

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

Lead Surveyor:
Assistant Surveyor(s):

Date of Survey(s):
Report Reference:
Date Report Issued:
Purpose of Survey:
(Refer to Section 2.2 of
this report for clarification)

I. Linfoot
D. Mills
P. Keeling
8th & 9th March 2022
CH.22.3.590.LW
20th March 2022

Management	-
Refurbishment	X
Demolition	-

Report on Survey of Asbestos Materials at

Radcliffe Market Hall

11 Blackburn Street
Radcliffe
Manchester
M26 1PN



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): I. Linfoot

Position: Lead Surveyor

Date: 20th March 2022

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): I. Linfoot

Position: Senior Surveyor / Authorised Signatory

Date: 20th March 2022

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	Condition	Recommendation
22/3/B/9/IL22	G.02 - Market Hall Circulation Area - High level perimeter wall	Corrugated cement wall sheets	Fair	Manage & Review
22/3/B/8/IL2 22/3/B/8/IL3	B.01 - Basement Area 1 - Plant Corridor - Gas Boiler	Woven gaskets to boiler hatches Woven jointing gaskets to gas boiler joints / sections	Fair Fair	Manage & Review OR Remove & Dispose
22/3/B/8/IL4	B.01 - Basement Area 1 - Plant Corridor - Ceiling	Localised cement shuttering to ceiling	Fair	Manage & Review
22/3/B/8/IL5	B.01 - Basement Area 1 - Plant Corridor - Wall	Residual insulation to wall	Poor	Remove & Dispose
22/3/B/8/IL6 22/3/B/8/IL7	B.01 - Basement Area 1 - Plant Corridor - Flue	Cement flue pipe Woven gaskets / seals to flue joints / sections	Fair Fair	Manage & Review
22/3/B/8/IL8	B.01 - Basement Area 1 - Plant Corridor - Pipework	Pipework flange gaskets	Fair	Manage & Review
22/3/B/9/IL12 22/3/B/9/IL13	B.01 - Basement Area 1 - Old Boiler Room - Redundant boiler Old Boiler Room - Wall	Residuals & debris to redundant boiler Residual insulation to wall	Poor Poor	Remove & Dispose
No Sample	B.01 - Basement Area 1 - Old Boiler Room - Boiler / flue joint	Flange gasket	Fair	Manage & Review OR Remove & Dispose
22/3/B/9/IL18	B.02 - Basement Area 2 - Walk-in Fridge	Internal wall & roof linings	Fair	Manage & Review

Notes:

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

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

1.2.2 Areas Not Accessed During Survey

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

Location/Item	Reason for non-access	Client Agreed (Y/N)
It is considered that all areas have been adequately accessed within the remit of these localised survey works.		

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

1.2.3 Electrical Services

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

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

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

2.0 INTRODUCTION

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

Radcliffe Market Hall - 11 Blackburn Street, Radcliffe, Manchester, M26 1PN.

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	Localised to client specified areas within Ground Floor Level of the Building (Refer to Section 7.1 - Site Plans). Plus, throughout the Basement Level of the Building.
Demolition	Not Requested
Client has instructed APEC to produce an Amalgamated Report (See 2.5)	
NA	
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. 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 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 can not 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 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 included 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 Ground floor level indoor market with all associated amenities & facilities plus additional basement level.

4.2 Building or Premises Structure

i) Externally:

Outside the scope of investigation.

ii) Internally:

Walls and Partitions - Localised asbestos containing corrugated cement sheets / Solid / Plaster / Partition / Brick / Block / Timber.

Riser panels - Timber.

Ceilings - Plaster / Concrete.

Textured Coatings - None present.

Ceiling voids - Accessed.

Loft spaces - None present.

Fire breaks and Cladding - Insulating board 'Vicucalad' cladding to localised structural steelwork.

Floors and Coverings - Concrete / Vinyl Floor Coverings.

Floor ducts - None present.

Doors (& Panels) - Timber / Metal.

Windows - Plastic / Timber.

Windowsills - Solid.

Other Information - Localised asbestos cement shuttering panel.

4.3 **Mechanical Services**

Boiler / Heating - Redundant gas fed boiler plus redundant Wishbone boiler present.

Asbestos containing woven gaskets & seals present.

Calorifiers - None Present.

Pipework - Un-lagged.

Residuals and Debris - Asbestos containing residuals present to localised walls & surfaces.

Gaskets - Presumed localised asbestos containing CAF gaskets present.

Fuel / Water tanks - None Present.

Flues - Metal / Localised asbestos cement.

Floor Ducts - None Present.

WC facilities - Ceramic.

Sink units - Metal.

Bath panel - None present.

Ventilation ducts - None Present.

Fridges - Asbestos cement lining panels to 1 No. Industrial Walk-in Fridge.

Friction linings - None Present.

Other Information - None noted.

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

Fuse and switch boxes - Modern.

Light units - Modern.

Electrical equipment - Modern.

Other Information - None noted.

5.0 SURVEY RESULTS

Site: Radcliffe Market Hall - 11 Blackburn Street, Radcliffe, Manchester, M26 1PN.

Surveyors: I. Linfoot / D. Mills / P. Keeling

Date of survey: 8th & 9th March 2022

Notes (Refer to table headings):-

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

5.1 Asbestos Register

Location (refer to plan)	Survey Type ¹	Material Description	Sample Numbers	Asbestos Type ²	Analysis level ³	Quantity ⁴	Access ⁵	Condition	Risk Assessment Scores ⁶					Re-inspection Period ⁷
									M	D	S	A	Total	
G.01 Entrance Lobby	RS	Ceiling void - Fibreboard roof lining boards	22/3/B/9/IL21	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other Information - No other suspect ACMs identified during survey of this area.												
G.02 Market Hall Circulation Area	RS	High level perimeter wall - Corrugated cement wall sheets	22/3/B/9/IL22	Chrysotile	C	30m ²	Medium	Fair	1	1	1	1	4	Refer to Section 5.2
		Ceiling - Fibreboard roof lining boards	Refer to Sample 22/3/B/9/IL21	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Other Information - Fibreboard roof lining boards. No other suspect ACMs identified during survey of this area.												
G.03 Corridor	RS	Rainwater gutter - Mastic seal to joints	22/3/B/9/IL23	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Ceiling - Fibreboard roof lining boards	Refer to Sample 22/3/B/9/IL21	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Other Information - Timber panels above doorway to external courtyard. Ceiling is underside of corrugated metal roof sheets. Localised fibreboard ceiling boards. No other suspect ACMs identified during survey of this area.												

5.0 SURVEY RESULTS

Site: Radcliffe Market Hall - 11 Blackburn Street, Radcliffe, Manchester, M26 1PN.

Surveyors: I. Linfoot / D. Mills / P. Keeling

Date of survey: 8th & 9th March 2022

5.1 Asbestos Register

Location (refer to plan)	Survey Type ¹	Material Description	Sample Numbers	Asbestos Type ²	Analysis level ³	Quantity ⁴	Access ⁵	Condition	Risk Assessment Scores ⁶					Re-inspection Period ⁷
									M	D	S	A	Total	
G.04 External Courtyard	RS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Timber wall panels to Corridor. Underside of corrugated metal roof sheets. No other suspect ACMs identified during survey of this area.												
G.05 Externally Accessed Store	RS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Timber ceiling. No other suspect ACMs identified during survey of this area.												
G.06 Utility / Store Room & Stairwell to Basement	RS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Underside of profile metal roof sheets. No other suspect ACMs identified during survey of this area.												
G.07 Female Toilets	RS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Suspended ceiling with plasterboard tiles. Ceramic cisterns. No other suspect ACMs identified during survey of this area.												
G.08 Male Toilets	RS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Suspended ceiling with plasterboard tiles. Ceramic cisterns. Timber riser panels. No other suspect ACMs identified during survey of this area.												

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Site: Radcliffe Market Hall - 11 Blackburn Street, Radcliffe, Manchester, M26 1PN.

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5.1 Asbestos Register

Location (refer to plan)	Survey Type ¹	Material Description	Sample Numbers	Asbestos Type ²	Analysis level ³	Quantity ⁴	Access ⁵	Condition	Risk Assessment Scores ⁶					Re-inspection Period ⁷
									M	D	S	A	Total	
G.09 Communal Area	RS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Timber panels above window. Fibreboard upstand around timber frame / wall. No other suspect ACMs identified during survey of this area.												
G.10 Market Stalls / Units	RS	Not Accessed	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - No access. Outside agreed Scope of Works												
G.11 Corridor	RS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Suspended ceiling with mineralite tiles. No other suspect ACMs identified during survey of this area.												
G.12 Store (Plus Basement Access)	RS	No visible suspect asbestos containing materials identified.	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Underside of modern profile roof sheets. Modern electrics. No other suspect ACMs identified during survey of this area.												

5.0 SURVEY RESULTS

Site: Radcliffe Market Hall - 11 Blackburn Street, Radcliffe, Manchester, M26 1PN.

Surveyors: I. Linfoot / D. Mills / P. Keeling

Date of survey: 8th & 9th March 2022

5.1 Asbestos Register

Location (refer to plan)	Survey Type ¹	Material Description	Sample Numbers	Asbestos Type ²	Analysis level ³	Quantity ⁴	Access ⁵	Condition	Risk Assessment Scores ⁶					Re-inspection Period ⁷
									M	D	S	A	Total	
B.01 Basement Area 1	RS	Plant Corridor - Gas Boiler - Woven gasket & mastic seal to gas boiler / metal flue joint	22/3/B/8/IL1	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Plant Corridor - Gas Boiler - Woven gaskets to boiler hatches	22/3/B/8/IL2	Chrysotile	C	Strongly presumed throughout boiler	Medium	Fair	2	1	1	1	5	Refer to Section 5.2
		Plant Corridor - Gas Boiler - Woven jointing gaskets to gas boiler joints / sections	22/3/B/8/IL3	Chrysotile	C	Strongly presumed throughout boiler	Low	Fair	2	1	1	1	5	Refer to Section 5.2
		Plant Corridor - Ceiling - Localised cement shuttering to ceiling	22/3/B/8/IL4	Chrysotile	C	<1m ²	Medium	Fair	1	1	1	1	4	Refer to Section 5.2
		Plant Corridor - Wall - Residual insulation to wall	22/3/B/8/IL5	Crocidolite Chrysotile	C	Localised to wall behind gas boiler. Area approx 15m ²	High	Poor	3	3	3	3	12	Refer to Section 5.2
		Plant Corridor - Flue - Cement flue pipe	22/3/B/8/IL6	Chrysotile	C	<1.5m	Medium	Fair	1	1	1	1	4	Refer to Section 5.2
		Plant Corridor - Flue - Woven gaskets / seals to flue joints / sections	22/3/B/8/IL7	Chrysotile	C	Strongly presumed throughout flue pipe	Low	Fair	2	1	1	1	5	Refer to Section 5.2
		Other Information - Further suspect ACMs identified during survey of this area continue on following page.												

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5.1 Asbestos Register

Location (refer to plan)	Survey Type ¹	Material Description	Sample Numbers	Asbestos Type ²	Analysis level ³	Quantity ⁴	Access ⁵	Condition	Risk Assessment Scores ⁶					Re-inspection Period ⁷
									M	D	S	A	Total	
B.01 Basement Area 1	RS	Plant Corridor - Pipework - Pipework flange gaskets	22/3/B/8/IL8	Chrysotile	C	Strongly presumed throughout	Low	Fair	2	1	1	1	5	Refer to Section 5.2
		Store - Floor - Bitumen adhesive to parquet flooring	22/3/B/8/IL9	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Large Store - Structural steelwork - Insulating board cladding to columns & beams (Vicucad)	22/3/B/8/IL10	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Store - Pipework - Mastic sealant to pipework flanges	22/3/B/8/IL11	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Old Boiler Room - Redundant boiler - Residuals & debris to redundant boiler	22/3/B/9/IL12	Amosite Chrysotile	C	Strongly presumed throughout boiler	High	Poor	3	3	3	2	11	Refer to Section 5.2
		Old Boiler Room - Wall - Residual insulation to wall	22/3/B/9/IL13	Amosite Chrysotile	C	Strongly presumed throughout wall rear of boiler. Area approx 12m ²	High	Poor	3	3	3	2	11	Refer to Section 5.2
		Old Boiler Room - Boiler / flue joint - Flange gasket	No Sample	Chrysotile	P	Localised	Low	Fair	2	1	1	1	5	Refer to Section 5.2
		Old Boiler Room - Redundant metal flue pipe - Residuals to flue pipe	22/3/B/9/IL14	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other Information - Further suspect ACMs identified during survey of this area continue on following page.												

5.0 SURVEY RESULTS

Site: Radcliffe Market Hall - 11 Blackburn Street, Radcliffe, Manchester, M26 1PN.

Surveyors: I. Linfoot / D. Mills / P. Keeling

Date of survey: 8th & 9th March 2022

5.1 Asbestos Register

Location (refer to plan)	Survey Type ¹	Material Description	Sample Numbers	Asbestos Type ²	Analysis level ³	Quantity ⁴	Access ⁵	Condition	Risk Assessment Scores ⁶					Re-inspection Period ⁷
									M	D	S	A	Total	
B.01 Basement Area 1	RS	Basement Shelter - Ducting - Organic ducting panels	22/3/B/9/IL15	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Basement Shelter - Floor & Surfaces - Residual bitumen & debris	22/3/B/9/IL16	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Large Store - Pipework - Mastic sealant to pipework flanges	Refer to Sample 22/3/B/8/IL11	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Basement Shelter - Ceiling penetrations - Residual bitumen	Refer to Sample 22/3/B/9/IL16	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Other Information - Evidence of historical asbestos removal works within Old Boiler Room. Evidence that Basement level of the building has suffered from flooding historically. Walls throughout both the basement Plant Corridor and the Old Boiler Room are heavily pitted & corroded presumably from water egress / flooding. No other suspect ACMs identified during survey of this area.												
B.02 Basement Area 2	RS	Office - Floor - Vinyl floor covering & paper backing	22/3/B/9/IL17	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Walk-in Fridge - Internal wall & roof linings	22/3/B/9/IL18	Chrysotile	C	1 Unit. Approx 24m ²	High	Fair	1	1	1	1	4	Refer to Section 5.2
		Basement Store - Electric Cable - Woven insulation to redundant cable	22/3/B/9/IL19	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Basement Circulation - Wall penetration - Thermoplastic & Composite linings	22/3/B/9/IL20	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other Information - No other suspect ACMs identified during survey of this area.												

5.2 RECOMMENDATIONS

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

- Location:** G.02 Market Hall Circulation Area - High level perimeter wall.
- Items & Content:** Corrugated cement wall sheets containing Chrysotile.
Sample No: 22/3/B/9/IL22.
- Condition:** Fair.
- Recommendation:** These materials are in a fair condition and are unlikely to generate airborne asbestos fibre during normal occupation, provided that they remain undisturbed.
We would recommend that these materials are either removed completely, or, if they are to remain in-situ they should be labelled for identification purposes, managed and periodically re-inspected on a regular basis as required by The Control of Asbestos Regulations 2012.
These materials should remain undisturbed and any future remedial or removal works undertaken by either a licensed asbestos removal contractor, or suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.
If these materials are likely to be disturbed during the proposed refurbishment works then they should be removed and disposed of prior to these works commencing by either a licensed asbestos removal contractor, or suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.
- Location:** B.01 Basement Area 1 - Plant Corridor - Gas Boiler.
- Items & Content:** Woven gaskets to boiler hatches containing Chrysotile.
Sample No: 22/3/B/8/IL2.
- Condition:** Fair.
- Recommendation:** These materials are in a fair condition and whilst are unlikely to generate airborne asbestos fibre during normal occupation, provided that they remain undisturbed, could generate airborne asbestos fibre if they are disturbed.
We would recommend that these materials are either removed completely, or, if they are to remain in situ, then they should be labelled for identification purposes, managed and periodically re-inspected on a regular basis as required by The Control of Asbestos Regulations 2012.
These materials should remain undisturbed and any future remedial or removal works undertaken by either a licensed asbestos removal contractor, or suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.
If these materials are likely to be disturbed during the proposed refurbishment works then they should be removed and disposed of prior to these works commencing by either a licensed asbestos removal contractor, or suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.

Further Recommendations continued on following page.

Location: B.01 Basement Area 1 - Plant Corridor - Gas Boiler.

Items & Content: Woven jointing gaskets to gas boiler joints / sections containing Chrysotile.
Sample No: 22/3/B/8/IL3.

Condition: Fair.

Recommendation: These materials are in a fair condition and whilst are unlikely to generate airborne asbestos fibre during normal occupation, provided that they remain undisturbed, could generate airborne asbestos fibre if they are disturbed.
We would recommend that these materials are either removed completely, or, if they are to remain in situ, then they should be labelled for identification purposes, managed and periodically re-inspected on a regular basis as required by The Control of Asbestos Regulations 2012.
These materials should remain undisturbed and any future remedial or removal works undertaken by either a licensed asbestos removal contractor, or suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.
If these materials are likely to be disturbed during the proposed refurbishment works then they should be removed and disposed of prior to these works commencing by either a licensed asbestos removal contractor, or suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.

Location: B.01 Basement Area 1 - Plant Corridor - Ceiling

Items & Content: Localised cement shuttering to ceiling containing Chrysotile
Sample No: 22/3/B/8/IL4

Condition: Fair

Recommendation: These materials are in a fair condition and are unlikely to generate airborne asbestos fibre during normal occupation, provided that they remain undisturbed.
We would recommend that these materials are either removed completely, or, if they are to remain in-situ they should be labelled for identification purposes, managed and periodically re-inspected on a regular basis as required by The Control of Asbestos Regulations 2012.
These materials should remain undisturbed and any future remedial or removal works undertaken by either a licensed asbestos removal contractor, or suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.
If these materials are likely to be disturbed during the proposed refurbishment works then they should be removed and disposed of prior to these works commencing by either a licensed asbestos removal contractor, or suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.

Further Recommendations continued on following page.

- Location:** B.01 Basement Area 1 - Plant Corridor – Wall.
- Items & Content:** Residual insulation to wall containing Crocidolite & Chrysotile.
Sample No: 22/3/B/8/IL5.
- Condition:** Poor.
- Recommendation:** These materials are in a poor condition and therefore could generate airborne asbestos fibre if disturbed.
We would recommend that these materials remain undisturbed and that access to this localised area is restricted to suitably trained and equipped personnel only.
We would also recommend that these materials are programmed for removal, at the earliest possible opportunity, by a licensed asbestos removal contractor only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.
Notification may be required to The Health and Safety Executive (via an ASB5 Notification Form) prior to any works being carried out to these materials.
-
- Location:** B.01 Basement Area 1 - Plant Corridor – Flue.
- Items & Content:** Cement flue pipe containing Chrysotile.
Sample No: 22/3/B/8/IL6.
- Condition:** Fair.
- Recommendation:** These materials are in a fair condition and are unlikely to generate airborne asbestos fibre during normal occupation, provided that they remain undisturbed.
We would recommend that these materials are either removed completely, or, if they are to remain in-situ they should be labelled for identification purposes, managed and periodically re-inspected on a regular basis as required by The Control of Asbestos Regulations 2012.
These materials should remain undisturbed and any future remedial or removal works undertaken by either a licensed asbestos removal contractor, or suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.
If these materials are likely to be disturbed during the proposed refurbishment works then they should be removed and disposed of prior to these works commencing by either a licensed asbestos removal contractor, or suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.

Location: B.01 Basement Area 1 - Plant Corridor – Flue.

Items & Content: Woven gaskets / seals to flue joints / sections containing Chrysotile.
Sample No: 22/3/B/8/IL7.

Condition: Fair.

Recommendation: These materials are in a fair condition and are unlikely to generate airborne asbestos fibre during normal occupation, provided that they remain undisturbed.
We would recommend that these materials are either removed completely, or, if they are to remain in-situ they should be labelled for identification purposes, managed and periodically re-inspected on a regular basis as required by The Control of Asbestos Regulations 2012.
These materials should remain undisturbed and any future remedial or removal works undertaken by either a licensed asbestos removal contractor, or suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.
If these materials are likely to be disturbed during the proposed refurbishment works then they should be removed and disposed of prior to these works commencing by either a licensed asbestos removal contractor, or suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.

Location: B.01 Basement Area 1 - Plant Corridor – Pipework.

Items & Content: Pipework flange gaskets containing Chrysotile.
Sample No: 22/3/B/8/IL8.

Condition: Fair.

Recommendation: These materials are in a fair condition and whilst are unlikely to generate airborne asbestos fibre during normal occupation, provided that they remain undisturbed, could generate airborne asbestos fibre if they are disturbed.
We would recommend that these materials are either removed completely, or, if they are to remain in situ, then they should be labelled for identification purposes, managed and periodically re-inspected on a regular basis as required by The Control of Asbestos Regulations 2012.
These materials should remain undisturbed and any future remedial or removal works undertaken by either a licensed asbestos removal contractor, or suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.
If these materials are likely to be disturbed during the proposed refurbishment works then they should be removed and disposed of prior to these works commencing by either a licensed asbestos removal contractor, or suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.

Further Recommendations continued on following page.

Location: B.01 Basement Area 1 - Old Boiler Room - Redundant boiler.

Items & Content: Residuals & debris to redundant boiler containing Amosite & Chrysotile.
Sample No: 22/3/B/9/IL12.

Condition: Very Poor.

Recommendation: These materials are in a poor condition and therefore could generate airborne asbestos fibre if disturbed.
We would recommend that these materials remain undisturbed and that access to this localised area is restricted to suitably trained and equipped personnel only.
We would also recommend that these materials are programmed for removal, at the earliest possible opportunity, by a licensed asbestos removal contractor only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.
Notification may be required to The Health and Safety Executive (via an ASB5 Notification Form) prior to any works being carried out to these materials.

Location: B.01 Basement Area 1 - Old Boiler Room – Wall.

Items & Content: Residual insulation to wall containing Amosite & Chrysotile.
Sample No: 22/3/B/9/IL13.

Condition: Very Poor.

Recommendation: These materials are in a poor condition and therefore could generate airborne asbestos fibre if disturbed.
We would recommend that these materials remain undisturbed and that access to this localised area is restricted to suitably trained and equipped personnel only.
We would also recommend that these materials are programmed for removal, at the earliest possible opportunity, by a licensed asbestos removal contractor only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.
Notification may be required to The Health and Safety Executive (via an ASB5 Notification Form) prior to any works being carried out to these materials.

Further Recommendations continued on following page.

Location: B.01 Basement Area 1 - Old Boiler Room - Boiler / flue joint.

Items & Content: Flange gasket presumed to contain Chrysotile (Presumed).
No Sample Taken - Presumed.

Condition: Fair.

Recommendation: These materials are in a fair condition and whilst are unlikely to generate airborne asbestos fibre during normal occupation, provided that they remain undisturbed, could generate airborne asbestos fibre if they are disturbed.
We would recommend that these materials are either removed completely, or, if they are to remain in situ, then they should be labelled for identification purposes, managed and periodically re-inspected on a regular basis as required by The Control of Asbestos Regulations 2012.
These materials should remain undisturbed and any future remedial or removal works undertaken by either a licensed asbestos removal contractor, or suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.
If these materials are likely to be disturbed during the proposed refurbishment works then they should be removed and disposed of prior to these works commencing by either a licensed asbestos removal contractor, or suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.

Location: B.02 Basement Area 2 - Walk-in Fridge.

Items & Content: Internal wall & roof linings containing Chrysotile.
Sample No: 22/3/B/9/IL18.

Condition: Fair.

Recommendation: These materials are in a fair condition and are unlikely to generate airborne asbestos fibre during normal occupation, provided that they remain undisturbed.
We would recommend that these materials are either removed completely, or, if they are to remain in-situ they should be labelled for identification purposes, managed and periodically re-inspected on a regular basis as required by The Control of Asbestos Regulations 2012.
These materials should remain undisturbed and any future remedial or removal works undertaken by either a licensed asbestos removal contractor, or suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.
If these materials are likely to be disturbed during the proposed refurbishment works then they should be removed and disposed of prior to these works commencing by either a licensed asbestos removal contractor, or suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012.

Further Recommendations continued on following page.

Additional Recommendations

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

6.0 RISK ASSESSMENTS AND PRIORITISATION SYSTEM

6.1 Material Risk Assessment

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

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

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

6.2 Priority Assessment

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

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

6.3 Materials Risk Assessment for Demolition Surveys

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

7.0 Site Plans and Photographs

7.1 Site plans (With asbestos sample and material locations)

7.2 Photographs

Report Ref: CH.22.3.589.LW

Site Address:

Radcliffe Market Hall
11 Blackburn Street
Radcliffe
Manchester
M26 1PN

Location Reference: Basement

Room Number / Location

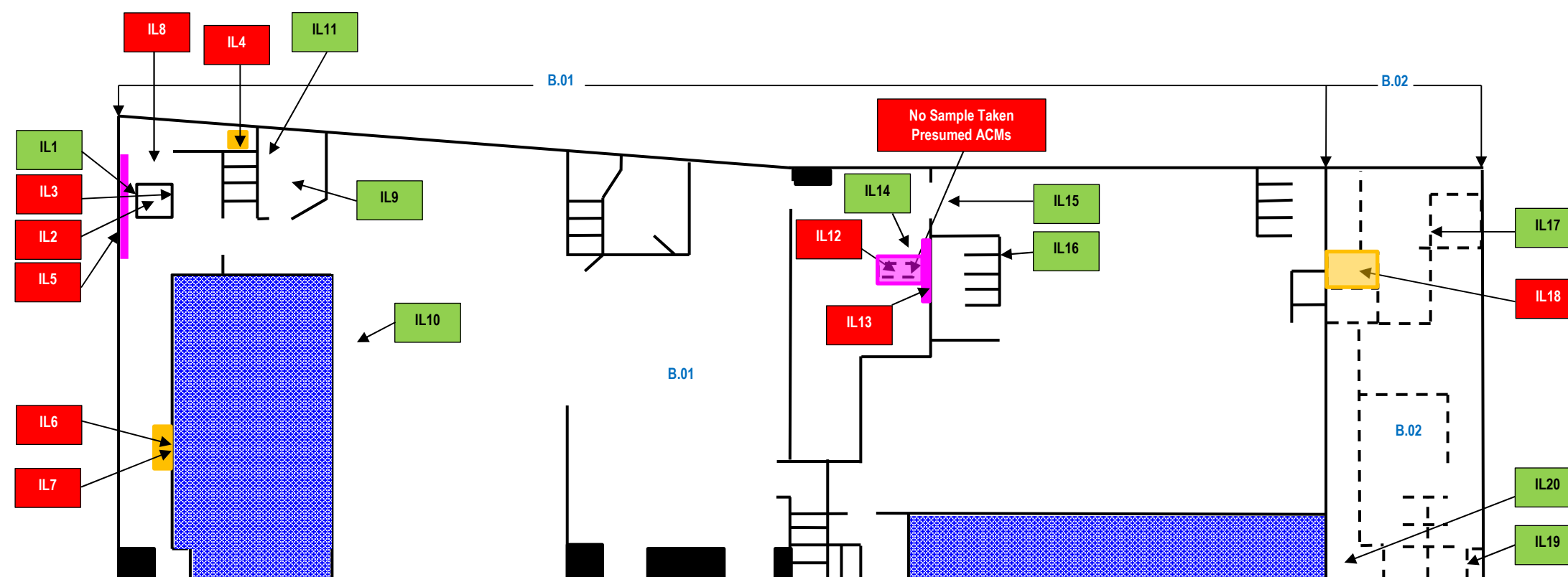
Asbestos Containing Samples

None Asbestos Containing Samples

Areas Not Accessed / Outside Scope of Works

Asbestos insulation residuals & debris

Asbestos cement materials



Additional Information:

Please Note: All sample location points are identified on these site plans. In addition, some extra 'Same as / Referred' materials are also identified; however it is not practical to identify ALL known ACMs on this plan.

Please refer to Section 5.1 – Asbestos Register for confirmation of all identified ACMs within individual areas / locations.

Report Ref: CH.22.3.589.LW

Site Address:

Radcliffe Market Hall
11 Blackburn Street
Radcliffe
Manchester
M26 1PN

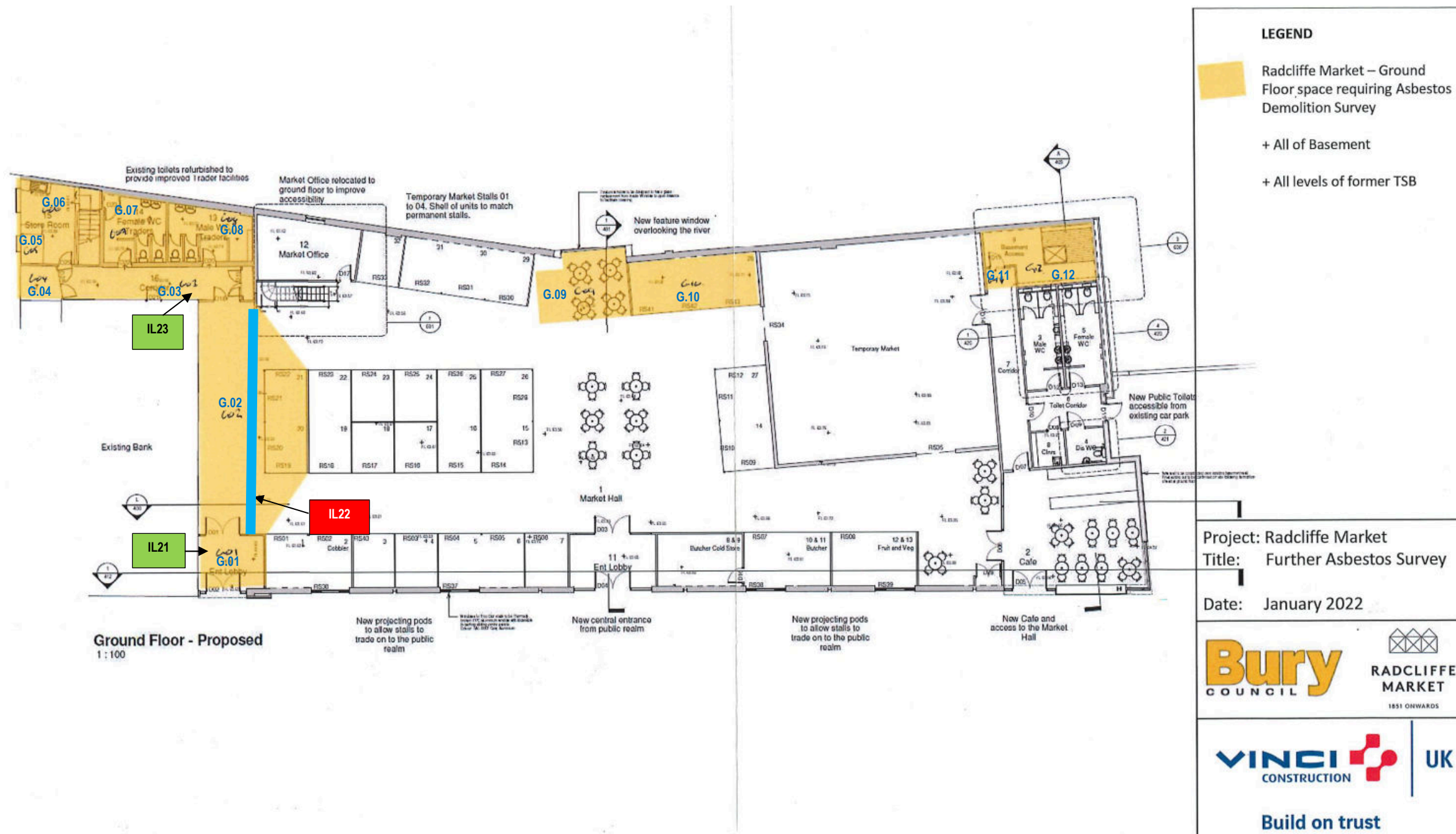
Location Reference: First Floor

Room Number / Location

Asbestos Containing Samples

None Asbestos Containing Samples

Asbestos cement materials



Project: Radcliffe Market
Title: Further Asbestos Survey
Date: January 2022



Additional Information:

Please Note: All sample location points are identified on these site plans. In addition, some extra 'Same as / Referred' materials are also identified; however it is not practical to identify ALL known ACMs on this plan. Please refer to Section 5.1 – Asbestos Register for confirmation of all identified ACMs within individual areas / locations.

7.2 Photographs



Sample No: 22/3/B/9/IL21.
G.01 Entrance Lobby - Ceiling void.
Fibreboard roof lining boards.
No Asbestos Detected.



Sample No: 22/3/B/9/IL22.
G.02 Market Hall Circulation Area - High level
perimeter wall.
Corrugated cement wall sheets containing:
Chrysotile.



Refer to Sample 22/3/B/9/IL21.
G.02 Market Hall Circulation Area – Ceiling.
Fibreboard roof lining boards.
No Asbestos Detected.



Sample No: 22/3/B/9/IL23.
G.03 Corridor - Rainwater gutter.
Mastic seal to joints.
No Asbestos Detected.



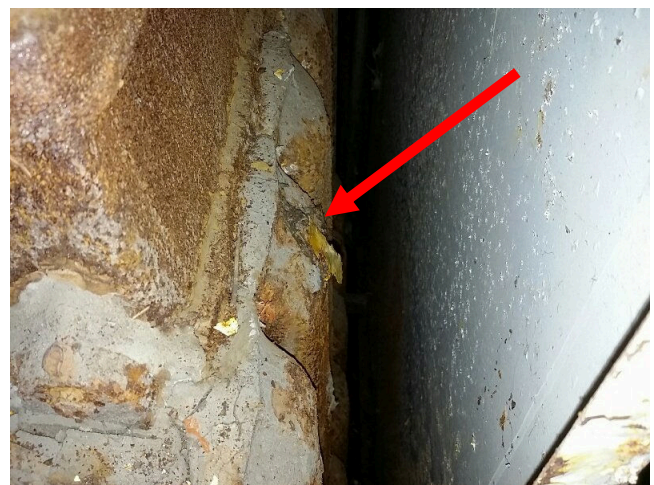
Refer to Sample 22/3/B/9/IL21.
G.03 Corridor – Ceiling.
Fibreboard roof lining boards.
No Asbestos Detected.



Sample No: 22/3/B/8/IL1.
B.01 Basement Area 1 - Plant Corridor - Gas Boiler.
Woven gasket & mastic seal to gas boiler / metal flue joint.
No Asbestos Detected



Sample No: 22/3/B/8/IL2.
B.01 Basement Area 1 - Plant Corridor - Gas Boiler.
Woven gaskets to boiler hatches containing:
Chrysotile.



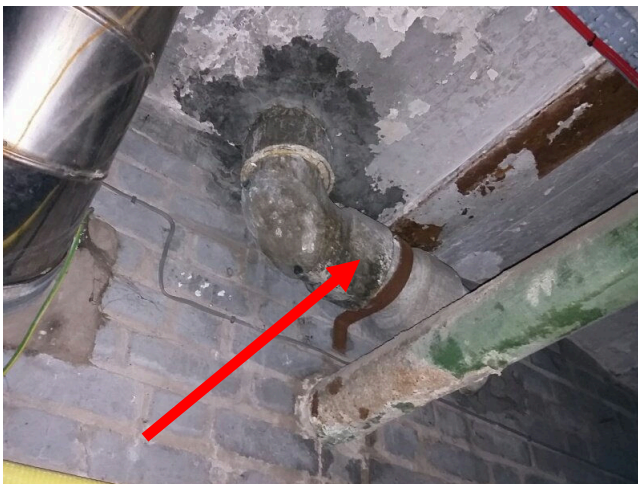
Sample No: 22/3/B/8/IL3.
B.01 Basement Area 1 - Plant Corridor - Gas Boiler.
Woven jointing gaskets to gas boiler joints / sections containing:
Chrysotile.



Sample No: 22/3/B/8/IL4.
B.01 Basement Area 1 - Plant Corridor – Ceiling.
Localised cement shuttering to ceiling containing:
Chrysotile.



Sample No: 22/3/B/8/IL5.
B.01 Basement Area 1 - Plant Corridor – Wall.
Residual insulation to wall containing:
Crocidolite & Chrysotile.



Sample No: 22/3/B/8/IL6.
B.01 Basement Area 1 - Plant Corridor – Flue.
Cement flue pipe containing:
Chrysotile.



Sample No: 22/3/B/8/IL7.
B.01 Basement Area 1 - Plant Corridor – Flue.
Woven gaskets / seals to flue joints / sections
containing:
Chrysotile.



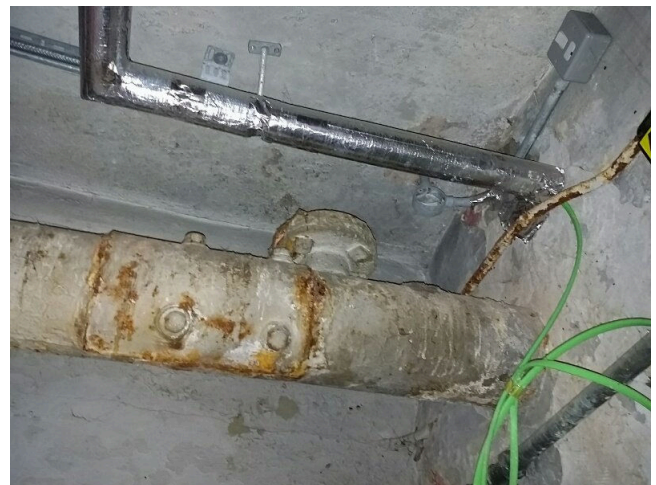
Sample No: 22/3/B/8/IL8.
B.01 Basement Area 1 - Plant Corridor – Pipework.
Pipework flange gaskets containing:
Chrysotile.



Sample No: 22/3/B/8/IL9.
B.01 Basement Area 1 - Store – Floor.
Bitumen adhesive to parquet flooring.
No Asbestos Detected.



Sample No: 22/3/B/8/IL10.
B.01 Basement Area 1 - Large Store - Structural
steelwork.
Insulating board cladding to columns & beams
(Vicucad).
No Asbestos Detected.



Sample No: 22/3/B/8/IL11.
B.01 Basement Area 1 - Store – Pipework.
Mastic sealant to pipework flanges.
No Asbestos Detected.



Sample No: 22/3/B/9/IL12.
B.01 Basement Area 1 - Old Boiler Room - Redundant boiler.
Residuals & debris to redundant boiler containing:
Amosite & Chrysotile.



Sample No: 22/3/B/9/IL13.
B.01 Basement Area 1 - Old Boiler Room – Wall.
Residual insulation to wall containing:
Amosite & Chrysotile.



Sample No: 22/3/B/9/IL14.
B.01 Basement Area 1 - Old Boiler Room - Redundant metal flue pipe.
Residuals to flue pipe.
No Asbestos Detected.



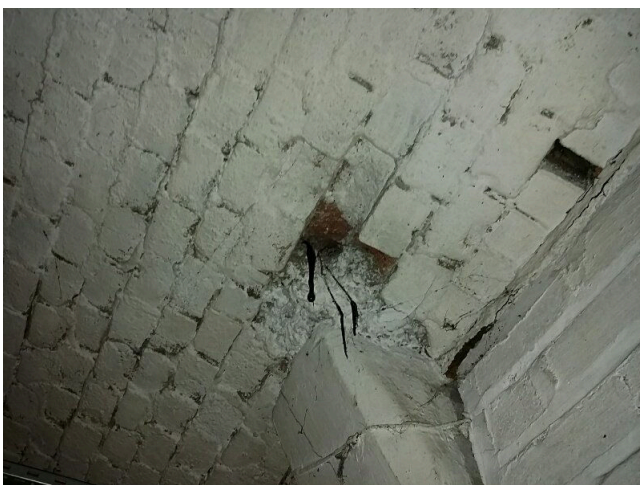
Sample No: 22/3/B/9/IL15.
B.01 Basement Area 1 - Basement Shelter – Ducting.
Organic ducting panels.
No Asbestos Detected.



Sample No: 22/3/B/9/IL16.
B.01 Basement Area 1 - Basement Shelter - Floor &
Surfaces.
Residual bitumen & debris.
No Asbestos Detected.



Refer to Sample 22/3/B/8/IL11.
B.01 Basement Area 1 - Large Store – Pipework.
Mastic sealant to pipework flanges.
No Asbestos Detected.



Refer to Sample 22/3/B/9/IL16.
B.01 Basement Area 1 - Basement Shelter - Ceiling
penetrations.
Residual bitumen.
No Asbestos Detected.



No Sample Taken.
B.01 Basement Area 1 - Old Boiler Room - Boiler /
flue joint.
Flange gasket containing:
Chrysotile.



Sample No: 22/3/B/9/IL17.
B.02 Basement Area 2 - Office – Floor.
Vinyl floor covering & paper backing.
No Asbestos Detected.



Sample No: 22/3/B/9/IL18.
B.02 Basement Area 2 - Walk-in Fridge.
Internal wall & roof linings containing:
Chrysotile.

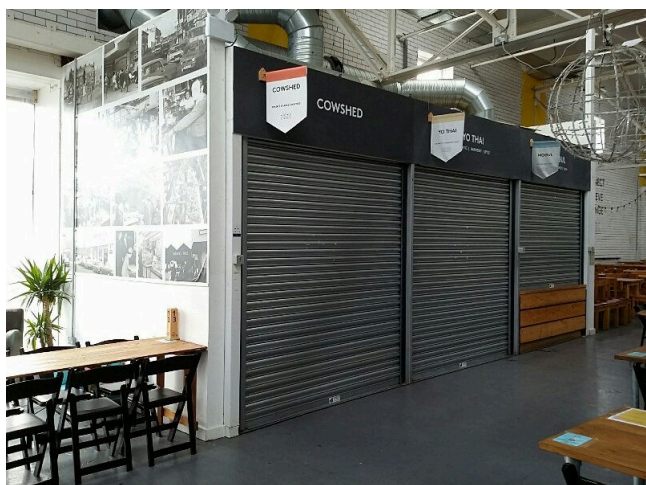


Sample No: 22/3/B/9/IL19.
B.02 Basement Area 2 - Basement Store - Electric Cable.
Woven insulation to redundant cable.
No Asbestos Detected.



Sample No: 22/3/B/9/IL20.
B.02 Basement Area 2 - Basement Circulation - Wall penetration.
Thermoplastic & Composite linings.
No Asbestos Detected.

(Additional Photographs)



Areas not accessed - G.10 - Market Stalls / Units.



Room: G.12 - Modern electrical plant / equipment.

15 March 2022

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

FOR THE ATTENTION OF: David Winterbottom

CERTIFICATE OF BULK SAMPLE ANALYSIS

DOCUMENT NUMBER: CH.22.3.589.LW

SITE ADDRESS: Radcliffe Market Hall - 11 Blackburn Street, Radcliffe, Manchester, M26 1PN.

SITE LOCATION: Refurbishment Survey Localised

SAMPLES TAKEN BY APEC: I. Linfoot

ON: 8th & 9th March 2022

DATE(S) OF ANALYSIS: 11 March 2022

Sample Number	Sample Location and Description	Asbestos Content
22/3/B/8/IL1	B.01 - Plant Corridor - Gas Boiler Woven gasket & mastic seal to gas boiler / metal flue joint	No Asbestos Detected
22/3/B/8/IL2	B.01 - Plant Corridor - Gas Boiler Woven gaskets to boiler hatches	Chrysotile
22/3/B/8/IL3	B.01 - Plant Corridor - Gas Boiler Woven jointing gaskets to gas boiler joints / sections	Chrysotile
22/3/B/8/IL4	B.01 - Plant Corridor - Ceiling Localised cement shuttering to ceiling	Chrysotile

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Sample Number	Sample Location and Description	Asbestos Content
22/3/B/8/IL5	B.01 - Plant Corridor - Wall Residual insulation to wall	Crocidolite Chrysotile
22/3/B/8/IL6	B.01 - Plant Corridor - Flue Cement flue pipe	Chrysotile
22/3/B/8/IL7	B.01 - Plant Corridor - Flue Woven gaskets / seals to flue joints / sections	Chrysotile
22/3/B/8/IL8	B.01 - Plant Corridor - Pipework Pipework flange gaskets	Chrysotile
22/3/B/8/IL9	B.01 - Store - Floor Bitumen adhesive to parquet flooring	No Asbestos Detected
22/3/B/8/IL10	B.01 - Large Store - Structural steelwork Insulating board cladding to columns & beams (Vicuclad)	No Asbestos Detected
22/3/B/8/IL11	B.01 - Store - Pipework Mastic sealant to pipework flanges	No Asbestos Detected
22/3/B/9/IL12	B.01 - Old Boiler Room - Redundant boiler Residuals & debris to redundant boiler	Amosite Chrysotile
22/3/B/9/IL13	B.01 - Old Boiler Room - Wall Residual insulation to wall	Amosite Chrysotile
22/3/B/9/IL14	B.01 - Old Boiler Room - Redundant metal flue pipe Residuals to flue pipe	No Asbestos Detected

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Sample Number	Sample Location and Description	Asbestos Content
22/3/B/9/IL15	B.01 - Basement Shelter - Ducting Organic ducting panels	No Asbestos Detected
22/3/B/9/IL16	B.01 - Basement Shelter - Floor & Surfaces Residual bitumen & debris	No Asbestos Detected
22/3/B/9/IL17	B.02 - Office - Floor Vinyl floor covering & paper backing	No Asbestos Detected
22/3/B/9/IL18	B.02 - Walk-in Fridge Internal wall & roof linings	Chrysotile
22/3/B/9/IL19	B.02 - Basement Store - Electric Cable Woven insulation to redundant cable	No Asbestos Detected
22/3/B/9/IL20	B.02 - Basement Circulation - Wall penetration Thermoplastic & Composite linings	No Asbestos Detected
22/3/B/9/IL21	G.01 - Ceiling void Fibreboard roof lining boards	No Asbestos Detected
22/3/B/9/IL22	G.02 - High level perimeter wall Corrugated cement wall sheets	Chrysotile
22/3/B/9/IL23	G.03 - Rainwater gutter Mastic seal to joints	No Asbestos Detected

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

Chrysotile - **WHITE** asbestos

Amosite - **BROWN** asbestos

Crocidolite - **BLUE** asbestos

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

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

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

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

Methods of Sampling and Analysis

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

Any deviations from the above methods are detailed below:

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

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

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On behalf of APEC Environmental Limited

Samples Analysed By;
Signed



P. Keeling, Operations Director

Report Authorised By;
Signed



Ian Linfoot,
Senior Surveyor / Authorised Signatory.