

ASBESTOS SURVEYING REPORT

Asbestos Inspection Report (HSG 264) Management Survey



Clarius Business Services Ltd

1 Parkways Court

Oulton

Leeds

LS26 8TR

Tel: 0845 269 1961

Email: ian@clariuseco.com

Web: <https://www.clariuseco.com>

<http://www.ojsafety.co.uk/>

364 Barlow Moor Road
Manchester
M21 8AS

Surveyed by Ian Watson on 4 Jul 2024

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Executive Summary

The following table lists the asbestos containing materials that have been identified, presumed or strongly presumed.

The recommended actions required to manage the asbestos containing materials are summarised.

For a detailed explanation of the recommended action required to manage your asbestos containing materials please refer to the '[Action Descriptions](#)' section of this report, as they might vary according to which type of survey has been carried out.

ACM Item	Asbestos Material	Recommendation	Photo
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Note: If the above table is blank, then no asbestos has been detected or presumed within the '[Scope of the Inspection](#)'. However, please also refer to the '[Exclusions](#)' and '[Non Asbestos Items](#)' sections of this report.

Introduction

This report contains the findings of an asbestos Management Survey carried out at 364 Barlow Moor Rd, Chorlton-cum-Hardy, Manchester M21 8AZ, UK on the 04 Jul 2024.

- OJ Health and Safety Solutions Ltd carried out the survey.
- The purpose of the Management Survey is to enable Clarius Business Services Ltd to comply with CAR2012.
- The aim of the survey is to locate, identify and assess asbestos containing materials.
- Samples were not taken, where there was an electrical hazard, or it was deemed that in taking a sample it would damage the critical integrity of the product, in these cases presumptions were made on the Asbestos content.
- The extent of the inspection was accessible areas agreed with Clarius Business Services Ltd. Any non-accessible areas are noted in the '[Exclusions](#)' section of this report. Exclusions should be presumed to contain asbestos.

Whilst every effort has been made to detect all sources of asbestos, without a fully intrusive inspection of all areas, OJ Health and Safety Solutions Ltd cannot be held liable for any omissions in this report.

Inspection Method

This asbestos Management Survey was carried out following the guidelines set out in the Health and Safety Executive Document **HSG264** as detailed below.

About Management Surveys

- A management survey is the standard survey. Its purpose 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.
- Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This material assessment will give a good initial guide to the priority for managing ACMs as it will identify the materials, which will most readily release airborne fibres if they are disturbed.”)
- The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However, a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming.
- Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment).

Inspection Overview

The following is a brief description of the inspection undertaken and the client's building.

Inspection Details

Inspection Type	Management Survey	
Inspection Notes		
Date/Time	04 Jul 2024	12:55
Inspector	Ian Watson	

Building Details

Building Description	Retail and residential building designed for mixed use
Building Date	1900s
Building Address	364 Barlow Moor Rd, Chorlton-cum-Hardy, Manchester M21 8AZ, UK

Client Details

Client	Clarius Business Services Ltd
Client Contact	Ian Broadbent
Client Phone	07899 848855
Client Address	1 Parkways Ct, Oulton, Leeds LS26 8TR, UK
Report Addressee	Mr Alex Haigh c/o CAN PROPERTY HOLDING LIMITED

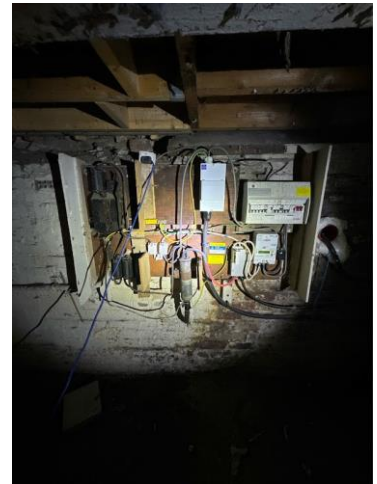
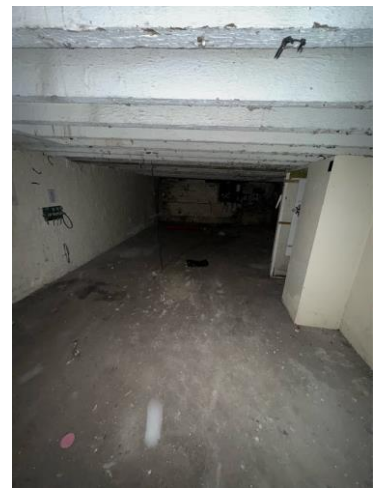
Area Summary

Below is a summary of the general features of the main internal and external areas of the building.

Area	Features	Photo
0-Ground floor > Retail Area Vacant Retail Unit	Floor Type: Timber Wall Type: Plaster , Solid Wall Ceiling Type: Plasterboard	
0-Ground floor > WC Washroom Facilities	Floor Type: Tiled Wall Type: Partition Walls , Half Tiled Walls Ceiling Type: Plasterboard	

0-Basement > Basement
Void Basement

Floor Type: Concrete , Solid
Flooring
Wall Type: Brick
Ceiling Type: Timber



Summary of Asbestos Findings

Asbestos Content

The following table shows a breakdown of the laboratory results for any samples taken during this survey.

Asbestos Content	Quantity Found
Crocidolite (Blue)	0
Crocidolite/Chrysotile (Blue/White)	0
Crocidolite/Amosite/Chrysotile (Blue/Brown/White)	0
Amosite (Brown)	0
Amosite/Chrysotile (Brown/White)	0
Tremolite	0
Anthophyllite	0
Chrysotile (White)	0
No Asbestos Detected	0

Fibre Release

The following table counts the number of asbestos containing items found by their potential fibre release risk.

Asbestos Content	Quantity Found
High	0
Medium	0
Low	0
Very Low	0
None	0

Presumptions

Samples were not taken where there was an electrical hazard, or it was deemed that in taking a sample it would damage the critical integrity of the product.


Following the guidelines set out in the Health & Safety Document HSG264, various materials may be presumed or strongly presumed to contain asbestos, and if so these will be included in the Asbestos Register.

Presumption Level	Quantity Found
Strongly Presumed	0
Presumed	0

Note: Although during the survey there were no visible signs of asbestos (identified or presumed), you should also refer to the '[Scope of the Inspection](#)', '[Exclusions](#)' and '[Non Asbestos Items](#)' sections of this report for other items that may have been inspected.



Excluded Areas

During the survey it was not possible to access certain areas listed below. You should be aware that items in excluded areas should always be **presumed to contain asbestos**.

Excluded Area	Photo
0-Basement > Basement Room <i>Void under fire place and toilets. No access available</i>	 The 'Photo' column contains two photographs. The top photograph shows a dark, narrow opening between brickwork, likely the void under a fireplace. The bottom photograph shows a similar dark, confined space, possibly under toilets, with a white object (possibly a pipe or tool) visible on the right side.

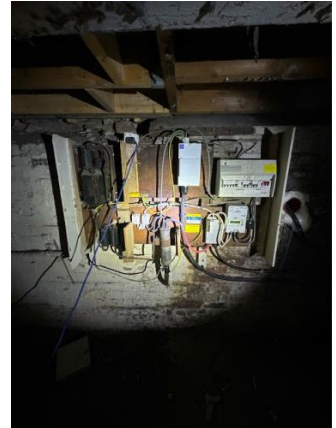
Non Asbestos Areas/Items

The following areas/items were inspected during the survey and have been identified as NOT containing asbestos.

Non Asbestos Area/Item	Justification	Photo
0-Ground floor > Retail Area Room	<i>No Asbestos Detected</i> Area inspected in detail and no suspected asbestos containing materials identified.	
0-Ground floor > WC Room	<i>No Asbestos Detected</i> Area inspected in detail and no suspected asbestos containing materials identified.	

0-Basement > Basement
Room

No Asbestos Detected
Area inspected in detail and no
suspected asbestos containing
materials identified.



Asbestos Register

Note: The asbestos register is blank because no asbestos has been identified or presumed within the '[Scope of the Inspection](#)'. However, please also refer to the '[Exclusions](#)' and '[Non Asbestos Items](#)' sections of this report for other items that may have been inspected.

No samples were taken.

Asbestos Item	Asbestos Results	Recommendation	Risk
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Recommendations

An asbestos Management Survey does not allow for intrusive inspection to all areas, and therefore in non-accessible areas it was not practicable to inspect and sample.

- Caution should be taken when any future refurbishments/demolitions are carried out in areas that were not inspected.
- **If at any time you are unsure of any materials that you encounter, please do not hesitate to contact us.**
- It is recommended that on receipt of this report, all asbestos materials (confirmed or presumed) in the register should be identified so that they can be managed according to the recommendations set out below.
- All relevant personnel should be made aware of the location of the material to ensure it is not damaged or disturbed during refurbishment work or routine maintenance.
- The register is only a record of the condition of the materials on the day they were inspected, and therefore must be re-inspected at regular intervals to determine if there has been any deterioration of condition. The register should then be updated accordingly.

Notes on Disposals

Asbestos items must be disposed of carefully under controlled conditions.

Asbestos removal work must be carried out under the provisions of the Control of Asbestos Regulations 2012.

Contact the Health and Safety Executive on 08701 545500 or www.hse.gov.uk/asbestos for more information.

Labelling Requirements

All materials identified on the [Asbestos Register](#) (identified or presumed) must be clearly labelled with an approved label, to prevent the accidental disturbance of the asbestos by maintenance personnel or sub-contractors.

Recommended actions, as highlighted in the '[Asbestos Register](#)' section, are described in the '[Action Descriptions](#)' section below.

Action Descriptions

Recommended actions will vary according to severity of fibre release *and* the type of inspection carried out. The inspection carried out for this building was a Management Survey.

Action A - Immediate Removal

Asbestos containing materials in poor condition, not adequately surface treated and/or vulnerable to damage. This material requires immediate removal under controlled conditions. The area containing this material must be cordoned off to prevent access to all personnel.

Action B - Encapsulation

Asbestos containing materials showing signs of deterioration and or damage. This material requires encapsulation with a suitable surface sealant, or area to be sealed off to prevent material being disturbed; if encapsulated it should be monitored at six monthly intervals to assess its condition, and comments added to the asbestos register.

Action C - Monitor Biannually

This material is not posing a significant hazard to personnel at present, provided it remains undisturbed; however it should be monitored at six monthly intervals to assess its condition, and comments added to the asbestos register.

Action D - Monitor Annually

Asbestos containing material in good or reasonable condition, and requiring no attention unless disturbed or condition deteriorates; however it should be monitored annually to assess its condition, and comments added to the asbestos register.

N/A - No Action

No action required for non asbestos material.

Exclusion - Non Accessed Area

Non accessed area. This area should be surveyed prior to refurbishment or demolition.

Laboratory Sample Results

No samples were taken, so there are no laboratory sample results to report.

Material Assessment Algorithm

The material assessment looks at the type and condition of the Asbestos Containing Material (ACM), and the ease with which it will release fibres if disturbed. The table below gives a guide on how each of the sample variables is scored.

Sample Variable	Description	Score
Asbestos Type	Chrysotile	1
	Amphibole asbestos excluding Crocidolite	2
	Crocidolite	3
	Presumed & Strongly Presumed	3
	No Asbestos	0
Product Type (Or debris from a product)	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement.	1
	AIB, Millboard, other low density insulating boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.	2
	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3
Damage or Deterioration	Good condition: No visible damage	0
	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	1
	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.	2
	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.	3
Surface Treatment	Composite materials containing asbestos: reinforced plastics, resins, and vinyl tiles.	0
	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.	1
	Unsealed AIB, or encapsulated lagging and sprays.	2
	Unsealed lagging and sprays.	3

The score for each of the four sample variables is added up to give a **Total Material Score**, which will indicate the level of [Action required](#) as shown in the table below

Total Material Score	0	1 - 4	5 - 6	7 - 9	10 - 12
Fibre Release	None	Very Low	Low	Medium	High
Action Code	E	D	C	B	A

Scope of the Inspection

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

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

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

Materials may be hidden or obscured by other items or cover finishes i.e. over boarding, disguising etc. Where this is the case then its detection will be impaired.

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

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

Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos Regulations (2012) or other similar subsequent Regulations laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.

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

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

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

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

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

OJ Health and Safety Solutions Ltd cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.

OJ Health and Safety Solutions Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

Quality Assurance Statement

This report has been compiled for the sole use of Clarius Business Services Ltd and should not be relied upon by any third party or organisation.

The data contained within this report is intended to provide factual information only as to the presence of asbestos materials.

Any measurements or quantities described herein should not be relied upon for any contractual purpose.

Inspected By

Ian Watson (BOHS P402 Surveying and Sampling Strategies for Asbestos)

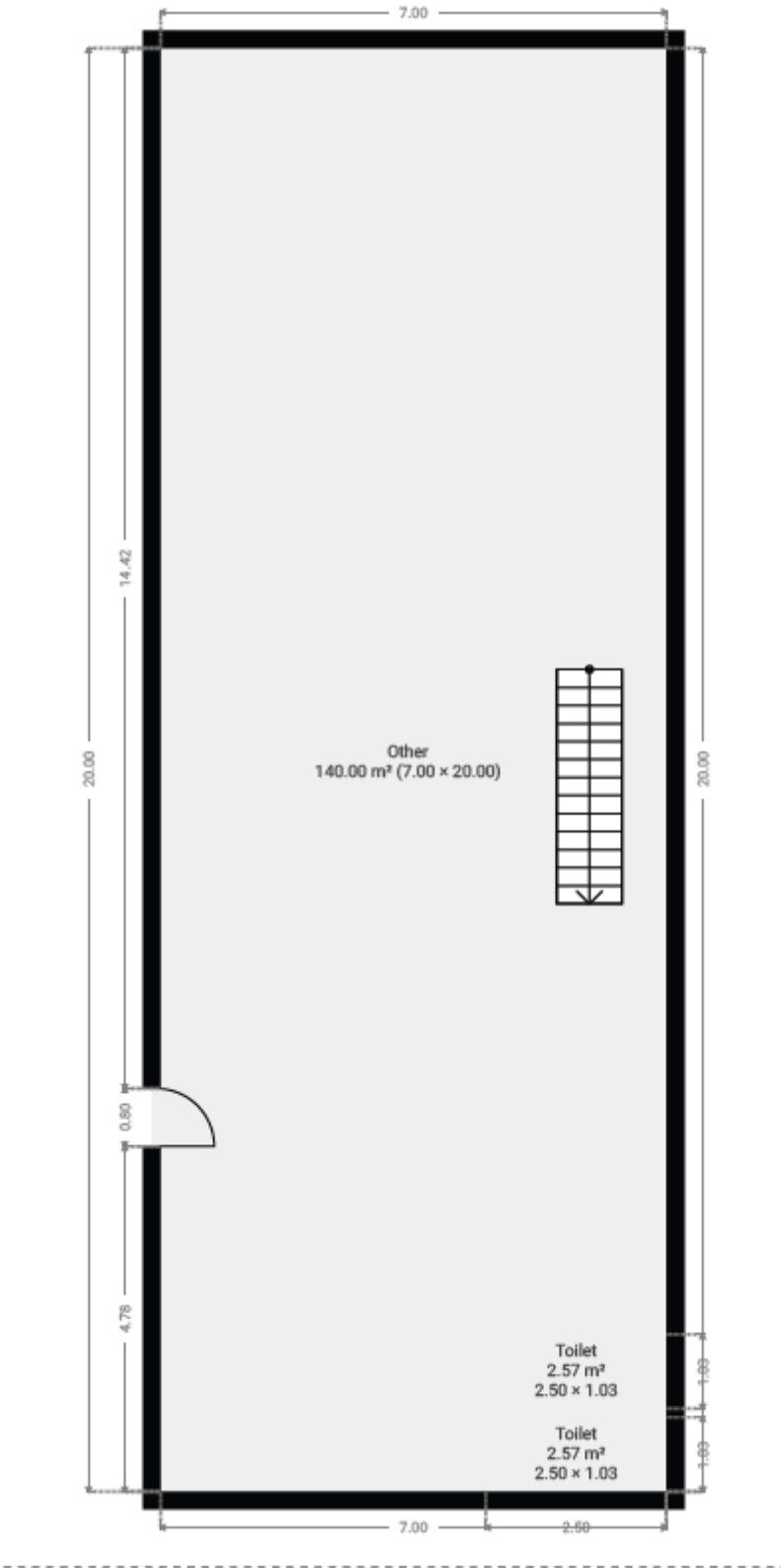
04 Jul 2024

*** END OF REPORT ***

Attachments may follow if applicable

Building Plans

Ground Floor



Basement

