Asbestos Risk Management

Refurbishment and Demolition Survey

Laundry Buildings
Ellison Street
Glossop
SK13 8BY

Table of Contents

Appendix 4 Test Reports

Section 1 General Site and Survey Information

1.1 Address of Premises

Laundry Buildings
Ellison Street
Glossop
SK13 8BY

1.2 Date of Survey

26.04.16

1.3 Date of Report

09.05.16

1.4 Client Details

Goyt Construction Limited
4 Calico House
Furness Vale Business Centre
Calico Lane
Furness Vale
High Peak
SK23 7SW

Tel: 01663 743 346

1.5 Report Author

Robert Gittins
Waters Green House
Waters Green
Macclesfield
Cheshire
SK11 6LF

1.6 Survey Carried Out By

Robert Gittins

1.7 Site Outline

1.7.1 Occupier

The premises are unoccupied

1.7.2 Building description

Redundant commercial premises, purpose built as a laundry in 1925 with later additions and alterations. The front section appears to be an alteration of an earlier 19th century building

1.7.3 Areas included in survey

The whole premises

1.7.4 Areas excluded from survey

The compressor room (F6) and enclosure under the water tank were sealed shut and inaccessible.

1.8 Purpose, Aims and Objectives of Survey

1.8.1 Survey type

Refurbishment and demolition survey

1.8.2 Purpose

The purpose of this survey is to aid the persons responsible for the premises (whether that be the owner, occupier, duty holder or employer) to comply with their duty to manage asbestos. The Control of Asbestos Regulations (CAR) 2012 and subsequent amendments to this regulation create an explicit duty to manage the risks from asbestos.

1.8.3 Aim

The aim of a management survey is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

1.8.4 Objective

The objective is to prepare a written record of the location and condition of asbestos and presumed ACMs that will allow those responsible to manage the risk from ACMs.

1.8.5 Method

The survey, sampling and assessment of ACMs will be undertaken with reference to the procedures laid down in HSG264, Asbestos: the survey guide 2010.

To locate and assess suspected ACMs within the survey area all areas should, as far as reasonably practical, be accessed and inspected (e.g. above false ceilings, inside risers, service ducts, lift shafts etc.) or be presumed to contain asbestos.

Representative sample will be collected from suspect ACMs within the inspected areas and analysed in a UKAS Accredited laboratory for the presence of asbestos and to determine its type.

If the material is found to contain asbestos, other similar homogeneous materials used in the same way in the building will be presumed to contain asbestos. Less homogeneous materials will require more samples. The number of samples taken must be sufficient for the surveyor to make an assessment of whether asbestos is or is not present.

The surveyor will:

- investigate all areas that are practically accessible
- record the condition and extent of presumed, strongly presumed and confirmed ACMs
- produce a report to identify the location of same
- provide a basis for an asbestos register for the site to aid in the development of a management strategy.

1.8.6 Variations and deviations from methods

None.

1.8.7 Agreed exclusions and inaccessible areas

The compressor room (F6) and enclosure under the water tank were sealed shut and inaccessible.

1.9 General Caveat

This report is based upon a destructive inspection of the site. If the site is unfamiliar, certain reliance will obviously be placed on information supplied by the owner/occupier of the building.

It is known that ACMs are frequently concealed within the fabric of buildings or within sealed building voids so it is not possible to regard the findings of any survey as being definitive.

There is always a possibility that further ACMs may be found during refurbishment or demolition works. Therefore the surveyor is not in a position to give an assurance that all ACMs have been found.

Section 2

2.1.1 Summary of Findings and Recommendations

Asbestos Containing Materials (ACMs) were identified by the surveyor in the following locations.

A1 Offices

Non-licenced ACMs
Asbestos Cement:
Roof: <1m^2 – small piece used as flashing on slate roof

Bitumen:
Presume ACMs to acoustic bitumen pad to sink

Electrical Installations:
Presume woven chrysotile fuse guards to fuse unit

F1 Warehouse

Non-licenced ACMs
Asbestos Cement:
Roof: 550m^2
Gables: 80m^2
Ridge: 50m
Verge Capping: 50m
Gutters: 75m plus 20m to rear gables
Downpipes: 20m

Electrical and Gas Installations:
Woven chrysotile fuse guards to 4 Bill Royal distribution boards and 8 Bill Radette fuse boxes to right of entrance door
Additional Bill Radette fuse boxes in office and centre of l/h wall
Cylindrical fuses to later equipment should be presumed to contain asbestos
Presume ACMs to 2 Thermolier space heaters

Pipework - Asbestos Gaskets:
Presume all non-rubber pipe gaskets contain asbestos

F1 WCs

Asbestos Cement:
Roof: 20m^2
Verge Capping: 6m

F2 Warehouse

Licensed ACMs
Asbestos Insulation Board:
Strongly presumed AIB to 2 canopies at high level within the roof space

Approx 15-20 m^2

Non-licenced ACMs
Asbestos Cement:
Roof: 375m^2
Gables: 40m^2
Ridge: 30m
Verge Capping: 25m
Gutters: 60m
Downpipes: allow 20m

Electrical and Gas Installations:
Woven chrysotile fuse guards to Bill fuse unit
Cylindrical fuses to later equipment should be presumed to contain asbestos
Presume ACMs to 2 Thermolier space heaters

Pipework - Asbestos Gaskets:
Presume all non-rubber pipe gaskets contain asbestos

F3 Warehouse

Licensed ACMs
Asbestos Insulation Board:
Internal panels to roof: 275m^2
Internal panels to rear gables: 30m^2

Non-licenced ACMs
Asbestos Cement:
Roof: 275m^2
Gables plus front elevation: 100m^2
Ridge: 30m
Verge Capping: 35m
Gutters: 45m plus 20m to rear gables
Downpipes: allow 20m

Composite Fire Door:
Substantial 3m x 3m sliding door faced with metal/asbestos composite panels (Chrysotile)

Pipework - Asbestos Gaskets:
Presume all non-rubber pipe gaskets contain asbestos

F4 Boiler Room

Non-licenced ACMs
Asbestos Cement:
Roof: Approx 100m^2
Ridge: 10m

Large AC roof cowl
Pipework - Asbestos Gaskets:
Gaskets to all pipe flanges.
Presume asbestos seals/gaskets to boiler and base of flue

Electrical Installations:
Woven chrysotile fuse guards to 2 Bill Radette fuse boxes, MEM distribution board to left hand wall and 6 fuse units to left hand side of bund wall.
Cylindrical fuses to later equipment should be presumed to contain asbestos

NOTE:
Further sampling/investigation required to confirm full removal of asbestos insulation after 2004 Survey

F5 Entrance

Non-licenced ACMs
Electrical Installations:
Asbestos containing materials (ACMs) should be strongly presumed to be present in the electrical installation – 3 fuse units

F5 Canteen

Non-licenced ACMs
Bitumen:
Presume ACMs to acoustic bitumen pad to sink

F6 Compressor Room

Non-licenced ACMs
Electrical Installations:
Asbestos containing materials (ACMs) should be strongly presumed to be present in the electrical installation.
Cylindrical fuses to later equipment should be presumed to contain asbestos

F7a Store

Non-licenced ACMs
Electrical Installations:
Asbestos containing materials (ACMs) should be strongly presumed to be present in the electrical installation.
Woven chrysotile fuse guards to 3 Bill distribution boards/fuse boxes

Pipework - Asbestos Gaskets:
Presume all non-rubber pipe gaskets contain asbestos

F7b Store

Pipework - Asbestos Gaskets:
Presume all non-rubber pipe gaskets contain asbestos

F8 Warehouse

Non-licenced ACMs
Asbestos Cement:
Roof: 250m^2
Gables: 80m^2
Ridge: 25m
Verge Capping: 25m
Gutters: 50m
Corrugated AC between eaves and flat roof of F9B: 20m

Electrical Installations:
Asbestos containing materials (ACMs) should be strongly presumed to be present in the electrical installation.
Woven chrysotile fuse guards to Bill Imperial fuse unit
Cylindrical fuses to later equipment should be presumed to contain asbestos

F9a Warehouse

Non-licenced ACMs
Asbestos Cement:
Roof: 300m^2
Gables: 160m^2
Ridge: 20m
Verge Capping: 40m
Gutters: 30m

Electrical Installations:
Presume woven chrysotile fuse guards to fuse boxes if present
Cylindrical fuses to later equipment should be presumed to contain asbestos

F9b Warehouse (Flat Roof)

Non-licenced ACMs
Electrical Installations:
Presume woven chrysotile fuse guards to fuse boxes if present
Cylindrical fuses to later equipment should be presumed to contain asbestos

F10 Basement

Non-licenced ACMs
Asbestos Cement:
Floor Drain: Asbestos cement floor drain in a concrete plinth 3m visible but may continue under floor slab
Stored Materials: 7 sheets of corrugated AC

Electrical Installations:
Presume woven chrysotile fuse guards to fuse box on brick pillar
Cylindrical fuses to later equipment should be presumed to contain asbestos

F11 Dungeon

No ACMs or presumed ACMs

E1 External Store

Non-licenced ACMs
Asbestos Cement:
Wall panels: 50m^2

E2 Tank Farm

Non-licenced ACMs
Asbestos Cement:
Roof of enclosure below cold water tank: 10m^2
Chamber above cold water tank: 10m^2

E3 External Stores

Non-licenced ACMs
Asbestos Cement:
Roof: 20m^2
Gutters: 6m
Downpipes: allow 4m
Stored Materials: 1 sheet of corrugated AC, AC elbow and ridge capping

Meter Room

Non-licenced ACMs
Electrical Installations:
Asbestos containing materials (ACMs) should be strongly presumed to be present in the electrical installation.
Woven chrysotile fuse guards to distribution boards and fuse boxes
Strongly presume meters and fuse boxes etc. are mounted on asbestos composite boards

Survey

The premises were the subject of a 'Type II' survey in September 2004 by DBA Risk Management Ltd. A copy of this report was discovered in the administration building and is attached in the appendices below.
This report references the DBA survey and uses the same premises identification numbers.
It is apparent that the occupiers at the time of the survey, Fabricare Ltd, acted on the recommendations made in the report and asbestos insulation in F4 (Boiler Room) was subsequently removed.

A1

Single storey rendered brick built building under a pitched tiled roof with bitumen underfelt (with obvious hessian weave)
There is a small fragment of corrugated asbestos cement which has been used as a flashing to the rear l/h corner adjacent to a tank stillage.

Fragment of corrugated AC

Internally the unit is partitioned with non-asbestos materials.
Presume ACMs to fuse unit on front wall.


Presume ACMs to fuse unit.


Presume ACMs to acoustic bitumen pad to sink

F1

A concrete floored brick building (approx 25m x 18 m) with a two-bay boxed gable asbestos cement roof with associated AC verge capping, ridge profiles, gutters and downpipes.
The roof is single skin, the underside insulated with non-asbestos panels.
The steel roof trusses are supported on the external walls and central concrete pillars
The rear (adjacent to F2) is open below the AC gables.
Internally the concrete floor has drainage channels with metal gratings.
Timber office

AC gables and verge cappings

AC gable and downpipe

Non-asbestos insulation panels to roof and gables. AC gutter to base of rear gables. Presume ACMs to 2 Thermolier Space heaters

Internal view of F1

Floor debris from a cement ridge section recorded NADIS. This appears to be a section of replacement ridge (white in colour) but it is recommended that it is disposed of as asbestos waste



Sample GF1 02
Cement ridge debris, floor F1 NADIS

F1 Electrical Installation

Asbestos containing materials (ACMs) should be strongly presumed to be present in the electrical installation.

Woven chrysotile fuse guards to 4 Bill Royal distribution boards and 8 Bill Radette fuse boxes to right of entrance door

Additional Bill Radette fuse boxes in office and centre of l/h wall

Cylindrical fuses to later equipment should be presumed to contain asbestos




F1 Pipework

It should be presumed that all pipe and heating plant gaskets and seals contain asbestos

Pipework is insulated with calico wrapped MMMF and later foil wrapped MMMF

F1 WCs

Tiled floors and walls, plastic faced ceiling tiles below plasterboard to underside of sloping asbestos cement roof with AC eaves capping.

Ceramic sanitary ware

 Pitched AC roof to WCs

F2

A concrete floored brick building (approx 30m x 10 m) with a single bay gabled asbestos cement roof with associated AC verge capping, ridge profiles, gutters and downpipes.
The roof is single skin, the underside insulated with non-asbestos panels.
The steel roof trusses are supported on the external walls
Galvanised extract ducting.
There are two strongly presumed AIB canopies at high level

 Internal view of F2

 AC to right hand gable

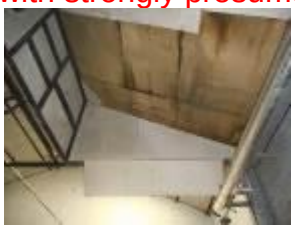
   GF2 01 Debris on pipe, rear wall F2 NADIS

 Non-asbestos insulation panels to roof and gables

F2 AIB Extract Canopies

Canopy 1

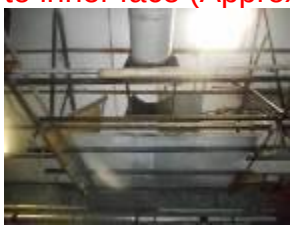
Plywood frame lined with strongly presumed AIB to inner face (Approx 15m^2)

AIB Canopy

Canopy 2 (Remains of)

Plywood frame, to left hand side of platform, lined with strongly presumed AIB to inner face (Approx 3m^2)


Remains of AIB Canopy

F2 Electrical Installation

Asbestos containing materials (ACMs) should be strongly presumed to be present in the electrical installation.

Woven chrysotile fuse guards to Bill Radette fuse box to centre of right hand wall



ACMs to Bill Radette


Thermolier space heaters

F2 Pipework

It should be presumed that all pipe and heating plant gaskets and seals contain asbestos

Pipework is insulated with calico wrapped MMMF and later foil wrapped MMMF

F3

A concrete floored brick building (approx 15m x 15 m) with a two-bay boxed gable asbestos cement roof with associated AC verge capping, ridge profiles, gutters and downpipes.

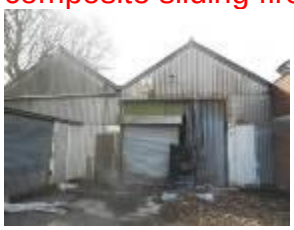
The front elevation is of corrugated asbestos cement

The roof is single skin, the underside lined with AIB panels.

The rear gables are lined with AIB panels

The steel roof trusses are supported on the external walls and central unprotected RSJ

The rear opening to F2) is has a large (3m x 3m) metal faced/asbestos composite sliding fire door.



Front elevation

Front (Yard) elevation internal view

Rear (F2) elevation internal view

Sample GF3 03 Insulating board, gable F3 Amosite/Chrysotile

Sample GF304 Material behind metal panels of sliding fire door, Chrysotile

F3 Pipework

It should be presumed that all pipe and heating plant gaskets and seals contain asbestos

Pipework is insulated with calico wrapped MMMF

F4 Boiler Room

A tiled concrete floored brick building (approx 10m x 8 m) with an asbestos cement roof

The 2004 survey records the presence of asbestos pipe insulation to a section of redundant pipe work over the entrance doors – this has since been removed
Similarly the 2004 survey contains photographs showing what appears to be asbestos insulation to the boiler. This has also been removed and replaced with MMMF insulation below metal sheeting.
Samples of boiler insulation (GF4 05), debris on a pipe valve (GF4 07) and debris on a pipe in the wall between F4 and F7 (GF4 08) all recorded NADIS.
Pipework is lagged in Calico wrapped MMMF and later foil wrapped MMMF
A sample of a large white gasket to a flanged pipe joint recorded the presence of chrysotile (GF4 06). In 2004 samples of unused sheet gasket material also recorded the presence of chrysotile asbestos. It should be presumed that all pipe and heating plant gaskets and seals contain asbestos

NOTE:

Further sampling/investigation required to confirm full removal of asbestos insulation to boiler

.



External view. AC roof


Bitumen and foil wrapped MMMF to pipework at rear of boiler house to F2



Boiler 4m x 2m

Sample GF4 05 Insulation, boiler l/h side NADIS

Fibreglass insulation behind metal sheets r/h side of boiler

Sample GF4 06 Debris, pipe gasket F4 Chrysotile

Sample GF4 07 Debris on valve F4 NADIS

Sample GF4 08 Debris on pipe, pipe duct F4/F7 NADIS

 Oil tank behind brick bund

F4 Electrical Installations

Woven chrysotile fuse guards to 2 Bill Radette fuse boxes and MEM distribution board to left hand wall and 6 fuse units to left hand side of the bund wall.

F5 Canteen/Entrance

Brick built under a flat felted roof.

 Sample GF5 09 Bitumen to roof upstand F5 NADIS

 Samples GF5 10 Bitumen felt, roof F5/F6 and GF5 11 Bitumen felt, roof F5/F6 NADIS

F5 Entrance

Tiled Floor

Timber panelled wall to canteen and over stone wall of F8

Fibreboard ceiling below ply roof deck

F5 Electrical Installation

Asbestos containing materials (ACMs) should be strongly presumed to be present in the electrical installation.

Woven chrysotile fuse guards to 2 fuse boxes to right hand wall by entrance and at high level to rear right

  Strongly presume woven chrysotile fuse guards

 Presume woven chrysotile fuse guards

F5 Canteen
Tiled floor
Wallpapered walls and ceiling
Presume ACMs to acoustic bitumen pad to sink

F6 Compressor Room

The compressor room was not accessed during this survey.
The 2004 survey describes it as being of similar construction to F5

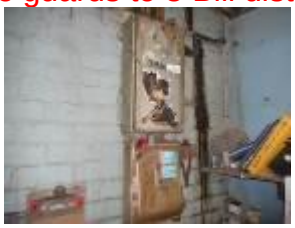
F6 Electrical Installation
Asbestos containing materials (ACMs) should be strongly presumed to be present in the electrical installation.

F7 Stores 'a' and 'b'

F7a Left Store
Concrete floor, brick walls, chipboard roof deck with profile metal roofing over.

 Exterior  Interior

F7a Electrical Installation
Asbestos containing materials (ACMs) should be strongly presumed to be present in the electrical installation.
Woven chrysotile fuse guards to 3 Bill distribution boards/fuse boxes

  ACMs to fuse units

F7a Pipework
It should be presumed that all non- rubber pipe and heating plant gaskets and seals contain asbestos

F7b Right Store
Concrete floor, brick walls, chipboard roof deck with profile metal roofing over.
There are a number of stored insulating boards that do not contain asbestos (Sample GF7 12 NADIS)


Interior


Sample GF7 12 Insulating board, stored boards F7 NADIS

F7b Pipework

Uninsulated and cork insulated pipework

It should be presumed that all pipe and heating plant gaskets and seals contain asbestos


Cork insulation to pipework

F8/F9 Warehouses

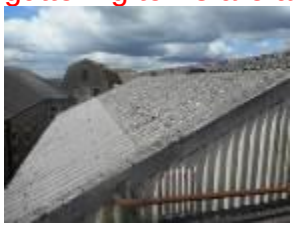
A series of interconnecting warehouses – F8, F9a and F9b

F8

Concrete/terrazzo tiled floor

Brick and stone walls support steel trusses to single bay asbestos cement roof and timber structure of flat roof to front.

The asbestos cement roofs and gables are double skinned with a corrugated AC exterior and panelled AC interior. The eaves closures, ridge capping, and guttering to F8 are also asbestos cement.





AC roof, gutters and eaves closures


AC lining to internal face of roof and gables


Plywood gable to centre of F8



AC gables to F8


Corrugated AC between eaves and flat roof of F9B

F8 Electrical Installation

Asbestos containing materials (ACMs) should be strongly presumed to be present in the electrical installation.

Woven chrysotile fuse guards to Bill Imperial fuse box to centre of rear wall

F9a
Concrete/terrazzo tiled floor
Brick and stone walls support steel trusses to double bay asbestos cement roof
The asbestos cement roofs and gables are double skinned with a corrugated AC exterior and panelled AC interior. The eaves closures, ridge capping, and guttering to F9a are also asbestos cement.


Stone wall of original mill building



Cast and plastic downpipes F9

F9b
F9b has a bitumen felted (GF9 13 Bitumen to roof upstand F9 NADIS and GF9 14 Bitumen to roof upstand F9 NADIS) flat roof. It is possibly the re-roofed ground floor of a once larger mill. The external walls are largely stone.



Timber structure of flat roof


GF9 13 Bitumen to roof upstand F9 NADIS and GF9 14 Bitumen to roof upstand F9 NADIS

F10 Basement

Stairs from F9 access the basement area.
The area is of brick and stone construction with concrete floor and a poured concrete ceiling supported by unprotected RSJs on steel columns and brick pillars.
The area contains a large tank and associated pipework
There is an asbestos cement floor drain in a concrete plinth against the mid-point of the rear wall. This may carry on beneath the floor slab.
There are 7 corrugated AC sheets on the left hand wall by the stairs.
Presume woven chrysotile fuse guards to fuse box on brick pillar

On the rear wall there is a coal chute and boiler plinth that relate to the earlier mill building on the site.


Poured concrete ceiling


7 corrugated AC sheets


Presume ACMs to fuse unit



Asbestos cement floor drain in concrete plinth


Debris on floor



Coal chute and former boiler plinth.


Tank

F11 ‘Dungeon’

The area is of brick and stone construction with concrete floor and a poured concrete ceiling supported by unprotected RSJs.
Metal cases of old electrical installation remain on wall (all fuses removed)


Gas supply pipework


Un-lagged gas and water supply pipework


Poured concrete ceiling


Salt glazed drains

Meter Room

Brick built unit with concrete floor under a flat bitumen felted roof (as F5)

F1 Electrical Installation

Asbestos containing materials (ACMs) should be strongly presumed to be present in the electrical installation.

Woven chrysotile fuse guards to distribution boards and fuse boxes

Strongly presume meters and fuse boxes etc. are mounted on asbestos composite boards





External Store, Main Yard

At the time of the 2004 survey there were two external stores on either side of the upper yard by F3. The right hand store has been removed.
The left hand store has a concrete floor, corrugated asbestos wall panels and a profiled tin roof on a steel frame.
There are 17no. 2400mm x 1200mm AC sheets. Small areas of damage


Corrugated AC wall panels

E2 Tank Farm

The tank farm houses a number of tanks with associated pipework. Where insulated, the pipes and tanks are lagged in MMMF with a bitumen wrap.
The cold water tank is insulated with coated polystyrene panels (Sample GE2 17 Coating to polystyrene insulation, water tank E2 NADIS)
2004 Survey (page 35) reported asbestos cement to storage area under the cold water tank (no access 2016)

Presume AC below cold water tank as 2004 Survey

The ducting above the cold water tank connects to a rectangular chamber with asbestos cement walls


AC ‘chamber’ above water tank


MMMF with a bitumen wrap


Sample GE2 15 Bitumen to MMMF insulation, tank E2 NADIS



SampleGE2 16 Bitumen to MMMF pipe insulation, pipe E2 NADIS

E2 Pipework

It should be presumed that all non-rubber pipe and plant gaskets and seals contain asbestos

E3 External Stores, Inner Yard

Brick built external stores with concrete floors and sloping AC roof.
The rear of the stores is hardboard with MMMF insulation in the void between the stores and the adjacent building.
Pipework in this void is insulated with bitumen wrapped MMMF insulation (Sample GE2 18 Bitumen to MMMF pipe insulation, NADIS)
There is 6/7m of AC gutter in poor condition to the adjacent building with 3m of AC downpipe behind the end store adjacent to F7

Amongst the debris in the stores is a corrugated AC roofing sheet, an AC ridge capping and an AC elbow.

Bitumen to MMMF pipe insulation in rear void

GE2 18 Bitumen to MMMF pipe insulation, yard stores E3 NADIS

AC elbow rear centre

2.2 Assessment

The duty under CAR 2012 requires a written plan to be produced, specifying the measures to be taken to control and manage the risk from identified and presumed ACMs. An important stage in this process is to assess the potential for fibre release of each ACM found. This assessment is based on an additive algorithm as detailed in HSG 264.

2.2.1 Material Assessment Algorithm

The four main parameters that will determine the amount of fibre release from an ACM when subject to standard disturbance are:

- product type
- extent of damage and deterioration
- surface treatment
- asbestos type.

Each parameter is scored as high (3), medium (2) or low (1). Two categories also allow a nil score. The values of each parameter are added together to give a score between 2 and 12.

Presumed or strongly presumed ACMs are scored as crocidolite (3) unless analysis of similar samples from the building shows a different asbestos type, or there is a reasoned argument that another type of asbestos was almost always used. Examples of scoring for each parameter are given in Table 1.

Materials with an assessment score of 10 or more are regarded as having a high potential to release fibres, if disturbed.

Scores between 7 and 9 are regarded as having medium potential and between 5 and 6 a low potential.

Scores of 4 or less have a very low potential to release fibres.

Non-asbestos materials are not scored.

The material assessment scores are calculated and recorded below.

2.2.2 Risk Assessment and Management Plans

The material assessment identifies the high-risk materials, those which will most readily release fibres if disturbed.

It is not necessarily the case that those materials assigned the highest score will be the materials that should be given priority for remedied action.

The priority will be determined by carrying out a risk assessment which will take into account factors such as:

- location of material
- its extent
- use to which the location is put and the potential for disturbance
- occupancy of the area
- activities carried out in the area
- likelihood and frequency with which maintenance activities are likely to take place.

The surveyor made certain assumption as to the above. Work within the areas identified to contain or presumed to contain ACMs should be the subject of a risk assessment undertaken by the duty holder. Similarly, change in the occupancy or activities within the areas containing ACMs would also have a bearing on the risk assessment and management plans.

Table 1. Material Assessment Algorithm

Sample variable	Score	Examples of scores (see notes for more detail)
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite
Total		

2.3 Bulk Analysis Report

The following tables and risk assessment algorithms detail those samples taken that were shown to contain ACMs. Algorithms have also been prepared for those areas which are **strongly presumed** to contain ACMs. Details of the other samples taken which tested negative to the presence of ACMs can be found in the test reports in Appendix 3.

The samples were analysed by:

Athena Environmental Solutions Ltd
Suite 3
Sopwith House
Hurricane Way
Wickford
Essex
SS11 8YU

The method used complies with HSG248 2005

Athena Environmental Solutions Ltd holds UKAS Accreditation (no. 4696).

Job Number: GF0416	
Property/Site: Laundry Buildings, Ellison Street, Glossop, SK13 8BY	
Date: 26.04.16	
Surveyors: R Gittins	
Building: Factory	
Floor: Throughout premises	
Material Details **Material type: Insulation to fuses** **Sample no.: Strongly Presumed** **Extent: Numerous**	
Material Risk Score **Product type: Woven Chrysotile** **Extent of damage/deterioration: Low** **Surface treatment: Encapsulated within fuse unit** **Asbestos type: Chrysotile** **Material Risk Score**	**Risk Score** **2** **1** **1** **1** **5** **Risk Level: Low potential**

Recommendations

Remove intact and dispose of as asbestos waste under the appropriate HSE guidelines (CAR 2012)

Cylindrical fuses to later equipment should be presumed to contain asbestos

Job Number: GF0416	
Property/Site: Laundry Buildings, Ellison Street, Glossop, SK13 8BY	
Date: 26.04.16	
Surveyors: R Gittins	
Building: Factory	
Floor: Canopies, F2	
Material Details **Material type: AIB** **Sample no.: Strongly presumed** **Extent: 15-20 m^2**	
Material Risk Score **Product type: AIB** **Extent of damage/deterioration: High** **Surface treatment: None** **Asbestos type: Amosite/Chrysotile** **Material Risk Score**	**Risk Score** **2** **3** **2** **2** **9** **Risk Level: Medium potential**

Recommendations

Removal by HSE licensed contractor

Job Number: GF0416	
Property/Site: Laundry Buildings, Ellison Street, Glossop, SK13 8BY	
Date: 26.04.16	
Surveyors: R Gittins	
Building: Factory	
Floor: Roof and gables, F3	
Material Details **Material type: AIB** **Sample no.: GF3 03** **Extent: >300m^2**	
Material Risk Score **Product type: AIB** **Extent of damage/deterioration: Low** **Surface treatment: None** **Asbestos type: Amosite/Chrysotile** **Material Risk Score**	**Risk Score** **2** **1** **2** **2** **7** **Risk Level: Medium potential**

Recommendations

Removal by HSE licensed contractor

Job Number: GF0416	
Property/Site: Laundry Buildings, Ellison Street, Glossop, SK13 8BY	
Date: 26.04.16	
Surveyors: R Gittins	
Building: Boiler Room and Factory	
Floor: Throughout premises	
Material Details **Material type: Gaskets to pipe flanges** **Sample no.: GF4 06** **Extent: Potentially large amounts**	
Material Risk Score **Product type: Gaskets** **Extent of damage/deterioration: Medium** **Surface treatment: None** **Asbestos type: Chrysotile** **Material Risk Score**	**Risk Score** **2** **2** **2** **1** **7** **Risk Level: Medium potential**

Recommendations

Remove and dispose of as asbestos waste under the appropriate HSE guidelines (CAR 2012)

Job Number: GF0416	
Property/Site: Laundry Buildings, Ellison Street, Glossop, SK13 8BY	
Date: 26.04.16	
Surveyors: R Gittins	
Building: Factory	
Floor: Sliding door F3 to F2	
Material Details **Material type: Asbestos backed metal sheets** **Sample no.: GF4 04** **Extent: 20m^2**	
Material Risk Score **Product type: Gaskets** **Extent of damage/deterioration: Medium** **Surface treatment: None, but encapsulated behind metal sheet** **Asbestos type: Chrysotile** **Material Risk Score**	**Risk Score** **2** **2** **2** **1** **7** **Risk Level: Medium potential**

Recommendations

Remove intact and dispose of as asbestos waste under the appropriate HSE guidelines (CAR 2012)

Job Number: GF0416	
Property/Site: Laundry Buildings, Ellison Street, Glossop, SK13 8BY	
Date: 26.04.16	
Surveyors: R Gittins	
Building: Boiler Room and Factory	
Floor: Throughout premises	
Material Details **Material type: Gaskets to pipe flanges** **Sample no.: GF4 06** **Extent: Potentially large amounts**	
Material Risk Score **Product type: Gaskets** **Extent of damage/deterioration: Medium** **Surface treatment: None** **Asbestos type: Chrysotile** **Material Risk Score**	**Risk Score** **2** **2** **2** **1** **7** **Risk Level: Medium potential**

Recommendations

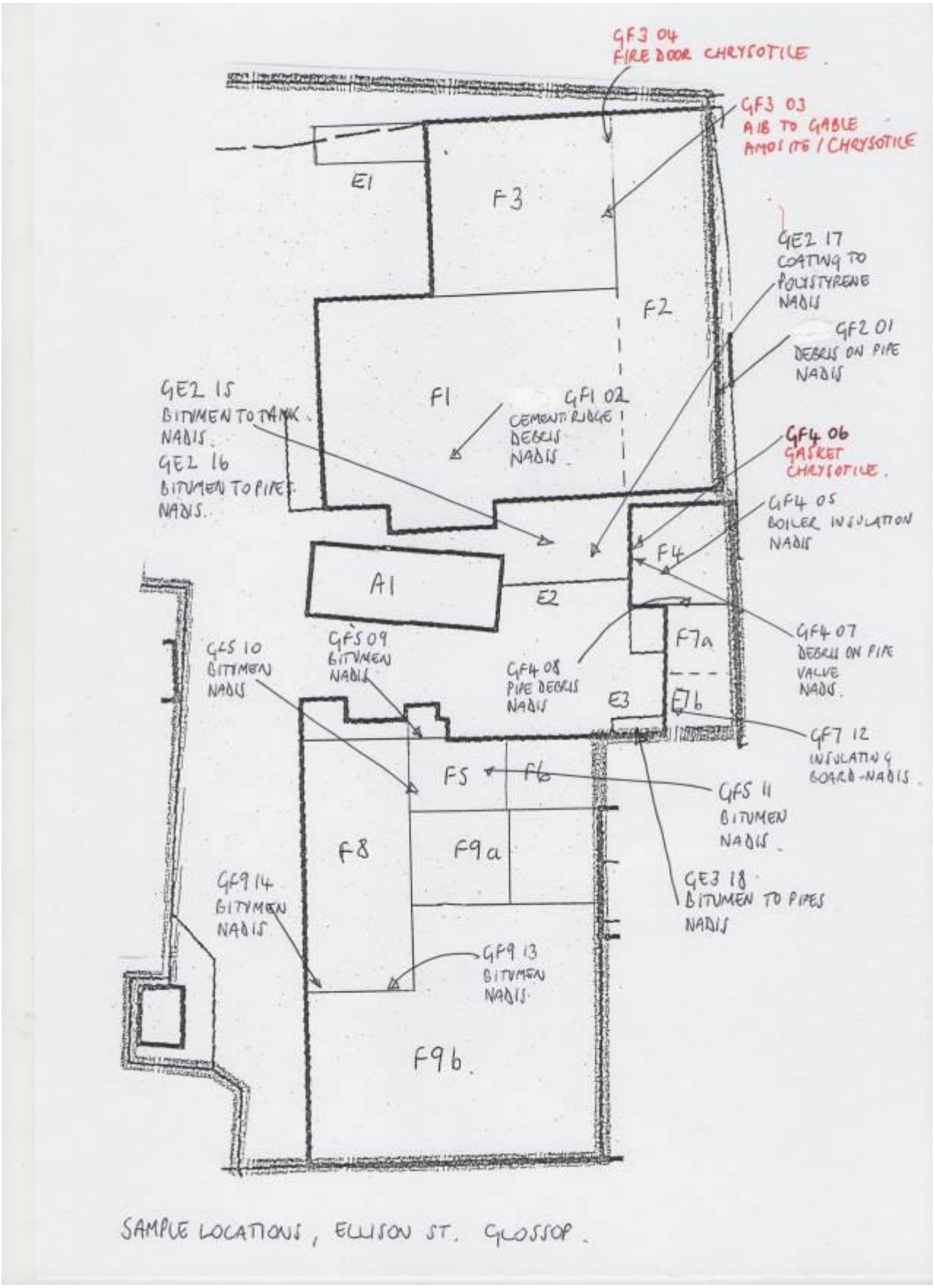
Remove and dispose of as asbestos waste under the appropriate HSE guidelines (CAR 2012)

Job Number: GF0416	
Property/Site: Laundry Buildings, Ellison Street, Glossop, SK13 8BY	
Date: 26.04.16	
Surveyors: R Gittins	
Building: Factory	
Floor: Throughout premises: Roofs and associated products, gables, walls, floor drains and stored sheets etc.	
Material Details **Material type: Asbestos Cement** **Sample no.: Strongly Presumed** **Extent: Large amounts – see summary for quantities.**	
Material Risk Score **Product type: Asbestos Cement** **Extent of damage/deterioration: Low - High** **Surface treatment: None** **Asbestos type: Chrysotile** **Material Risk Score**	**Risk Score** **1** **1-3** **1** **1** **4-6** **Risk Level: Low**

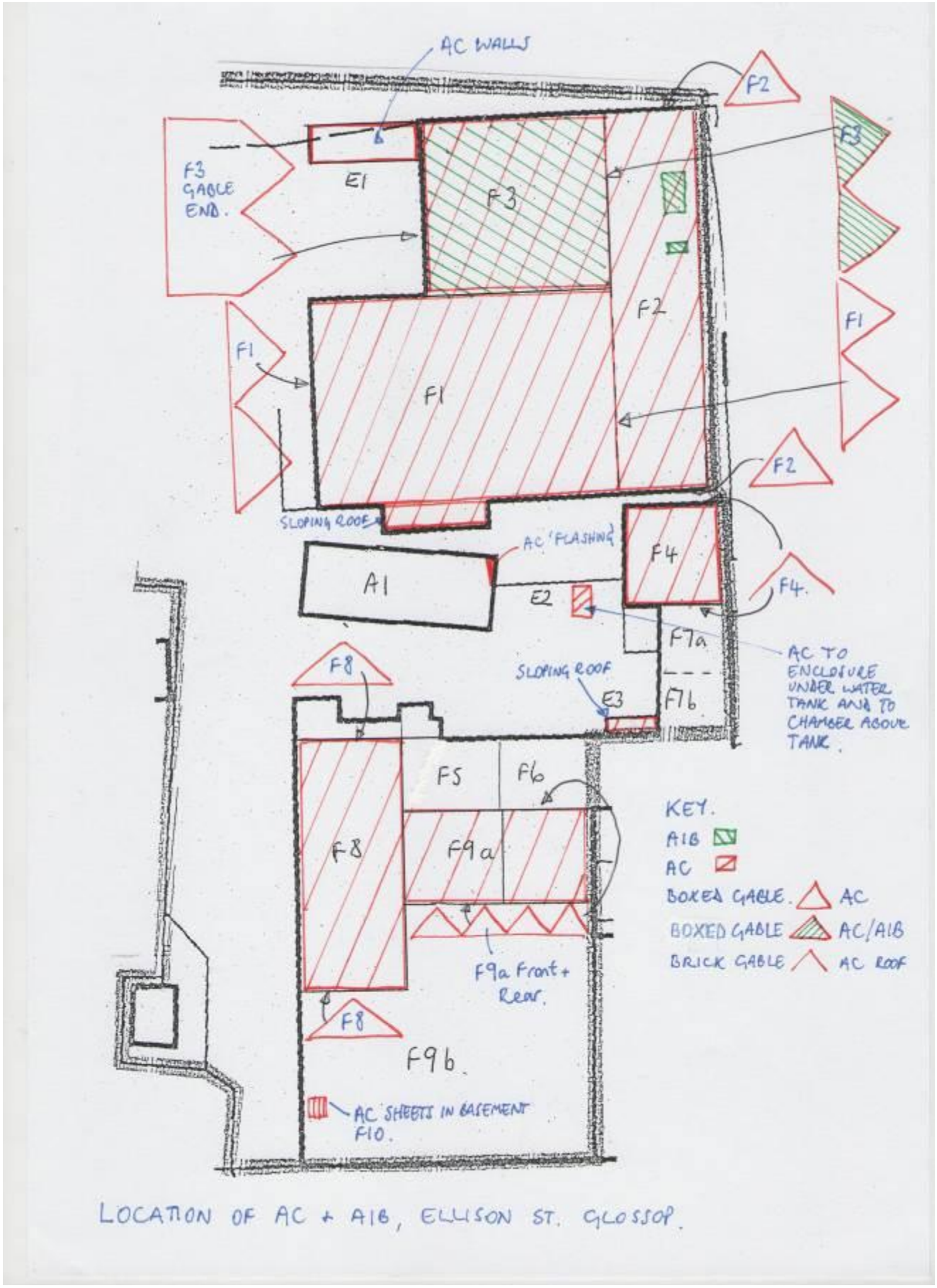
Recommendations

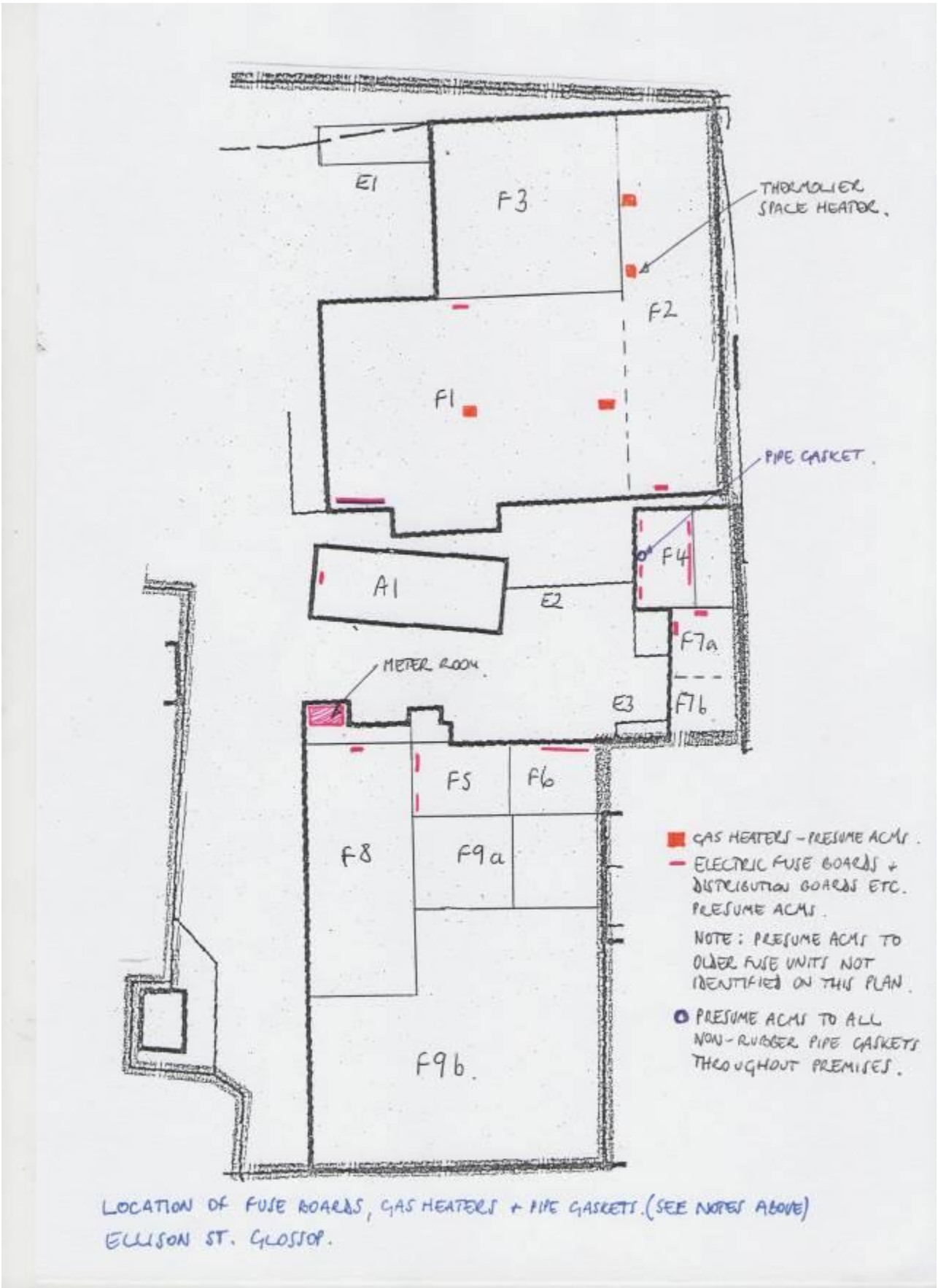
Remove and dispose of as asbestos waste under the appropriate HSE guidelines (CAR 2012)

Appendix 1 Sample Locations



Appendix 2 Location of ACMs and Presumed ACMs





LOCATION OF FUSE BOARDS, GAS HEATERS + PIPE GASKETS. (SEE NOTES ABOVE)
ELLISON ST. GLOSSOP.

Appendix 3 Test Reports

ATHENA
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UKAS TESTING
4696

CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

SITE ADDRESS:	THE LAUNDRY, ELLISON STREET, GLOSSOP, DERBYSHIRE, SK13 8BY
SITE REF NO.	N/A

CLIENT	JANHILL LTD
ADDRESS	WATERS GREEN HOUSE WATERS GREEN MACCLESFIELD CHESHIRE, SK11 6LF
PHONE NUMBER	01625 502262

CERTIFICATE NUMBER	ATH/16/04/0921
DATE SAMPLED	26/04/16
DATE RECEIVED	27/04/16
DATE ANALYSED	27/04/16
NO. OF SAMPLES	18
PAGE NUMBER	1 OF 2
OBTAINED	DELIVERED

SAMPLE NUMBER	CLIENT NUMBER	SAMPLE LOCATION	MATERIAL TYPE	FIBRE TYPE DETECTED
1	GF2 01	DEBRIS ON PIPE, REAR WALL F2	INSULATION	NADIS
2	GF1 02	CEMENT RIDGE DEBRIS – FLOOR F1	CEMENT	NADIS
3	GF3 03	INSULATING BOARD, GABLE F3	INSULATING BOARD	AMOSITE/CHRYSOTILE
4	GF3 04	FIRE DOOR METAL	GASKET	CHRYSOTILE
5	GF4 05	INSULATION, BOILER F4	INSULATION	NADIS
6	GF4 06	DEBRIS, PIPE GASKET F4	GASKET	CHRYSOTILE
7	GF4 07	DEBRIS, PIPE VALVE F4	DEBRIS	NADIS
8	GF4 08	DEBRIS ON PIPE, PIPE DUCT F4, F7	DEBRIS	NADIS
9	GF5 09	BITUMEN TO ROOF UPSTAND, F5	BITUMEN	NADIS
10	GF5 10	BITUMEN FELT, ROOF F5/F6	BITUMEN	NADIS
11	GF5 11	BITUMEN FELT, ROOF F5/F6	BITUMEN	NADIS
12	GF7 12	INSULATING BOARD, STORED BOARDS, F7	INSULATING BOARD	NADIS

KEY: CHRYSOTILE – WHITE ASBESTOS CROCIDOLITE – BLUE ASBESTOS AMOSITE – BROWN ASBESTOS NADIS – NO ASBESTOS DETECTED IN SAMPLE
TREMOLITE, ANTHOPHYLLITE & ACTINOLITE – LESS COMMON ASBESTOS FIBRE TYPES

Note: When a trace of asbestos fibres are reported this represents one or two fibres only.
Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.
Note: Samples will be kept for a minimum of 6 months.
Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena has been obtained.
Note: If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.
Note: The results relate only to the items tested.

ANALYST NAME AND SIGNATURE:	P LOCK	AUTHORISER NAME AND SIGNATURE:	B. HOPSON

Samples have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions "in house" method of polarised light microscopy and central stop dispersion staining based on HSG 248. The site address and sample locations are given by the client and Athena are not responsible for the accuracy or competence of these details or of the sampling.

BULK 001 VERSION 4 – 02/03/15

SUITE 3, SOPWITH HOUSE, HURRICANE WAY, WICKFORD, ESSEX, SS11 8YU
Tel: 01268 761 171 Fax: 01268 761 003 Email: info@athena-env.co.uk
Company Reg Number: 07376951 Registered Address: 3 Sandhurst Crescent, Leigh-on-sea, Essex, SS9 4AL

ATHENA
ENVIRONMENTAL SOLUTIONS LTD.

UKAS TESTING
4696

CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

SITE ADDRESS:	THE LAUNDRY, ELLISON STREET, GLOSSOP, DERBYSHIRE, SK13 8BY
SITE REF NO.	N/A

CLIENT	JANHILL LTD
ADDRESS	WATERS GREEN HOUSE WATERS GREEN MACCLESFIELD CHESHIRE, SK11 6LF
PHONE NUMBER	01625 502262

CERTIFICATE NUMBER	ATH/16/04/0921
DATE SAMPLED	26/04/16
DATE RECEIVED	27/04/16
DATE ANALYSED	27/04/16
NO. OF SAMPLES	18
PAGE NUMBER	2 OF 2
OBTAINED	DELIVERED

SAMPLE NUMBER	CLIENT NUMBER	SAMPLE LOCATION	MATERIAL TYPE	FIBRE TYPE DETECTED
13	GF9 13	BITUMEN TO ROOF UPSTAND F9	BITUMEN	NADIS
14	GF9 14	BITUMEN TO ROOF UPSTAND F9	BITUMEN	NADIS
15	GE2 15	BITUMEN TO MMMF INSULATION, TANK E2	BITUMEN	NADIS
16	GE2 16	BITUMEN TO MMMF PIPE INSULATION, PIPE E2	BITUMEN	NADIS
17	GE2 17	COATING TO POLYSTYRENE INSULATION, WATER TANK E2	BITUMEN	NADIS
18	GE2 18	BITUMEN TO MMMF PIPE INSULATION, YARD STORES E3	BITUMEN	NADIS

KEY: CHRYSOTILE – WHITE ASBESTOS CROCIDOLITE – BLUE ASBESTOS AMOSITE – BROWN ASBESTOS NADIS – NO ASBESTOS DETECTED IN SAMPLE
TREMOLITE, ANTHOPHYLLITE & ACTINOLITE – LESS COMMON ASBESTOS FIBRE TYPES

Note: When a trace of asbestos fibres are reported this represents one or two fibres only.
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Note: The results relate only to the items tested.

ANALYST NAME AND SIGNATURE:	P. LORD	AUTHORISER NAME AND SIGNATURE:	B. HOPSON

Samples have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions "in house" method of polarised light microscopy and central stop dispersion staining based on HSG 248. The site address and sample locations are given by the client and Athena are not responsible for the accuracy or competence of these details or of the sampling.

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SUITE 3, SOPWITH HOUSE, HURRICANE WAY, WICKFORD, ESSEX, SS11 8YU
Tel: 01268 761 171 Fax: 01268 761 003 Email: info@athena-env.co.uk
Company Reg Number: 07176951 Registered Address: 3 Sandhurst Crescent, Leigh-on-sea, Essex, SS9 4AL