or not. If encapsulated, it can be pre-injected with liquid around the sampling point then carefully cut with a sharp knife to lift a small flap to remove sample. Further wet spraying and shadow vacuuming may be required if spray is uncovered. If it is not encapsulated, then wet spray and shadow vacuuming will be required.
- Gaskets, Ropes, Seals, Papers, Felts and Textiles will be sampled by pre-wetting and using a sharp knife to remove a representative portion from the material. Care must be exercised when spraying where live electrical circuits are located.
- All samples will be double bagged in clear polythene re-sealable bags. The inner bag would be labelled with relevant sample reference, project name and date sampled.

Caveat

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being undertaken.

Survey techniques used involves trained and experienced surveyors using the combined approach regarding visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be for various reasons:

Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of this report.

Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. where

this is the case then it's detection will be impaired.

Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.

Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.

Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc and new coverings added, it must be pointed out that the asbestos removal techniques have improved steadily over the years since it's introduction. Most notably would be the Control of Asbestos at Work Regulations (1987) laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present behind new coverings.

This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to NO Access for one reason or another i.e. working operatives, sensitive location or just simply no access. It may be necessary for the limits of the surveyor's authority to confirmed prior to the survey.

Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined spaces. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.

In a building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of this survey should be treated with caution and sampled accordingly.

Certain materials contain asbestos to varying degrees and some less densely contaminated at certain locations (Artex for example). Where this is the case the sample taken may not be representative of the whole product throughout.

Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instructions and guidance at that time.

JOHN ALDERSON & SONS LTD cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.

JOHN ALDERSON & SONS LTD cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

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