



HOME COUNTIES ASBESTOS
QUALITY - SIMPLICITY - COMPLIANCE

Issue Date
23rd May 2023

Reference Number
HCA03405

Version 1

Asbestos Demolition Survey

Prepared For

ISG

Visit Dates

24th April 2023

25th April 2023

Site Address

Whitefield Fire Station

Bury New Road

Whitefield

Manchester

M45 7SY

Lead Consultant

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HCAQMS080 ADS report cover-Rev1-281222

CONTENTS

1. Known Site Inspection History	2
2. Executive Summary	3
3. Summary of Asbestos Management Recommendations	5
4. Scope of Client Instruction.....	6
5. Client and Property Information.....	7
6. Limitations of The Asbestos Demolition Survey	8
6.1 Standard Limitations of The Asbestos Demolition Survey.....	8
6.2 Site-Specific Limitations of The Asbestos Demolition Survey.....	10
7. Material Registers.....	11
7.1 Building Asbestos Register and Management Plan	12
7.2 Non-Accessed Areas Register	13
7.3 Non-Asbestos Containing Materials Register	14
8. Risk Assessment.....	15
8.1 Material Risk Assessment	16
8.2 Priority Risk Assessment	17
8.3 Total Risk Assessment Score.....	18
9. Sample and Asbestos Location Plan(s)	19
10. General Construction Information.....	20
11. Sample Analysis Certification.....	21

1. KNOWN SITE INSPECTION HISTORY

Inspection date	Inspection carried out by	Inspection type	Next inspection due date
01/12/2022	Richard L Thomas Associates Ltd	Asbestos Reinspection	01/12/2023
24/04/2023 25/04/2023	Home Counties Asbestos Ltd	Asbestos Demolition Survey	Not required (if demolished)

Inspection reports that Home Counties Asbestos Ltd are aware of are listed above. It is important to be mindful that other inspection reports may exist.

2. EXECUTIVE SUMMARY

On 24th and 25th April 2023 an Asbestos Demolition Survey was carried out at Whitefield Fire Station, Bury New Road, Whitefield, Manchester, M45 7SY. This visit was commissioned by ISG Ltd.

The scope of the Asbestos Demolition Survey was strictly limited to the proposed demolition works as detailed in the information provided by the client. No demolition works other than those notified to Home Counties Asbestos Ltd were considered during the site inspection. The following information was provided by the client:

- Existing floor plan, reference 'Appendix D1 - 1978.35.4351 P1 - WHITEF - Ex Floor Plans'.
- Previous asbestos reinspection report 'Re-inspection Survey Report - E37 (R22) - Whitefield Fire Station - ORTA - 10-22-6005- 01.12.22'.

For the purposes of identifying the locations of any samples taken, and all confirmed or presumed asbestos containing materials, all separate rooms included within the scope of the Asbestos Demolition Survey have been assigned consecutive numerical references. Refer to the Sample and Asbestos Location Plan(s) for further information.

The Building Asbestos Register and Management Plan provides detailed information as to how asbestos containing material(s) should be managed. As an Asbestos Demolition Survey has been instructed all management recommendations are defaulted to 'remove', 'prior to demolition'. All employees and contractors at the premises must use the Building Asbestos Register and Management Plan as a reference to minimise the risk of exposure to asbestos.

Three areas were not accessed during the Asbestos Demolition Survey. These areas must be presumed to contain asbestos containing material(s) until they have been accessed and inspected. A description of these areas can be viewed in Limitations of the Asbestos Demolition Survey; Site-Specific Limitations of the Asbestos Demolition Survey.

Despite an Asbestos Demolition Survey being survey being far more intrusive than an Asbestos Management Survey, employees and contractors must be advised that they may still encounter unidentified asbestos containing material(s) in non-accessible areas. Any such areas are detailed in Limitations of the Asbestos Demolition Survey; Standard Limitations of the Asbestos Demolition Survey.

An Asbestos Demolition Survey is intended to locate, as far as reasonably practicable, all asbestos containing material(s) within the relevant part(s) of the premises undergoing demolition. There are inherent limits to what can be achieved by consultants using hand tools when investigating the fabric of the premises, particularly where solid construction is encountered. As such it must be acknowledged that the findings of this report cannot be considered definitive. Home Counties Asbestos Ltd cannot accept liability for any additional costs associated with the removal of unidentified asbestos containing material(s).

Home Counties Asbestos Ltd were instructed to carry out the Asbestos Demolition Survey whilst the site was operational. As such the Asbestos Demolition Survey was carried out with the safety of the occupant(s) in mind. This has therefore potentially compromised the Asbestos Demolition Survey, as some areas likely to be affected by the proposed demolition works may not have been fully exposed and inspected. Consequently, this Asbestos Demolition Survey may be regarded as insufficient. Details of any such areas that we feel have not been adequately exposed are described in Limitations of the Asbestos Demolition Survey; Site-Specific Limitations of the Asbestos Demolition Survey. To fully comply with the requirements of the Control of Asbestos Regulations 2012, further inspections may be required once the site is vacant.

A Priority Assessment has been carried out by the consultant and is provided within this report. This is based on the limited knowledge the consultant has on the activities carried out within the premises surveyed and should only be used as guidance.

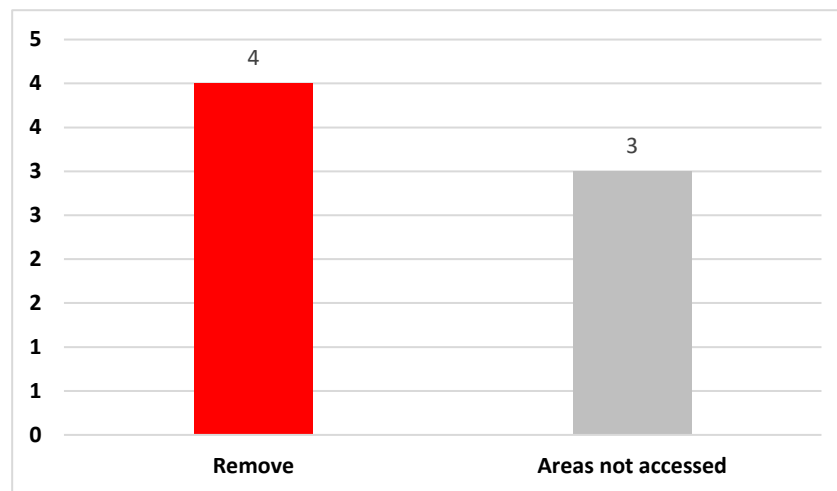
3. SUMMARY OF ASBESTOS MANAGEMENT RECOMMENDATIONS

Remove: 4

Prior to demolition: 4

Areas not accessed: 3

Access and inspect: 3



4. SCOPE OF CLIENT INSTRUCTION

It is understood that an Asbestos Demolition Survey and resultant report is required to provide an up-to-date building asbestos register and management plan for all confirmed and presumed asbestos containing material(s).

Home Counties Asbestos Ltd will check the condition, quantity, location and extent of all suspected asbestos containing material(s) sampled or presumed during the Asbestos Demolition Survey.

The scope of client instruction extended to the following areas:

- Ground floor; boiler room, stores, hose room, drying room, paramedic office/store, gym, engine room, offices, lecture room, WC/shower facilities, kitchen, dining room, dormitories, plant room, kit room, corridors, bin store, tower, petrol store.
- First floor; tower.
- Second floor; tower.
- Third floor; tower.
- Fourth floor; tower.
- External areas; all safely accessible surfaces.

Any areas that fell outside the scope of client instruction were not inspected.

5. CLIENT AND PROPERTY INFORMATION

Client

ISG Ltd

Client instruction received from

Rhianna Barrett, Senior Quantity Surveyor – 07977 486060

Client address

Think Park, Mosley Road, Trafford Park, Manchester, M17 1FQ

Asbestos Demolition Survey site address

Whitefield Fire Station, Bury New Road, Whitefield, Manchester, M45 7SY

Site contact

James Hardy-Jones, ISG Site Manager

6. LIMITATIONS OF THE ASBESTOS DEMOLITION SURVEY

6.1 STANDARD LIMITATIONS OF THE ASBESTOS DEMOLITION SURVEY

Live electrics and plant will not be accessed or inspected unless the client arranges safe and isolated access.

Any sealed roof and/or ceiling voids where access is not practicable. Suspended ceilings tiles are typically lifted on a one per room basis, unless the room is too large in which several points of access will be made. Consequently, it is possible that isolated asbestos containing materials may not be identified during the survey.

Inside security safes where access is not possible or allowed.

Inside structural voids behind/above/below surface materials. This is particularly relevant where the client has requested a sympathetic survey, minimising damage to building structure; and also, where metal and/or glass face panels are encountered, as these can rarely be removed safely/easily using standard surveying hand tools. Where a sympathetic survey has been instructed, it remains the clients' responsibility to ensure that further destructive investigations are instructed prior to demolition.

Internal materials within fire doors, door frames, window frames and beneath window sills. Destructive techniques would have to be employed to locate asbestos containing material(s) within these areas.

It is possible that asbestos containing residues and debris from previous asbestos removal operations may remain undetected as it is not reasonably practicable to inspect all surfaces. Examples of this include thermal insulation residues to pipework installations and asbestos insulating board debris within structural voids. Where it is known that asbestos containing material(s) has/have been removed in the past, it is recommended that suitable control measures are implemented.

Subterranean service runs, ducts and voids were not accessed during the asbestos survey. Upon excavation of the site any such areas will need to be inspected in conjunction with specialist contractors.

Suspected asbestos containing material(s) will be sampled during the survey, or if access is not possible, presumed to contain asbestos. The possibility of additional asbestos containing material(s) being present behind, above or below such suspect materials must be considered.

The internal workings of any electrical, mechanical or heating equipment and machinery, including any associated electrical cabling, pipework and associated pipework elements such as flanges and valves. Upon the dismantling or decommissioning of any such equipment, further inspections can be made in conjunction with specialist contractors.

Where a non-homogenous material has been sampled and it is NAD (No Asbestos Detected), other areas not

Within floor voids and/or underneath fixed floor coverings/floorboards.

Within solid structural framework and solid floor/ceiling slabs. Specialist heavy-duty equipment will be required to investigate such areas.

The following must be acknowledged:

The extent of the Asbestos Demolition Survey included only those areas affected by the proposed demolition works confirmed by the client to Home Counties Asbestos Ltd, be that in writing or verbally. No other areas have been considered or inspected.

6.2 SITE-SPECIFIC LIMITATIONS OF THE ASBESTOS DEMOLITION SURVEY

The following site-specific areas could not be accessed and inspected:

- Ground floor, G.07. Engine room pit. Unable to remove the metal grid.
- External. Canopy void between the hose room and the tower. Unable to access the void without causing irreparable damage.
- Ground floor, throughout. Ceiling voids, above the timber and plasterboard ceilings. Access would have caused unacceptable levels of damage.

Please note that the Asbestos Demolition Survey was completed as sympathetically as possible as the site was occupied and still in use. It is therefore recommended that prior to demolition work commencing, further and more destructive investigations are instructed.

7. MATERIAL REGISTERS

The following registers contain location, material type, quantity, accessibility and risk assessment information pertaining to all confirmed and/or presumed asbestos containing material(s) and confirmed non-asbestos containing material(s), identified during the Asbestos Demolition Survey.

Individual tabulated records may carry the following acronyms. It is important they are acknowledged and understood:

NS	No Sample was taken from the material. This may be because of the hardness of the material or the difficulty in procuring a sample due to access or health and safety considerations.
P	'P' signifies that the consultant has been unable to sample a material and has Presumed it to contain asbestos. This conclusion is reached by default, as there is insufficient evidence to suggest that a material does not contain asbestos. In such cases the type of asbestos defaults to either crocidolite (blue) or chrysotile (white) dependant on the material type.
SP	'SP' signifies that the consultant has been unable to sample a material and has Strongly Presumed it to contain asbestos. This conclusion is reached where there is a strong presumption that the material does contain asbestos based on consultant knowledge and experience. Again, in such cases the type of asbestos defaults to either crocidolite (blue) or chrysotile (white) dependant on the material type.
VI	A material may not be sampled if it is Visually Identical to one sampled previously. Where the letters 'VI' are used the number that follows is that of the sample to which the material is visually identical.
NA	Where it has not been possible to access and inspect a specific room or area (Not Accessed), asbestos containing material(s) will be presumed to be present. This will remain the default position until proven otherwise.

Accessibility of asbestos containing material is defined as:

Easy	The asbestos containing material is exposed and can be touched without the use of any access equipment.
Medium	The asbestos containing material is enclosed and/or stepladders are required to touch the asbestos containing material.
Difficult	Destructive techniques and/or specialist access equipment such as a MEWP are required to touch the asbestos containing material.

The results of the Asbestos Demolition Survey now follow.

7.1 BUILDING ASBESTOS REGISTER AND MANAGEMENT PLAN

Asbestos containing material(s) information now follows two-fold:

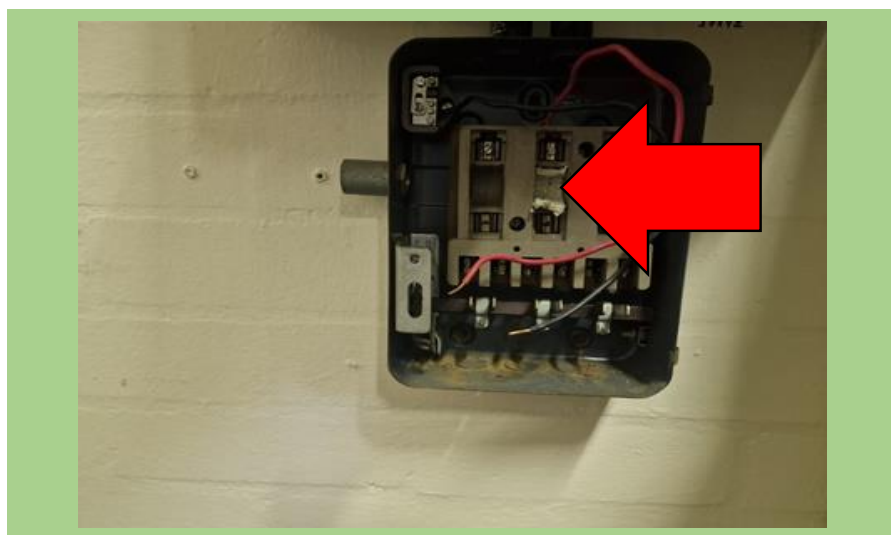
Firstly; a summary table detailing sample numeration, the floor and room(s) in which the asbestos containing material has been identified along with the specific location(s) therefrom, the asbestos containing material type, the quantity of, the overall risk posed (taking into account both the material and priority risk assessments), the accessibility of the asbestos containing material, and finally the current basic management recommendaton (based on the observations made during the site inspection).

Secondly; individual data sheets which supplement the above information with the floor plan reference colour used, photography, a full breakdown of the material and priority risk assessment algorithms applied and the resultant total risk assessment score, the priority assigned to the management recommendation made and additional comments as required.

Please note that any articles of concrete, stone, brick, cinder block, mortar, metal, plastic, glass, timber, plywood, chipboard, plasterboard, plaster skim, MMMF or any other material known to be free of asbestos fibres are not normally reported. The presence and location of these non-asbestos containing materials however, is recorded during the inspection. A copy of the correlating notes can be made available upon request.

Sample Number	Floor, Room	Location	Material	Quantity	Risk Level Posed	Accessibility	Management Recommendation
3	Ground floor, G.01	Within the wall mounted electrical box	Textile	1 unit	LOW	MEDIUM	Remove
4	Ground floor, G.02	Small panel to the ceiling, above the metal duct and pipework	Insulating board	1 sq.m.	LOW	MEDIUM	Remove
20 NS	Ground floor, G.22	Within the wall mounted electrical box	Presumed asbestos containing materials	1 unit	LOW	MEDIUM	Remove
25	External, RF.03	Fascia panelling, behind the timber cladding, engine room roof	Insulating board	50 lin.m.	LOW	DIFFICULT	Remove

Sample Number	3	Floor Plan Colour	Pink
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Floor, Room	Ground floor, G.01	Location	Within the wall mounted electrical box
Material	Textile	Quantity	1 unit

Material Assessment		Priority Assessment	
Product Type (1-3)	2	Occupant Activity (0-3)	1
Extent of Damage (0-3)	1	Likelihood of Disturbance (0-3)	0
Surface Treatment (0-3)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1	Type of Maintenance (0-3)	3

Total Risk Assessment Score	9	Risk Level Posed	LOW
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Accessibility of the Asbestos Containing Material	MEDIUM
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

Sample Number	4	Floor Plan Colour	Green
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Floor, Room	Ground floor, G.02	Location	Small panel to the ceiling, above the metal duct and pipework
Material	Insulating board	Quantity	1 sq.m.

Material Assessment		Priority Assessment	
Product Type (1-3)	2	Occupant Activity (0-3)	1
Extent of Damage (0-3)	1	Likelihood of Disturbance (0-3)	0
Surface Treatment (0-3)	1	Number of Occupants (0-3)	1
Asbestos Type (1-3)	2	Type of Maintenance (0-3)	2

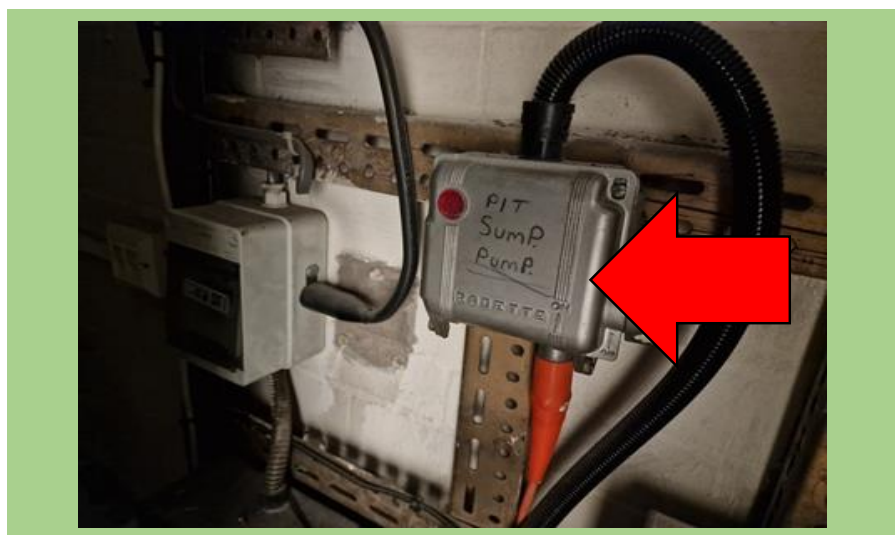
Total Risk Assessment Score	10	Risk Level Posed	LOW
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Accessibility of the Asbestos Containing Material	MEDIUM
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

Sample Number	20 NS	Floor Plan Colour	Pink
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Floor, Room	Ground floor, G.22	Location	Within the wall mounted electrical box
Material	Presumed asbestos containing materials	Quantity	1 unit

Material Assessment		Priority Assessment	
Product Type (1-3)	2	Occupant Activity (0-3)	1
Extent of Damage (0-3)	1	Likelihood of Disturbance (0-3)	0
Surface Treatment (0-3)	1	Number of Occupants (0-3)	0
Asbestos Type (1-3)	1 (Strongly Presumed)	Type of Maintenance (0-3)	3

Total Risk Assessment Score	9	Risk Level Posed	LOW
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Accessibility of the Asbestos Containing Material	MEDIUM
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

Sample Number	25	Floor Plan Colour	Green
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Floor, Room	External, RF.03	Location	Fascia panelling, behind the timber cladding, engine room roof
Material	Insulating board	Quantity	50 lin.m.

Material Assessment		Priority Assessment	
Product Type (1-3)	2	Occupant Activity (0-3)	2
Extent of Damage (0-3)	1	Likelihood of Disturbance (0-3)	0
Surface Treatment (0-3)	2	Number of Occupants (0-3)	2
Asbestos Type (1-3)	2	Type of Maintenance (0-3)	2

Total Risk Assessment Score	13	Risk Level Posed	LOW
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Accessibility of the Asbestos Containing Material	DIFFICULT
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Management Recommendation	Priority
Remove	Prior to demolition

Additional Comments

7.2 NON-ACCESSED AREAS REGISTER

The Health and Safety Executive (HSE) states that areas not accessed must be presumed to contain asbestos and be managed on this basis, until it can be proven otherwise.

Maintenance or any other disturbance work should not be carried out in non-accessed areas until they have been accessed and inspected.

Information regarding areas that could not be accessed now follows two-fold:

Firstly; a summary table detailing sample numeration and location information regarding the areas that could not be accessed.

Secondly; individual data sheets which supplement the above information with the floor plan reference colour used, photography, and additional comments detailing the circumstances that prevented access during the inspection.

Sample Number	Floor, Room	Location	Management Recommendation
33 NA	Ground floor, G.07	Engine room pit	Access and inspect
34 NA	External	Canopy void between the hose room and the tower	Access and inspect
35 NA	Grond floor, throughout	Ceiling voids, above the timber and plasterboard ceilings	Access and inspect

Sample Number	33 NA	Floor Plan Colour	Grey hatched
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Floor, Room	Ground floor, G.07	Location	Engine room pit
Material		Quantity	

Material Assessment		Priority Assessment	
Product Type (1-3)		Occupant Activity (0-3)	
Extent of Damage (0-3)		Likelihood of Disturbance (0-3)	
Surface Treatment (0-3)		Number of Occupants (0-3)	
Asbestos Type (1-3)		Type of Maintenance (0-3)	

Total Risk Assessment Score		Risk Level Posed	
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Accessibility of the Asbestos Containing Material	
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Management Recommendation	Priority
Access and inspect	As soon as practicable

Additional Comments
Unable to remove the metal grid.

Sample Number	34 NA	Floor Plan Colour	Grey hatched
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Floor, Room	External	Location	Canopy void between the hose room and the tower
Material		Quantity	

Material Assessment		Priority Assessment	
Product Type (1-3)		Occupant Activity (0-3)	
Extent of Damage (0-3)		Likelihood of Disturbance (0-3)	
Surface Treatment (0-3)		Number of Occupants (0-3)	
Asbestos Type (1-3)		Type of Maintenance (0-3)	

Total Risk Assessment Score		Risk Level Posed	
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Accessibility of the Asbestos Containing Material	
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Management Recommendation	Priority
Access and inspect	As soon as practicable

Additional Comments
Unable to access the void without causing irreparable damage.

Sample Number	35 NA	Floor Plan Colour	Grey hatched
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Floor, Room	Grond floor, throughout	Location	Ceiling voids, above the timber and plasterboard ceilings
Material		Quantity	

Material Assessment		Priority Assessment	
Product Type (1-3)		Occupant Activity (0-3)	
Extent of Damage (0-3)		Likelihood of Disturbance (0-3)	
Surface Treatment (0-3)		Number of Occupants (0-3)	
Asbestos Type (1-3)		Type of Maintenance (0-3)	

Total Risk Assessment Score		Risk Level Posed	
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Accessibility of the Asbestos Containing Material	
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Management Recommendation	Priority
Access and inspect	As soon as practicable

Additional Comments
Access would have caused unacceptable levels of damage.

7.3 NON-ASBESTOS CONTAINING MATERIALS REGISTER

Non-asbestos containing material(s) information now follows two-fold:

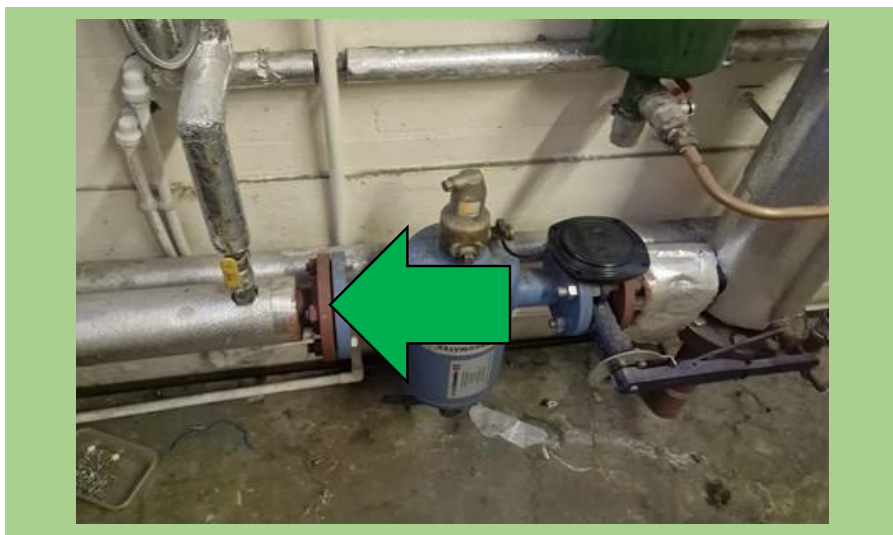
Firstly; a summary table detailing sample numeration, the floor and room(s) in which the non-asbestos containing material has been identified along with the specific location(s) therefrom and the quantity of.

Secondly; individual data sheets which supplement the above information with photography and additional comments as required.

Please note that any articles of concrete, stone, brick, cinder block, mortar, metal, plastic, glass, timber, plywood, chipboard, plasterboard, plaster skim, MMMF or any other material known to be free of asbestos fibres are not normally reported. The presence and location of these non-asbestos containing materials however, is recorded during the inspection. A copy of the correlating notes can be made available upon request.

Sample Number	Floor, Room	Location	Material	Quantity
1	Ground floor, G.01	Pipework flanges	Gaskets	14 units
2	Ground floor, G.01	Small pipework flanges	Gaskets	2 units
5	Ground floor, G.02	Ceiling	Plasterboard	12 sq.m.
6 VI 5	Ground floor, G.03	Ceiling	Plasterboard	6 sq.m.
7 VI 5	Ground floor, G.04 and G.04a	Ceilings	Plasterboard	16 sq.m.
8	Ground floor, G.04a	Walls	Textured coating	14 sq.m.
9	Ground floor, G.05	Floor, beneath the carpet tiles	Screed	14 sq.m.
10	Ground floor, G.10	Coating to the walls	Paper	16 sq.m.
11	Ground floor, G.10	Floor, beneath the carpet tiles	Composite levelling screed	16 sq.m.
12	Ground floor, G11	Ceiling	Plasterboard	16 sq.m.
13	Ground floor, G.12	Adhered to the underside of the sink unit	Bituminous pad	1 unit
14	Ground floor, G.12	Floor, beneath the linoleum	Screed	8 sq.m.
15	Ground floor, G.14	Top of the secondary timber ceiling	Strawboard debris	30 sq.m.
16	Ground floor, G.15	Ceiling, above the suspended ceiling	Textured coating	14 sq.m.
17	Ground floor, G.17	Underside of the roof	Strawboard	450 sq.m.
18	Ground floor, G.21	Panelling behind the metal wall cladding, beneath the window	Fibreboard	3 sq.m.
19	Ground floor, G.21	Floor, beneath the carpet tiles	Composite levelling screed	10 sq.m.
21	Ground floor, G.22	Electrical incomer cable	Bituminous textile	0.2 lin.m.
22	External, tower, RF.01	Flat roof	Core sample	10 sq.m.
23	Ground floor, G.26	Store ceiling and canopy	Cement sheeting	12 sq.m.
24 VI 23	External	Canopy ceiling, hose room/tower	Cement sheeting	6 sq.m.
26	External, roof	Flashing	Bituminous membrane	30 lin.m.
27	External	Flat roof	Core sample	450 sq.m.
28	External	Flat roof	Core sample	450 sq.m.
29	External	Wall mounted electrical junction unit	Mastic	1 unit
30	External	Wall	Mastic residues	0.1 lin.m.
31	External	Damp proof course, low level brickwork	Bituminous membrane	150 lin.m.

Sample Number	1	No Asbestos Detected
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Floor, Room	Ground floor, G.01	Location	Pipework flanges
Material	Gaskets	Quantity	14 units

Sample Number	2	No Asbestos Detected
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Floor, Room	Ground floor, G.01	Location	Small pipework flanges
Material	Gaskets	Quantity	2 units

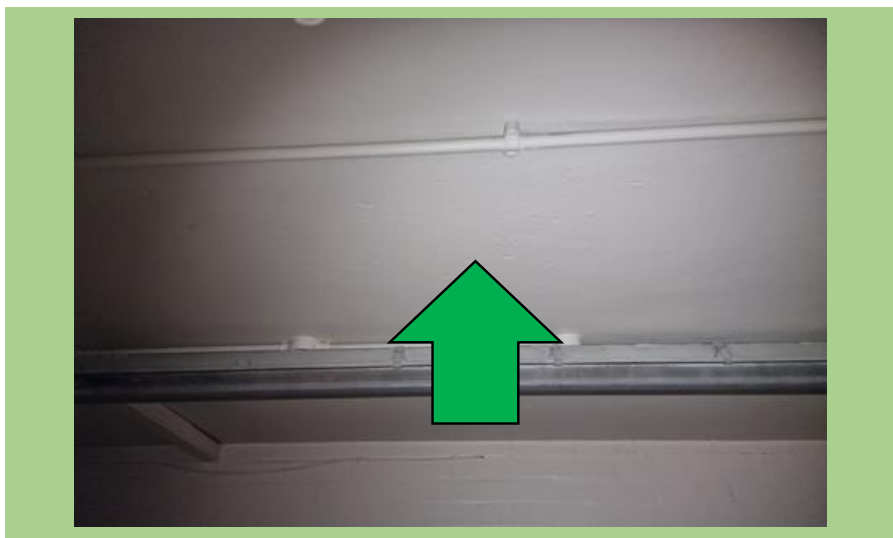
Sample Number	5	No Asbestos Detected
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Floor, Room	Ground floor, G.02	Location	Ceiling
Material	Plasterboard	Quantity	12 sq.m.

This non-asbestos containing material is present throughout the fire station.

Sample Number	6 VI 5	No Asbestos Detected
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Floor, Room	Ground floor, G.03	Location	Ceiling
Material	Plasterboard	Quantity	6 sq.m.

This non-asbestos containing material is present throughout the fire station.

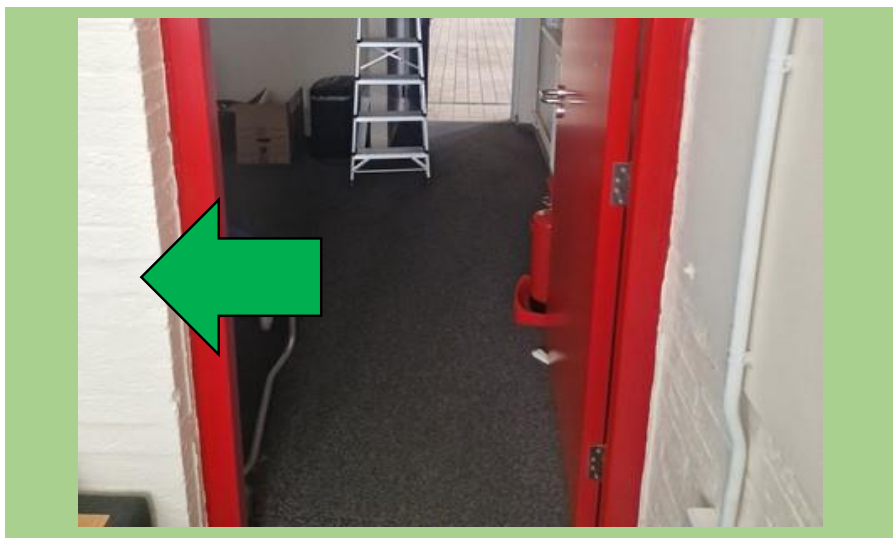
Sample Number	7 VI 5	No Asbestos Detected
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Floor, Room	Ground floor, G.04 and G.04a	Location	Ceilings
Material	Plasterboard	Quantity	16 sq.m.

This non-asbestos containing material is present throughout the fire station.

Sample Number	8	No Asbestos Detected
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Floor, Room	Ground floor, G.04a	Location	Walls
Material	Textured coating	Quantity	14 sq.m.

Sample Number	9	No Asbestos Detected
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Floor, Room	Ground floor, G.05	Location	Floor, beneath the carpet tiles
Material	Screed	Quantity	14 sq.m.

This non-asbestos containing material is present throughout the fire station.

Sample Number	10	No Asbestos Detected
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Floor, Room	Ground floor, G.10	Location	Coating to the walls
Material	Paper	Quantity	16 sq.m.

Sample Number	11	No Asbestos Detected
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Floor, Room	Ground floor, G.10	Location	Floor, beneath the carpet tiles
Material	Composite levelling screed	Quantity	16 sq.m.

Sample Number	12	No Asbestos Detected
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Floor, Room	Ground floor, G11	Location	Ceiling
Material	Plasterboard	Quantity	16 sq.m.

This non-asbestos containing material is present throughout the fire station.

Sample Number	13	No Asbestos Detected
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Floor, Room	Ground floor, G.12	Location	Adhered to the underside of the sink unit
Material	Bituminous pad	Quantity	1 unit

Sample Number	14	No Asbestos Detected
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Floor, Room	Ground floor, G.12	Location	Floor, beneath the linoleum
Material	Screed	Quantity	8 sq.m.

Sample Number	15	No Asbestos Detected
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Floor, Room	Ground floor, G.14	Location	Top of the secondary timber ceiling
Material	Strawboard debris	Quantity	30 sq.m.

Sample Number	16	No Asbestos Detected
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Floor, Room	Ground floor, G.15	Location	Ceiling, above the suspended ceiling
Material	Textured coating	Quantity	14 sq.m.

Sample Number	17	No Asbestos Detected
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Floor, Room	Ground floor, G.17	Location	Underside of the roof
Material	Strawboard	Quantity	450 sq.m.

Sample Number	18	No Asbestos Detected
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Floor, Room	Ground floor, G.21	Location	Panelling behind the metal wall cladding, beneath the window
Material	Fibreboard	Quantity	3 sq.m.

Sample Number	19	No Asbestos Detected
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Floor, Room	Ground floor, G.21	Location	Floor, beneath the carpet tiles
Material	Composite levelling screed	Quantity	10 sq.m.

Sample Number	21	No Asbestos Detected
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Floor, Room	Ground floor, G.22	Location	Electrical incomer cable
Material	Bituminous textile	Quantity	0.2 lin.m.

Sample Number	22	No Asbestos Detected
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Floor, Room	External, tower, RF.01	Location	Flat roof
Material	Core sample	Quantity	10 sq.m.

Sample Number	23	No Asbestos Detected
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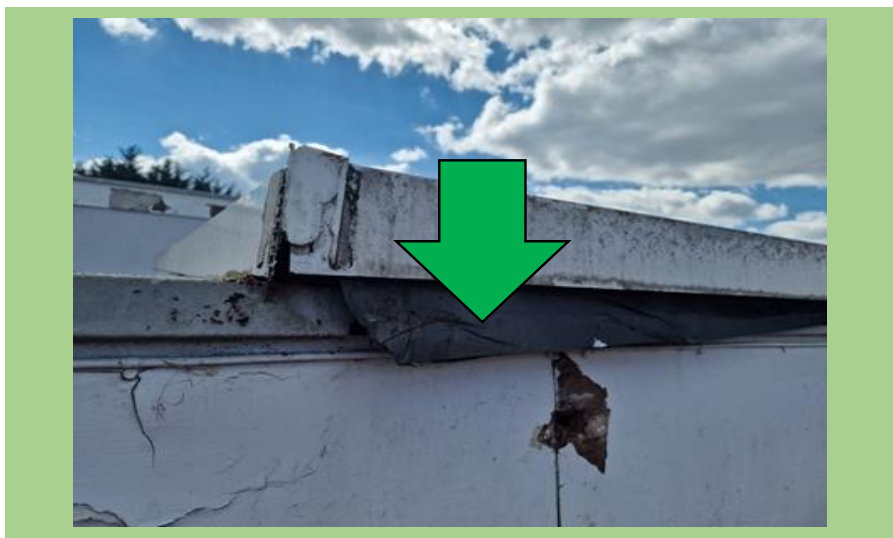
Floor, Room	Ground floor, G.26	Location	Store ceiling and canopy
Material	Cement sheeting	Quantity	12 sq.m.

Sample Number	24 VI 23	No Asbestos Detected
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Floor, Room	External	Location	Canopy ceiling, hose room/tower
Material	Cement sheeting	Quantity	6 sq.m.

Sample Number	26	No Asbestos Detected
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Floor, Room	External, roof	Location	Flashing
Material	Bituminous membrane	Quantity	30 lin.m.

Sample Number	27	No Asbestos Detected
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Floor, Room	External	Location	Flat roof
Material	Core sample	Quantity	450 sq.m.

Sample Number	28	No Asbestos Detected
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Floor, Room	External	Location	Flat roof
Material	Core sample	Quantity	450 sq.m.

Sample Number	29	No Asbestos Detected
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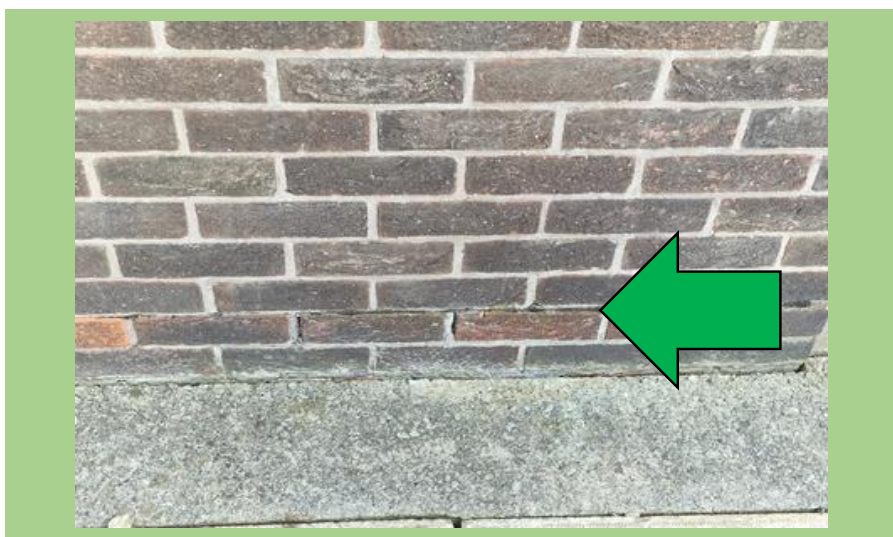
Floor, Room	External	Location	Wall mounted electrical junction unit
Material	Mastic	Quantity	1 unit

Sample Number	30	No Asbestos Detected
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Floor, Room	External	Location	Wall
Material	Mastic residues	Quantity	0.1 lin.m.

Sample Number	31	No Asbestos Detected
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Floor, Room	External	Location	Damp proof course, low level brickwork
Material	Bituminous membrane	Quantity	150 lin.m.

8. RISK ASSESSMENT

Home Counties Asbestos Ltd categorises the risk level of asbestos containing material by combining a material assessment which focuses purely on the material itself, and a priority assessment which focuses on the usual (at the time of the inspection) conditions of the environment in which the asbestos containing material is located.

The combined result of these two assessments then provides a total risk assessment score which in turn dictates whether the asbestos containing material is deemed to pose a very low, low, medium or high risk.

Please find overleaf tables detailing the criteria dictating these risk assessments.

8.1 MATERIAL RISK ASSESSMENT

	Score	Examples
Product Type	1	Asbestos reinforced plastics, composites, resins, mastics, putties, felts, bitumen, floor tiles, textured coatings, cement.
	2	Asbestos insulating board, millboard, textiles, ropes, gaskets, paper and cardboard.
	3	Asbestos loose fill, sprayed coating and insulation.
Extent of Damage	0	Good condition, no visible damage at all, completely sealed or enclosed.
	1	Low damage, a few scratches, surface marks or some visible unsealed areas.
	2	Medium damage, visible cracking or breakage.
	3	High damage resulting in hanging or loose asbestos debris.
Surface Treatment	0	Asbestos reinforced plastics, composites, resins, mastics, felts, floor tiles and linoleum (if not paper backed).
	1	Enclosed sprays and lagging, sealed asbestos insulating board (with exposed face encapsulated or enclosed), encapsulated or enclosed textiles, cement products, textured coatings, completely concealed gaskets.
	2	Exposed or partially exposed asbestos insulating board, exposed textiles, paper, cardboard, encapsulated or enclosed sprayed coatings and insulation, exposed gaskets.
	3	Unsealed sprayed coating and insulation.
Asbestos Type	1	Chrysotile (white) asbestos.
	2	Amosite (brown) asbestos, and asbestiform anthophyllite, tremolite or actinolite.
	3	Crocidolite (blue) asbestos.

8.2 PRIORITY RISK ASSESSMENT

	Score	Examples
Occupant Activity	0	Never or rarely occupied, such as vacant property, risers, plant rooms, structural voids and high level external areas.
	1	Usually occupied, such as offices, kitchens, WCs, stores and stairwells.
	2	Nearly always occupied such as call centres, train stations, shopping malls, distribution warehouses and factories.
	3	Constant occupation.
Likelihood of Disturbance	0	Usually inaccessible, will not be disturbed under normal conditions.
	1	Occasionally likely to be disturbed.
	2	Easily disturbed.
	3	Routinely disturbed.
Number of Occupants	0	No occupants at all.
	1	1-3 occupants.
	2	4-10 occupants.
	3	More than 10 occupants.
Type of Maintenance	0	Unlikely possibility of contact during maintenance or repair works.
	1	Possible contact during maintenance or repair works.
	2	Probable contact resulting in potential movement of the asbestos containing material during maintenance or repair works.
	3	Definite removal required during normal maintenance or repair works, particularly relevant where the asbestos containing material forms a key component.

8.3 TOTAL RISK ASSESSMENT SCORE

Combined Score	Risk Level Posed
0-8	Very Low
9-13	Low
14-19	Medium
20 or more	High

It is very important to understand and acknowledge that the risk assessment completed by Home Counties Asbestos Ltd is representative of the conditions witnessed during the actual inspection.

Site conditions can change at any given moment, as such it is vital that continuous risk assessment is maintained. A single inspection report is not evidence of compliance. Reinspection ought to be completed at least annually by competent persons and the findings of each reinspection must be recorded.

9. SAMPLE AND ASBESTOS LOCATION PLAN(S)

Floor plans now follow depicting all sample locations and also the extent of any confirmed and/or presumed asbestos containing material(s).

Colour Key

Sample Points and Asbestos Locations

		Loose Asbestos, Asbestos Containing Debris
		Sprayed Coating
		Thermal Insulation
		Asbestos Insulating Board, Millboard
		Paper, Bituminous Felt, Compressed/Woven Fibre Gasket
		Textile Products
		Cement Products
		Floor/Roof Tiles, Composites, Bitumen, Textured Coating, Putty, Mastic
		Non-Accessed Areas

All samples containing asbestos, or presumed (P)/strongly presumed (SP) to contain asbestos are indicated with bold italic underlined text - ***Sample x***

All samples not containing asbestos are indicated by standard text - Sample x

Room numbers - B.01, G.01, 1.01, 2.01, ST.01

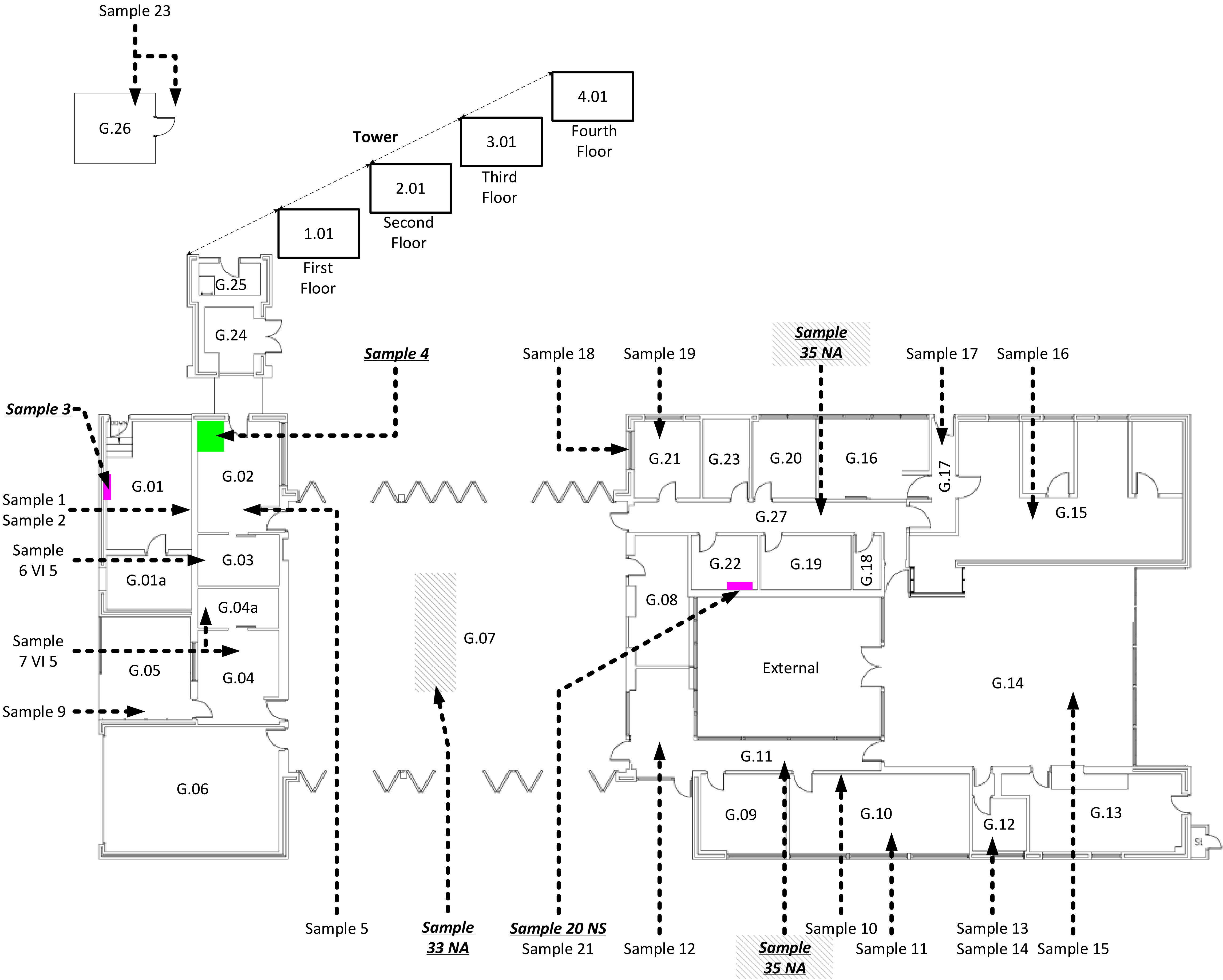
Building: Whitefield Fire Station
Bury New Road
Whitefield
Manchester
M45 7SY

NOT TO SCALE

Date: April 2023

Home Counties Asbestos Ltd
Companies House 11253119
Princess Mary House
4 Bluecoats Avenue
Hertford
Hertfordshire
SG14 1PB

Ground Floor



NS - No sample was taken due to hardness of material, accessibility or health and safety considerations. **VI** - No sample was taken. Visually identical to a material sampled elsewhere.
NA - Area/room not accessed. Asbestos containing materials presumed present within until it has been proven otherwise.

Ground Floor

HCAQMS009-Rev4-150422

Colour Key

Sample Points and Asbestos Locations

		Loose Asbestos, Asbestos Containing Debris
		Sprayed Coating
		Thermal Insulation
		Asbestos Insulating Board, Millboard
		Paper, Bituminous Felt, Compressed/Woven Fibre Gasket
		Textile Products
		Cement Products
		Floor/Roof Tiles, Composites, Bitumen, Textured Coating, Putty, Mastic
		Non-Accessed Areas

All samples containing asbestos, or presumed (P)/strongly presumed (SP) to contain asbestos are indicated with bold italic underlined text - ***Sample x***

All samples not containing asbestos are indicated by standard text - Sample x

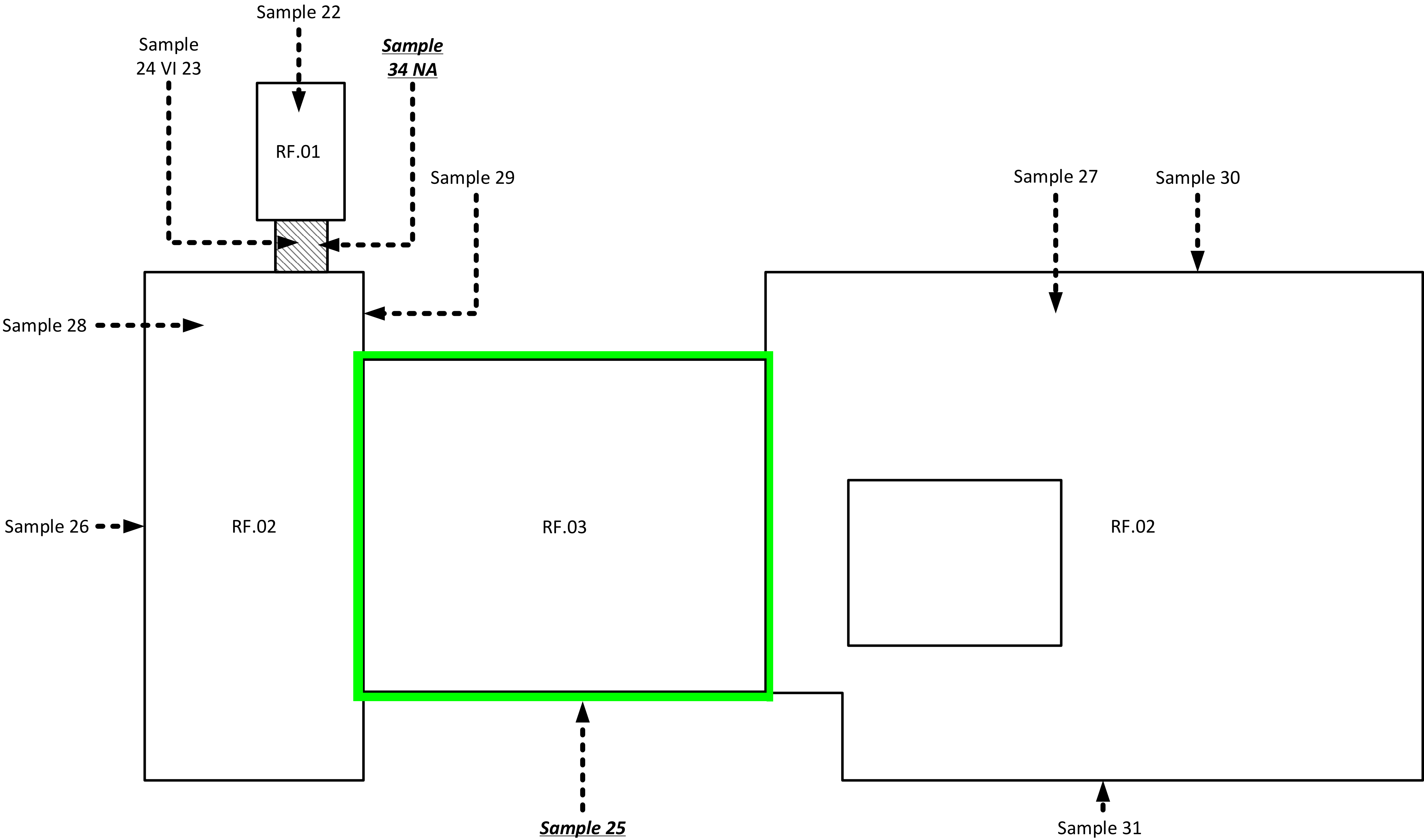
Room numbers - B.01, G.01, 1.01, 2.01, ST.01

Building: Whitefield Fire Station
Bury New Road
Whitefield
Manchester
M45 7SY

Date: April 2023

NOT TO SCALE

Home Counties Asbestos Ltd
Companies House 11253119
Princess Mary House
4 Bluecoats Avenue
Hertford
Hertfordshire
SG14 1PB



10. GENERAL CONSTRUCTION INFORMATION

The following general construction elements were witnessed during the site inspection.

Building element	Witnessed during the site inspection						
Building framework	Metal		Concrete		Timber*	x	Natural stone
External cladding	Brick	x	Block		Concrete		Natural stone
	Timber*		Glass		Render		MMMF insulated
	Foam insulated		Cement system		Metal system		
Roof framework	Metal		Concrete		Timber*	x	Natural stone
Roof structure	Pitched gable		Pitched hipped		Flat	x	Sloping
	Mansard		Barrelled		Domed		
Roof finish	Cement system		Metal system		Natural slate		Artificial 'slate' tile
	Clay tile		Concrete tile		Natural stone		Asphalt
	Bituminous felt	x	Lead		Copper		Shingles
Rooflights/skylights	None		Metal framed		uPVC framed		Timber* framed
	Glass light	x	Plastic light				
Rainwater/plumb ware	Metal	x	Plastic	x	Moulded concrete		Moulded cement
	Timber*						
Windows	Metal framed		uPVC framed	x	Timber* framed		Stone framed
	Single glazed		Double glazed	x	Stained glass		
Internal partitioning	Brick	x	Block		Lathe and plaster		Plasterboard
	Plaster skimmed		Timber*		Fibreboard		Metal
	Glass		Cement sheeting		Insulating board		Ceramic tiles
	Plastic/uPVC						
Internal floor structure	Concrete slab	x	Concrete waffle		Hollow clay blocks		Metal system
	Raised access		Timber*		Natural stone		
Internal floor finishes	Carpet	x	Carpet tiles	x	Floor tiles		Ceramic tiles
	Parquet		Linoleum	x	T&G** flooring		SL*** compound
Internal ceilings	Solid****		Lathe and plaster		Plasterboard	x	Plaster skim
	Timber*	x	Fibreboard		Cement sheeting	x	Insulating board
	Textured coating	x	Polystyrene tiles		Suspended ceilings	x	MMMF tiles
	Plasterboard tiles		Plastic/uPVC				
Insulating materials to services*****	MMMF	x	Pre-formed foam	x	Polystyrene	x	Recycled fibre

*Including all timber derivatives such as plywood, chipboard and MDF.

**Tongue and groove flooring.

***Self-levelling compound, typically seen in warehouses.

****This typically applies where the ceiling is formed by the exposed floor structure of the floor above.

*****All other insulating materials will be sampled.

11. SAMPLE ANALYSIS CERTIFICATION

Sample analysis certification now follows. This has been reproduced in full.

Certificate of Bulk Analysis

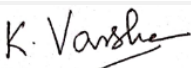
Customer: Home Counties Asbestos Ltd
Customer Address: Princess Mary House,, 4
 Bluecoats Avenue, Hertford, Hertfordshire, SG14
 1PB
Site Address: Whitfield Fire Station, Bury New Road,
 Whitfield
Client Reference: HCA03405

Project Number: P-36518
Samples Received On: 02/05/2023
Samples Taken By: Client
No of Samples: 27
Date of Analysis: 03/05/2023

Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	001	-	Gaskets (compressed)	NAD	Varsha Kamireddy
S002	002	-	Gaskets (compressed)	NAD	Varsha Kamireddy
S003	003	-	Textile	Chrysotile	Varsha Kamireddy
S004	004	-	Insulating Board	Amosite, Chrysotile	Varsha Kamireddy
S005	005	-	Insulating Board	NAD	Varsha Kamireddy
S006	008	-	Textured Coating	NAD	Varsha Kamireddy
S007	009	-	Screed	NAD	Varsha Kamireddy
S008	010	-	Paper Product	NAD	Varsha Kamireddy
S009	011	-	Composite	NAD	Varsha Kamireddy
S010	012	-	Insulating Board	NAD	Varsha Kamireddy
S011	013	-	Pad - Bituminous Product	NAD	Varsha Kamireddy
S012	014	-	Screed	NAD	Varsha Kamireddy
S013	015	-	Stramit Board	NAD	Varsha Kamireddy
S014	016	-	Textured Coating	NAD	Varsha Kamireddy
S015	017	-	Stramit Board	NAD	Varsha Kamireddy
S016	018	-	Fibre Board	NAD	Varsha Kamireddy
S017	019	-	Composite	NAD	Varsha Kamireddy
S018	021	-	Bituminous Textile	NAD	Varsha Kamireddy

Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S019	022	-	Roof Core - Bituminous Product	NAD	Varsha Kamireddy
S020	023	-	Cement Product	NAD	Varsha Kamireddy
S021	025	-	Insulating Board	Amosite, Chrysotile	Varsha Kamireddy
S022	026	-	Membrane - Bituminous Product	NAD	Varsha Kamireddy
S023	027	-	Roof Core - Bituminous Product	NAD	Varsha Kamireddy
S024	028	-	Roof Core - Bituminous Product	NAD	Varsha Kamireddy
S025	029	-	Mastic	NAD	Varsha Kamireddy
S026	030	-	Mastic	NAD	Varsha Kamireddy
S027	031	-	Bituminous Product	NAD	Varsha Kamireddy

Key: NAD = No Asbestos Detected

Authorised Signatory:		Name / Position:	Varsha Kamireddy/Deputy Quality Manager	Date of Issue:	03/05/2023
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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.



HOME COUNTIES ASBESTOS

QUALITY - SIMPLICITY - COMPLIANCE

Services Provided by Home Counties Asbestos Ltd:

Asbestos Reinspections
Asbestos Management Surveys
Asbestos Refurbishment Surveys
Asbestos Demolition Surveys
Asbestos Management Plans
Ad Hoc Asbestos Sampling
Ad Hoc Asbestos Consultancy
Asbestos Awareness Training
Asbestos Remediation Project Coordination
Asbestos Air Testing in Partnership with UKAS Accredited Analysis Bodies
Asbestos Removal in Partnership with HSE Licensed Asbestos Removal Contractors
Non-Licensed Asbestos Removal
Lead in Paint Surveys

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South 0333 577 8189

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