

Lancashire County Scientific Services
County Laboratory • Pedders Way
Riversway Docklands • Ashton • Preston • PR2 2TX
Tel: 01772 721660
Email: philip.rawcliffe@lancashire.gov.uk

Asbestos Survey Report –
Management Survey

**Accrington Union Street Area Office 44 Union Street,
Accrington, BB5 1PL**

Our Reference: MS579/24PB

Lead Surveyor: Paul Bibby

Surveyor: Paul Cornwell

Date(s) of Survey: 05/11/2024

Next Review Date: 05/11/2025

In Accordance with Control of Asbestos Regulations 2012



Signed:

Date:

28/01/2025

Approved Signatory:

Ian Dawson BSc(Hons)

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Documented Amendments to Survey Report:

Date	Revision and Report Reference
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1. EXECUTIVE SUMMARY

On the instruction of Asset Management Property Review, a representative of Lancashire County Scientific Services (LCSS) has attended Accrington Union Street Area Office, 44 Union Street, Accrington, BB5 1PL to carry out a Management Survey. **The survey only covered the areas marked on the site plans (Appendix 1b), as directed by Asset Management Property Review.** The purpose of the survey was, as far as reasonably practicable, to identify the presence of any asbestos containing materials.

The following tables provide a summary of the locations of the asbestos containing materials identified and any locations that were not accessed during the survey.

1.1 ASBESTOS MATERIALS IDENTIFIED

Action Key:

Total risk = Material assessment score + Priority assessment score

Risk Score Assessment

20 or More	High Risk
16 to 19	Medium Risk
11 to 15	Low Risk
10 and below	Very Low Risk

Site: 23300002200442000, Accrington Union Street Area Office

Survey Date: 05/11/2024

Total: 2

ASR Code	Sample Ref	Building	Room	Description	Position	Asbestos Type	Amount	Overall Risk	Actions
ACMD33255	SV0856/21FR_S01-RH24304B	23300002200443001 - MAIN BUILDING	020	Cement under cloaking to external roof verge	Roof	CHRYSTILE	6 m2	Very Low	07 - Monitor condition
ACMD33282	MS579/24PB_S11-LR8700B	23300002200443001 - MAIN BUILDING	040	Gasket to pipe work	Pipes	CHRYSTILE	10 Unit	Very Low	07 - Monitor condition

Site: 23300002200442000, Accrington Union Street Area Office

Survey Date: 05/11/2024

Total: 23

1.2 NON ASBESTOS CONTAINING MATERIALS

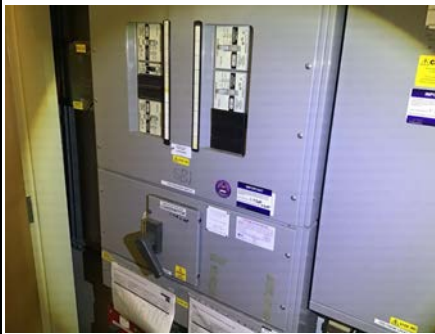



ASR Code	Sample Ref	Building	Room	Description	Position	Asbestos Type	Status	Amount
ACMD33294	MS579/24FB_S03-LR8692B	23300002200443001 - MAIN BUILDING	001	Boarding to rsj	Ceiling void	NAD	NAD	6 m2
ACMD34613	MS579/24FB_S10-LR8699B	23300002200443001 - MAIN BUILDING	001	White stair nosing	Stairs	NAD	NAD	m
ACMD33277	MS579/24FB_S04-LR8693B	23300002200443001 - MAIN BUILDING	002	Bitumen cloth wrap to cable	Floor	NAD	NAD	1 m
ACMD33278	MS579/24FB_S05-LR8694B	23300002200443001 - MAIN BUILDING	002	Resin panel to electrics	Wall	NAD	NAD	2 m
ACMD33276	MS579/24FB_S03-LR8692B	23300002200443001 - MAIN BUILDING	004	Boarding to rear of door	Door	NAD	NAD	2 m2
ACMD33274	MS579/24FB_S01-LR8690B	23300002200443001 - MAIN BUILDING	011A	Mastic to ducting limited sample	Ceiling void	NAD	NAD	Smal, amounts
ACMD33275	MS579/24FB_S02-LR8691B	23300002200443001 - MAIN BUILDING	011B	Adhesive and screed under carpet	Floor	NAD	NAD	6 m2
ACMD33289	MS579/24FB_S20-LR8709B	23300002200443001 - MAIN BUILDING	011D	Red Mastic to timber windows	Windows	NAD	NAD	Throughout
ACMD33269	MS579/24FB_S10-LR8699B	23300002200443001 - MAIN BUILDING	016	White stair nosing	Stairs	NAD	NAD	15 m
ACMD33293	MS579/24FB_S08-LR8697B	23300002200443001 - MAIN BUILDING	016	Adhesive on screed under modern flooring	Floor	NAD	NAD	9 m2
ACMD33281	MS579/24FB_S09-LR8698B	23300002200443001 - MAIN BUILDING	017	Mastic to window	Window	NAD	NAD	5 m
ACMD33290	MS579/24FB_S19-LR8708B	23300002200443001 - MAIN BUILDING	017	Mastic to timber windows	Windows	NAD	NAD	6 m
ACMD33279	MS579/24FB_S07-LR8696B	23300002200443001 - MAIN BUILDING	018	Sink pad	Sink	NAD	NAD	3 Unit
ACMD33280	MS579/24FB_S08-LR8697B	23300002200443001 - MAIN BUILDING	018	Adhesive on screed under modern flooring	Floor	NAD	NAD	15 m2
ACMD33292	MS579/24FB_S10-LR8699B	23300002200443001 - MAIN BUILDING	020	White stair nosing	Stairs	NAD	NAD	16 m
ACMD33291	MS579/24FB_S10-LR8699B	23300002200443001 - MAIN BUILDING	034	White stair nosing	Floor	NAD	NAD	16 m
ACMD34614	MS579/24FB_S10-LR8699B	23300002200443001 - MAIN BUILDING	036	White stair nosing	Stairs	NAD	NAD	m
ACMD33287	MS579/24FB_S18-LR8707B	23300002200443001 - MAIN BUILDING	037	Mastic to redundant windows	Loft space	NAD	NAD	8 m
ACMD33283	MS579/24FB_S12-LR8701B	23300002200443001 - MAIN BUILDING	040	Thermal residue to ceiling	Ceiling	NAD	NAD	22 m2
ACMD33284	MS579/24FB_S13-LR8702B	23300002200443001 - MAIN BUILDING	040	Mastic to pipe collar	Ceiling	NAD	NAD	Small amounts
ACMD33285	MS579/24FB_S14-LR8703B	23300002200443001 - MAIN BUILDING	040	Paper with in pipe	Ceiling	NAD	NAD	Small amounts
ACMD33286	MS579/24FB_S16-LR8705B	23300002200443001 - MAIN BUILDING	040	Thermal residue to walls,	Wall	NAD	NAD	Throughout
ACMD33288	MS579/24FB_S17-LR8706B	23300002200443001 - MAIN BUILDING	040	Flaking paint to plinth	Floor	NAD	NAD	2 m2




1.2 AREAS NOT ACCESSED

Whilst every effort has been made to identify and examine all suspect materials within the areas of the premises visited, we cannot guarantee that all asbestos containing materials have been located. Some materials may well be hidden within the fabric of the building and may only become evident when any demolition work or major refurbishment is being carried out within or on the premises. See also the general exclusions in Appendix 3.

Refer to the site plans in Appendix 1(b). Any areas not highlighted are outside the scope of this survey.

Until the areas listed below have been surveyed and tested by competent persons, they must be presumed as containing asbestos materials and no access is permitted until a further inspection has been undertaken by Lancashire County Scientific Services.

Room number	Location / Reason / Action	Photo
002	No access within live electrics - Asbestos containing materials should be presumed to be present until the area/unit can be inspected as part of an R&D survey by LCSS	
011	No access with in safe - Asbestos containing materials should be presumed to be present until the area/unit can be inspected as part of an R&D survey by LCSS	
017	No access under watertight flooring without causing damage - Asbestos containing materials should be presumed to be present until the area/unit can be inspected as part of an R&D survey by LCSS	
030	No access above timber loft hatch due to the ceiling grid & height - Asbestos containing materials should be presumed to be present until the area/unit can be inspected as part of an R&D survey by LCSS	

035	No access within live electrics - Asbestos containing materials should be presumed to be present until the area/unit can be inspected as part of an R&D survey by LCSS	
037	No access under watertight flooring without causing damage - Asbestos containing materials should be presumed to be present until the area/unit can be inspected as part of an R&D survey by LCSS	
040	No access within live electrics - Asbestos containing materials should be presumed to be present until the area/unit can be inspected as part of an R&D survey by LCSS	

2. INTRODUCTION

On the instruction of Asset Management Property Review, a representative of Lancashire County Scientific Services has attended Accrington Union Street Area Office, 44 Union Street, Accrington, BB5 1PL to carry out a Management Survey. **The survey only covered the areas marked on the site plans (Appendix 1b), as directed by Asset Management Property Review.** The purpose of the survey was, as far as reasonably practicable, to identify the presence of any asbestos containing materials.

Note – If during the works it becomes necessary to extend the working area beyond the areas identified in this survey, then Lancashire County Scientific Services must be informed.

General Description of Areas Surveyed	
Use	LCC Building
Number of Storeys	Two
Internal Walls/Partitions	Mix of plasterboard stud and solid walls
External Walls	Stone
Internal Floors	Mostly solid with timber ply
Internal Ceilings	Concrete and lath and plaster ceiling
Other Features	Asbestos cement under-cloak external to area 20 Asbestos gaskets to the pipework in area 40
Age of building(s)	1920

3. METHODOLOGY

Management Survey

The purpose of this type of survey is to locate as far as reasonably practicable, the presence and extent of any asbestos containing material. Representative samples are collected and analysed to confirm the presence or absence of asbestos containing materials. If the material sampled is found to contain asbestos, other similar homogeneous materials used in the same way in the building can be strongly presumed to contain asbestos.

The sampling strategy is designed to cause minimal damage to the fabric of the building. As such, it should be noted that materials behind wall panels, fixed ceilings/boarding etc may contain asbestos. This should be borne in mind when undertaking major structural work. In the event of major structural work or demolition, a Refurbishment and Demolition Survey should be carried out.

Sampling is not undertaken where damage may affect the efficiency of the plant, e.g. flue pipes and gaskets.

Sampling is also not carried out where there is a physical danger present such as electricity fuse boxes/distribution boards etc, boilers, machines in operation etc.

Bulk sampling strategies and procedures have been performed in accordance with HSG 264 – Asbestos: The Survey Guide.

Material Assessment Scores

Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a 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.

Priority Assessment Scores

The priority assessment looks at the likelihood of someone disturbing the ACMs. Four parameters determine the likelihood of this occurring:

Maintenance activity
 Occupant activity
 Likelihood of disturbance
 Human exposure potential

The parameters are scored on a scale of 0 to 3, which when added together give the overall priority rating.

It is the responsibility of the duty holder to ensure that a priority assessment has been undertaken for all asbestos containing materials identified within the survey report. The priority assessment contained within this report is for technical guidance only and is based on the conditions at the time of the survey and should be reassessed if conditions change e.g. usage, occupancy etc.

Total Risk Score

In some cases there may be ACMs in many different locations throughout your premises. Budget and time constraints may not allow you to deal with all of them straight away, if this is the case you will have to prioritise them, dealing with those that pose the highest risk to health first. You can do this by dealing with the ACMs that have been given the highest Total Risk Assessment Score first. The Total Risk Assessment Score is the sum of the Material Risk Assessment Score and the Priority Assessment Score:

Total risk = Material assessment score + Priority assessment score

Risk Score Assessment

20 or More	High Risk
16 to 19	Medium Risk
11 to 15	Low Risk
10 and below	Very Low Risk

See Material & Priority Assessment Tables in Appendix 4.

Further reading: <http://www.hse.gov.uk/pubns/books/hsg264.htm>

GENERAL

- **Although air sampling is not normally required by the Health & Safety Executive for work classified as non-licensed, LCSS strongly recommends that all non-licensed asbestos removal or abatement works is reported to Lancashire County Scientific Services, in order that a reassurance air test can be undertaken upon completion of the work.**
- **All work must be done in accordance with the Control of Asbestos Regulations 2012. Any contractors removing asbestos containing materials must have adequate training & insurance cover for this type of work. A risk assessment and plan of works will be required for all work on asbestos containing materials. Lancashire County Scientific Services must be used for all assessments for site re-occupation (e.g. clearances, reassurance).**
- **Lancashire County Scientific Services should be contacted if it becomes necessary to work outside the areas specified in this report. If necessary, please contact Lancashire County Scientific Services for advice.**

Where identified asbestos containing materials (ACMs) are to be retained, it is important to implement a management programme, which should include:

- Producing of a register of the locations of all the ACMs being retained on the premises.
- A maintenance system being set up requiring that anyone carrying out work in the building should consult the register to ensure that any activity being carried out will not disturb the ACMs.
- The register is updated as and when any ACMs are removed or repaired etc.
- That the ACMs are inspected visually on a regular basis and a record of the inspection is made.
- Any retained ACMs within the premises should be encapsulated if not already sealed and preferably labelled with asbestos warning labels or tape.
- Carry out a Refurbishment or Demolition Survey before any major refurbishment or demolition work takes place.

APPENDIX 1:

SURVEY DETAILS

1(a) Asbestos & non-asbestos register

1(b) Site Plan

1(c) Survey Locations

Appendix 1(a) – Asbestos & Non-Asbestos Register

Site:	23300002200442000 - Accrington Union Street Area Office	Status:	NAD
Building:	23300002200443001 - MAIN BUILDING	Identified On:	05/11/2024
Room:	001	Identified By:	Paul Bibby - LOC
Description:	Boarding to rsj		
Position:	Ceiling void		
Material Type:		Sample:	REPRESENTATIVE
Material Subtype:		Asbestos Type:	99 - NAD
Quantity:	6 m2		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S03-LR8692B	Sampled By:	Paul Bibby - LOC
Origin:	Boarding	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LOC



There is no current risk assessment for this ASR - ACM033294

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site: 23300002200442000 - Accrington Union Street Area Office
Building: 23300002200443001 - MAIN BUILDING
Room: 001
Description: White stair nosing
Position: Stairs

Status: NAD
Identified On: 05/11/2024
Identified By: Paul Bibby - LCC

Material Type:	Other Encapsulated Materials	Sample:	REPRESENTATIVE
Material Subtype:	Reinforced plastic and resin composites	Asbestos Type:	99 - NAD
Quantity:	m		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S10-LR8699B	Sampled By:	Paul Bibby - LCC
Origin:	Stair nosing	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM034613

ASR Action Details

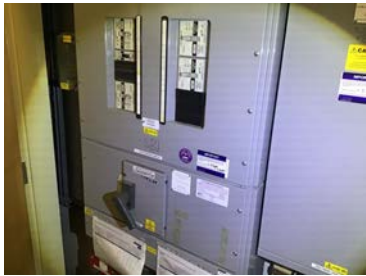
Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site: 23300002200442000 - Accrington Union Street Area Office
Building: 23300002200443001 - MAIN BUILDING
Room: 002
Description: Live electrics
Position: Wall

Status: NOACCESS
Identified On: 05/11/2024
Identified By: Paul Bibby - LOC

Material Type: Sample: REQUIRED
Material Subtype: Asbestos Type:
Quantity: 4 Unit

Sample Details
Code: Sampled On:
Origin: Sampled By:
Analysis: Analysed On:
Analysed By:



There is no current risk assessment for this ASR - ACM033267

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASRActions found				

Site:	23300002200442000 - Accrington Union Street Area Office	Status:	NAD
Building:	23300002200443001 - MAIN BUILDING	Identified On:	05/11/2024
Room:	002	Identified By:	Paul Bibby - LCC
Description:	Bitumen cloth wrap to cable		
Position:	Floor		
Material Type:	Other Encapsulated Materials	Sample:	TAKEN
Material Subtype:	Bitumen products	Asbestos Type:	99 - NAD
Quantity:	1 m		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S04-LR8693B	Sampled By:	Paul Bibby - LCC
Origin:	Bitumen	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033277

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site:	23300002200442000 - Accrington Union Street Area Office	Status:	NAD
Building:	23300002200443001 - MAIN BUILDING	Identified On:	05/11/2024
Room:	002	Identified By:	Paul Bibby - LCC
Description:	Resin panel to electrics		
Position:	Wall		
Material Type:	Other Encapsulated Materials	Sample:	TAKEN
Material Subtype:	Reinforced plastic and resin composites	Asbestos Type:	99 - NAD
Quantity:	2 m		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S05-LR8694B	Sampled By:	Paul Bibby - LCC
Origin:	Resin panel	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033278

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site: 23300002200442000 - Accrington Union Street Area Office
Building: 23300002200443001 - MAIN BUILDING
Room: 004
Description: Boarding to rear of door
Position: Door

Status: NAD
Identified On: 05/11/2024
Identified By: Paul Bibby - LCC

Material Type:		Sample:	TAKEN
Material Subtype:		Asbestos Type:	99 - NAD
Quantity:	2 m2		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S03-LR8692B	Sampled By:	Paul Bibby - LCC
Origin:	Boarding	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033276

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site: 23300002200442000 - Accrington Union Street Area Office
Building: 23300002200443001 - MAIN BUILDING
Room: 011
Description: Safe
Position: Floor

Status: NOACCESS
Identified On: 05/11/2024
Identified By: Paul Bibby - LOC

Material Type: Thermal Insulation
Material Subtype: Hand-applied thermal lagging
Quantity: 5 m2

Sample: REQUIRED
Asbestos Type:

Sample Details

Code:
Origin:
Analysis:

Sampled On:
Sampled By:
Analysed On:
Analysed By:



There is no current risk assessment for this ASR - ACM033266

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site:	23300002200442000 - Accrington Union Street Area Office	Status:	NAD
Building:	23300002200443001 - MAIN BUILDING	Identified On:	05/11/2024
Room:	011A	Identified By:	Paul Bibby - LCC
Description:	Mastic to ducting limited sample		
Position:	Ceiling void		
Material Type:	Other Encapsulated Materials	Sample:	TAKEN
Material Subtype:		Asbestos Type:	99 - NAD
Quantity:	Small, amounts		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S01-LR8690B	Sampled By:	Paul Bibby - LCC
Origin:	Mastic	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033274

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site:	23300002200442000 - Accrington Union Street Area Office	Status:	NAD
Building:	23300002200443001 - MAIN BUILDING	Identified On:	05/11/2024
Room:	011B	Identified By:	Paul Bibby - LCC
Description:	Adhesive and screed under carpet		
Position:	Floor		
Material Type:	Other Encapsulated Materials	Sample:	TAKEN
Material Subtype:	Flooring	Asbestos Type:	99 - NAD
Quantity:	6 m2		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S02-LR8691B	Sampled By:	Paul Bibby - LCC
Origin:	Adhesive	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033275

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site:	23300002200442000 - Accrington Union Street Area Office	Status:	NAD
Building:	23300002200443001 - MAIN BUILDING	Identified On:	05/11/2024
Room:	011D	Identified By:	Paul Bibby - LCC
Description:	Red Mastic to timber windows		
Position:	Windows		
Material Type:	Other Encapsulated Materials	Sample:	TAKEN
Material Subtype:	Reinforced plastic and resin composites	Asbestos Type:	99 - NAD
Quantity:	Throughout		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S20-LR8709B	Sampled By:	Paul Bibby - LCC
Origin:	Mastic to window	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC

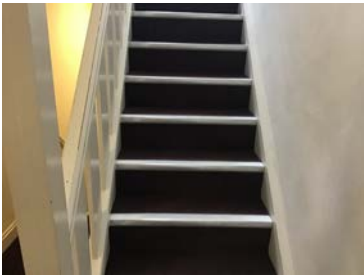


There is no current risk assessment for this ASR - ACM033289

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site:	23300002200442000 - Accrington Union Street Area Office	Status:	NAD
Building:	23300002200443001 - MAIN BUILDING	Identified On:	05/11/2024
Room:	016	Identified By:	Paul Bibby - LCC
Description:	White stair nosing		
Position:	Stairs		
Material Type:	Other Encapsulated Materials	Sample:	TAKEN
Material Subtype:	Reinforced plastic and resin composites	Asbestos Type:	99 - NAD
Quantity:	15 m		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S10-LR8699B	Sampled By:	Paul Bibby - LCC
Origin:	Stair nosing	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033269

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site:	23300002200442000 - Accrington Union Street Area Office	Status:	NAD
Building:	23300002200443001 - MAIN BUILDING	Identified On:	05/11/2024
Room:	016	Identified By:	Paul Bibby - LCC
Description:	Adhesive on screed under modern flooring		
Position:	Floor		
Material Type:	Other Encapsulated Materials	Sample:	REPRESENTATIVE
Material Subtype:	Flooring	Asbestos Type:	99 - NAD
Quantity:	9 m2		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S08-LR8697B	Sampled By:	Paul Bibby - LCC
Origin:	Adhesive	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033293

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site: 23300002200442000 - Accrington Union Street Area Office
Building: 23300002200443001 - MAIN BUILDING
Room: 017
Description: No access under water tight floor,
Position: Floor

Status: NOACCESS
Identified On: 05/11/2024
Identified By: Paul Bibby - LOC

Material Type:		Sample:	REQUIRED
Material Subtype:		Asbestos Type:	
Quantity:	5 m2		
Sample Details		Sampled On:	
Code:		Sampled By:	
Origin:		Analysed On:	
Analysis:		Analysed By:	



There is no current risk assessment for this ASR - ACM033268

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site: 23300002200442000 - Accrington Union Street Area Office
Building: 23300002200443001 - MAIN BUILDING
Room: 017
Description: Mastic to window
Position: Window

Status: NAD
Identified On: 05/11/2024
Identified By: Paul Bibby - LCC

Material Type: Other Encapsulated Materials
Material Subtype: Reinforced plastic and resin composites
Quantity: 5 m

Sample: TAKEN
Asbestos Type: 99 - NAD

Sample Details
Code: MS579/24PB_S09-LR8698B
Origin: Mastic
Analysis: No Asbestos Detected

Sampled On: 05/11/2024
Sampled By: Paul Bibby - LCC
Analysed On: 08/11/2024
Analysed By: Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033281

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site: 23300002200442000 - Accrington Union Street Area Office
Building: 23300002200443001 - MAIN BUILDING
Room: 017
Description: Mastic to timber windows
Position: Windows

Status: NAD
Identified On: 05/11/2024
Identified By: Paul Bibby - LCC

Material Type: Other Encapsulated Materials
Material Subtype: Reinforced plastic and resin composites
Quantity: 6 m

Sample: TAKEN
Asbestos Type: 99 - NAD

Sample Details
Code: MS579/24PB_S19-LR8708B
Origin: Window mastic
Analysis: No Asbestos Detected

Sampled On: 05/11/2024
Sampled By: Paul Bibby - LCC
Analysed On: 08/11/2024
Analysed By: Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033290

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site:	23300002200442000 - Accrington Union Street Area Office	Status:	NAD
Building:	23300002200443001 - MAIN BUILDING	Identified On:	05/11/2024
Room:	018	Identified By:	Paul Bibby - LCC
Description:	Sink pad		
Position:	Sink		
Material Type:	Other Encapsulated Materials	Sample:	TAKEN
Material Subtype:	Reinforced plastic and resin composites	Asbestos Type:	99 - NAD
Quantity:	3 Unit		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S07-LR8696B	Sampled By:	Paul Bibby - LCC
Origin:	Sink pad	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033279

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site:	23300002200442000 - Accrington Union Street Area Office	Status:	NAD
Building:	23300002200443001 - MAIN BUILDING	Identified On:	05/11/2024
Room:	018	Identified By:	Paul Bibby - LCC
Description:	Adhesive on screed under modern flooring		
Position:	Floor		
Material Type:	Other Encapsulated Materials	Sample:	TAKEN
Material Subtype:	Flooring	Asbestos Type:	99 - NAD
Quantity:	15 m ²		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S08-LR8697B	Sampled By:	Paul Bibby - LCC
Origin:	Adhesive	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033280

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site: 23300002200442000 - Accrington Union Street Area Office
Building: 23300002200443001 - MAIN BUILDING
Room: 020
Description: Cement under cloaking to external roof verge
Position: Roof

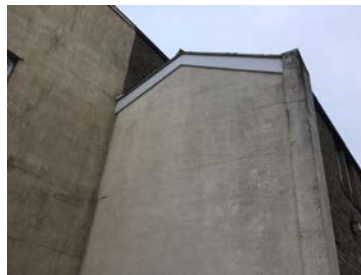
Status: DETECTED
Identified On: 26/08/2021
Identified By: Philip Rawcliffe - LOC

Material Type: Cement Products
Material Subtype: Fully compressed flat sheet used for tiles, slates and board
Quantity: 6 m2

Sample: TAKEN
Asbestos Type: 1 - CHRYSTILE

Sample Details
Code: SV0856/21PR_S01-RH24304B
Origin: Cement
Analysis: Asbestos Detected - Chrysotile

Sampled On: 26/08/2021
Sampled By: Philip Rawcliffe - LOC
Analysed On: 27/08/2021
Analysed By: Rachel Hood - LOC



Risk Assessment Details

Code: ASBRK045838
Status: CURRENT
Completed Date: 26/08/2021
ACM Code: AQMD33255

Material Assessment

Product Type: 1 - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
Extent Damage: 1 - Low damage: a few scratches or surface marks; broken edges on boards, tiles etc
Surface Treatment: 1 - Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
Asbestos Type: 1 - CHRYSTILE
Material Score: 4

Priority Assessment

Normal Occupant activity
 Main activity: 0 - Rare disturbance activity (eg little used storeroom)
 Secondary activity: 0 - Rare disturbance activity (eg little used storeroom)
 Average Score: 0
Likelihood of disturbance
 Location: 0 - Outdoors
 Accessibility: 1 - Occasionally likely to be disturbed
 Extent/amount: 2 - > 10m2 to <= 50m2 or > 10m to <= 50m pipe run.
 Average Score: 1
Human Exposure Potential
 Number of occupants: 1 - 1 to 3
 Frequency of use: 0 - Infrequent
 Average time in use: 1 - > 1 to < 3 hours
 Average Score: 1
Maintenance Activity
 Type of activity: 0 - Minor disturbance (eg possibility of contact when gaining access)
 Frequency of activity: 1 - <= 1 per year
 Average Score: 1
Priority Score 3

Total risk assessment score:	7	Overall Risk:	Very Low
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ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
ACC014762	02 - Routine	07 - Monitor condition		

Site:	23300002200442000 - Accrington Union Street Area Office	Status:	NAD
Building:	23300002200443001 - MAIN BUILDING	Identified On:	05/11/2024
Room:	020	Identified By:	Paul Bibby - LCC
Description:	White stair nosing		
Position:	Stairs		
Material Type:	Other Encapsulated Materials	Sample:	REPRESENTATIVE
Material Subtype:	Reinforced plastic and resin composites	Asbestos Type:	99 - NAD
Quantity:	16 m		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S10-LR8699B	Sampled By:	Paul Bibby - LCC
Origin:	Stair nosing	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033292

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site: 23300002200442000 - Accrington Union Street Area Office
Building: 23300002200443001 - MAIN BUILDING
Room: 030
Description: No access timber loft hatch
Position: Ceiling

Status: NOACCESS
Identified On: 05/11/2024
Identified By: Paul Bibby - LOC

Material Type: Sample: REQUIRED
Material Subtype: Asbestos Type:
Quantity:

Sample Details
Code: Sampled On:
Origin: Sampled By:
Analysis: Analysed On:
Analysed By:



There is no current risk assessment for this ASR - ACM033271

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site:	23300002200442000 - Accrington Union Street Area Office	Status:	NAD
Building:	23300002200443001 - MAIN BUILDING	Identified On:	05/11/2024
Room:	034	Identified By:	Paul Bibby - LCC
Description:	White stair nosing		
Position:	Floor		
Material Type:	Other Encapsulated Materials	Sample:	REPRESENTATIVE
Material Subtype:	Reinforced plastic and resin composites	Asbestos Type:	99 - NAD
Quantity:	16 m		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S10-LR8699B	Sampled By:	Paul Bibby - LCC
Origin:	Stair nosing	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033291

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site: 23300002200442000 - Accrington Union Street Area Office
Building: 23300002200443001 - MAIN BUILDING
Room: 035
Description: No access to live electrics
Position: Wall

Status: NOACCESS
Identified On: 05/11/2024
Identified By: Paul Bibby - LOC

Material Type:		Sample:	REQUIRED
Material Subtype:		Asbestos Type:	
Quantity:	1 Unit		
Sample Details		Sampled On:	
Code:		Sampled By:	
Origin:		Analysed On:	
Analysis:		Analysed By:	



There is no current risk assessment for this ASR - ACM033273

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASRActions found				

Site:	23300002200442000 - Accrington Union Street Area Office	Status:	NAD
Building:	23300002200443001 - MAIN BUILDING	Identified On:	05/11/2024
Room:	036	Identified By:	Paul Bibby - LCC
Description:	White stair nosing		
Position:	Stairs		
Material Type:	Other Encapsulated Materials	Sample:	REPRESENTATIVE
Material Subtype:	Reinforced plastic and resin composites	Asbestos Type:	99 - NAD
Quantity:	m		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S10-LR8699B	Sampled By:	Paul Bibby - LCC
Origin:	Stair nosing	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM034614

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site: 23300002200442000 - Accrington Union Street Area Office
Building: 23300002200443001 - MAIN BUILDING
Room: 037
Description: No access water tight floor,
Position: Floor

Status: NOACCESS
Identified On: 05/11/2024
Identified By: Paul Bibby - LOC

Material Type:	Sample:	REQUIRED
Material Subtype:	Asbestos Type:	
Quantity:		
Sample Details	Sampled On:	
Code:	Sampled By:	
Origin:	Analysed On:	
Analysis:	Analysed By:	



There is no current risk assessment for this ASR - ACM033272

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASRActions found				

Site: 23300002200442000 - Accrington Union Street Area Office
Building: 23300002200443001 - MAIN BUILDING
Room: 037
Description: Mastic to redundant windows
Position: Loft space

Status: NAD
Identified On: 05/11/2024
Identified By: Paul Bibby - LCC

Material Type:	Other Encapsulated Materials	Sample:	TAKEN
Material Subtype:	Reinforced plastic and resin composites	Asbestos Type:	99 - NAD
Quantity:	8 m		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S18-LR8707B	Sampled By:	Paul Bibby - LCC
Origin:	Mastic	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033287

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site: 23300002200442000 - Accrington Union Street Area Office
Building: 23300002200443001 - MAIN BUILDING
Room: 040
Description: No access live electrical panels
Position: Wall

Status: NOACCESS
Identified On: 05/11/2024
Identified By: Paul Bibby - LOC

Material Type:		Sample:	REQUIRED
Material Subtype:		Asbestos Type:	
Quantity:	2 Unit		
Sample Details		Sampled On:	
Code:		Sampled By:	
Origin:		Analysed On:	
Analysis:		Analysed By:	



There is no current risk assessment for this ASR - ACM033270

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site:	23300002200442000 - Accrington Union Street Area Office	Status:	DETECTED
Building:	23300002200443001 - MAIN BUILDING	Identified On:	05/11/2024
Room:	040	Identified By:	Paul Bibby - LCC
Description:	Gasket to pipe work		
Position:	Pipes		
Material Type:	Textiles	Sample:	TAKEN
Material Subtype:	Gaskets and Washers	Asbestos Type:	1 - CHRYSTILE
Quantity:	10 Unit		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S11-LR8700B	Sampled By:	Paul Bibby - LCC
Origin:	Gasket	Analysed On:	08/11/2024
Analysis:	Asbestos Detected - Chrysotile	Analysed By:	Lorraine Rawcliffe - LCC



Risk Assessment Details			
Code:	ASBRK047528	Completed Date:	05/11/2024
Status:	CURRENT	ACM Code:	ACM033282

Material Assessment

Product Type:	1 - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
Extent Damage:	1 - Low damage: a few scratches or surface marks; broken edges on boards, tiles etc
Surface Treatment:	0 - Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
Asbestos Type:	1 - CHRYSTILE
Material Score:	3

Priority Assessment

Normal Occupant activity	Main activity:	0 - Rare disturbance activity (eg little used storeroom)
	Secondary activity:	0 - Rare disturbance activity (eg little used storeroom)
	Average Score:	0
Likelihood of disturbance	Location:	2 - Rooms up to 100msquared.
	Accessibility:	1 - Occasionally likely to be disturbed
	Extent/amount:	0 - Small amounts or items (eg. strings, gaskets)
	Average Score:	1
Human Exposure Potential	Number of occupants:	1 - 1 to 3
	Frequency of use:	3 - Daily
	Average time in use:	0 - < 1 hour
	Average Score:	2
Maintenance Activity	Type of activity:	0 - Minor disturbance (eg possibility of contact when gaining access)
	Frequency of activity:	1 - <=1 per year
	Average Score:	1
Priority Score		4

Total risk assessment score:	7	Overall Risk:	Very Low
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ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
ACC015332	02 - Routine	07 - Monitor condition		

Site: 23300002200442000 - Accrington Union Street Area Office
Building: 23300002200443001 - MAIN BUILDING
Room: 040
Description: Thermal residue to ceiling
Position: Ceiling

Status: NAD
Identified On: 05/11/2024
Identified By: Paul Bibby - LCC

Material Type:	Thermal Insulation	Sample:	TAKEN
Material Subtype:	Hand-applied thermal lagging	Asbestos Type:	99 - NAD
Quantity:	22 m ²		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S12-LR8701B	Sampled By:	Paul Bibby - LCC
Origin:	Thermal residues	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033283

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site:	23300002200442000 - Accrington Union Street Area Office	Status:	NAD
Building:	23300002200443001 - MAIN BUILDING	Identified On:	05/11/2024
Room:	040	Identified By:	Paul Bibby - LCC
Description:	Mastic to pipe collar		
Position:	Ceiling		
Material Type:	Friction Products	Sample:	TAKEN
Material Subtype:	Resin based materials	Asbestos Type:	99 - NAD
Quantity:	Small amounts		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S13-LR8702B	Sampled By:	Paul Bibby - LCC
Origin:	Mastic	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033284

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site:	23300002200442000 - Accrington Union Street Area Office	Status:	NAD
Building:	23300002200443001 - MAIN BUILDING	Identified On:	05/11/2024
Room:	040	Identified By:	Paul Bibby - LCC
Description:	Paper with in pipe		
Position:	Ceiling		
Material Type:	Paper, Felt & Cardboard	Sample:	TAKEN
Material Subtype:	Paper	Asbestos Type:	99 - NAD
Quantity:	Small amounts		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S14-LR8703B	Sampled By:	Paul Bibby - LCC
Origin:	Paper	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033285

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site:	23300002200442000 - Accrington Union Street Area Office	Status:	NAD
Building:	23300002200443001 - MAIN BUILDING	Identified On:	05/11/2024
Room:	040	Identified By:	Paul Bibby - LCC
Description:	Thermal residue to walls,		
Position:	Wall		
Material Type:	Thermal Insulation	Sample:	TAKEN
Material Subtype:	Hand-applied thermal lagging	Asbestos Type:	99 - NAD
Quantity:	Throughout		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S16-LR8705B	Sampled By:	Paul Bibby - LCC
Origin:	Thermal residues	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033286

ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

Site: 23300002200442000 - Accrington Union Street Area Office
Building: 23300002200443001 - MAIN BUILDING
Room: 040
Description: Flaking paint to plinth
Position: Floor

Status: NAD
Identified On: 05/11/2024
Identified By: Paul Bibby - LCC

Material Type:		Sample:	TAKEN
Material Subtype:		Asbestos Type:	99 - NAD
Quantity:	2 m2		
Sample Details		Sampled On:	05/11/2024
Code:	MS579/24PB_S17-LR8706B	Sampled By:	Paul Bibby - LCC
Origin:	Flaking paint	Analysed On:	08/11/2024
Analysis:	No Asbestos Detected	Analysed By:	Lorraine Rawcliffe - LCC



There is no current risk assessment for this ASR - ACM033288












ASR Action Details

Action Code	Priority	Action Type	Target Date	Actual Date
No ASR Actions found				

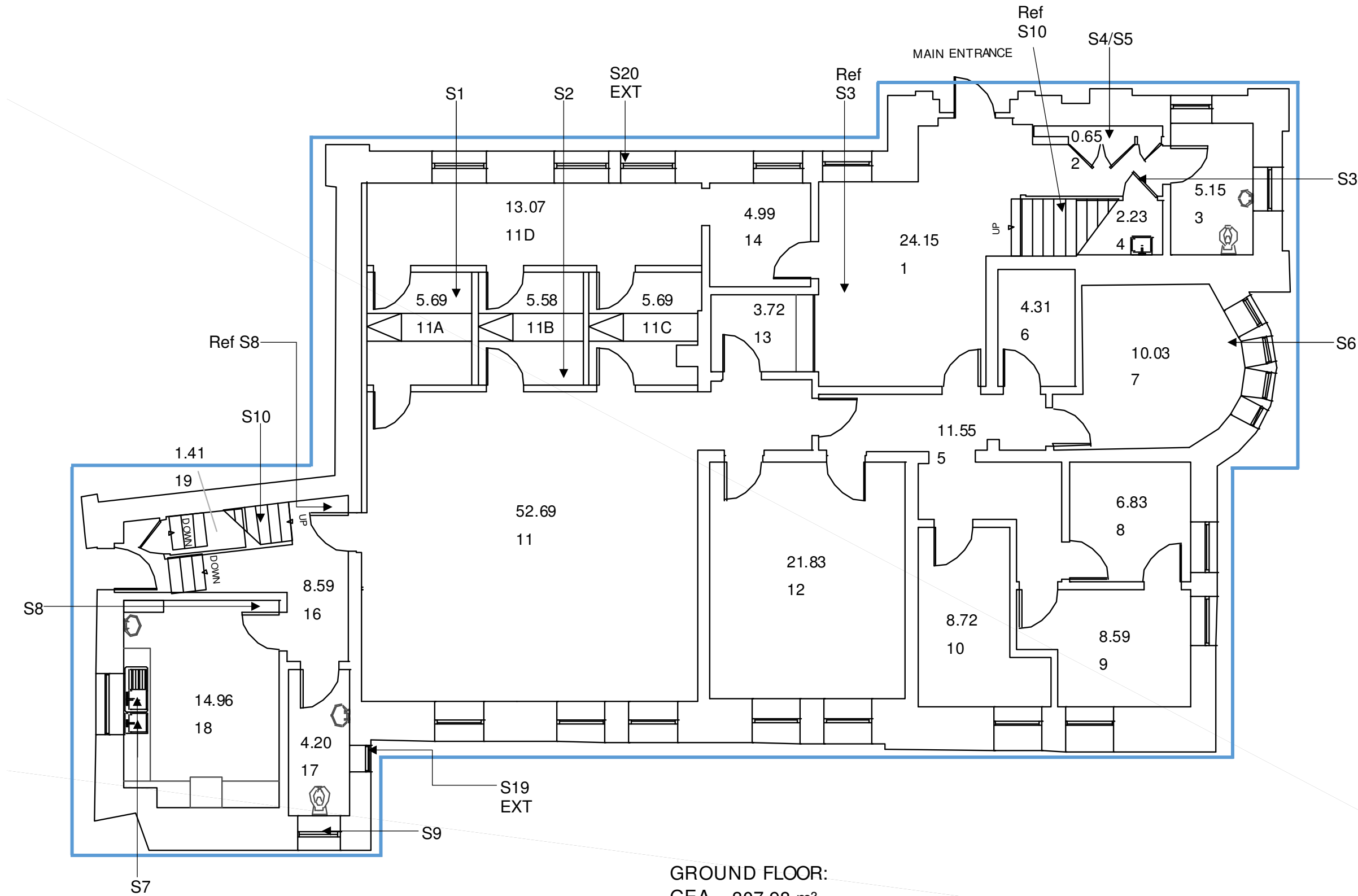
Appendix 1(b) - Site Plans

APPENDIX 1b: Site Plans

Key

	Asbestos thermal insulation:
	Asbestos coatings / loose asbestos:
	Asbestos insulating board:
	Asbestos cement:
	Asbestos containing gaskets, textiles, paper:
	Asbestos containing floor tiles & adhesive:
	Asbestos containing materials presumed to the electrical equipment e.g. distribution boards:
	Asbestos reinforced composites:
	<u>Areas covered</u> by the survey highlighted by the BLUE line:
	<u>Areas excluded</u> by the survey due to being built post 2000 are highlighted by the DOTTED RED line:
	<u>Areas no accessed</u>

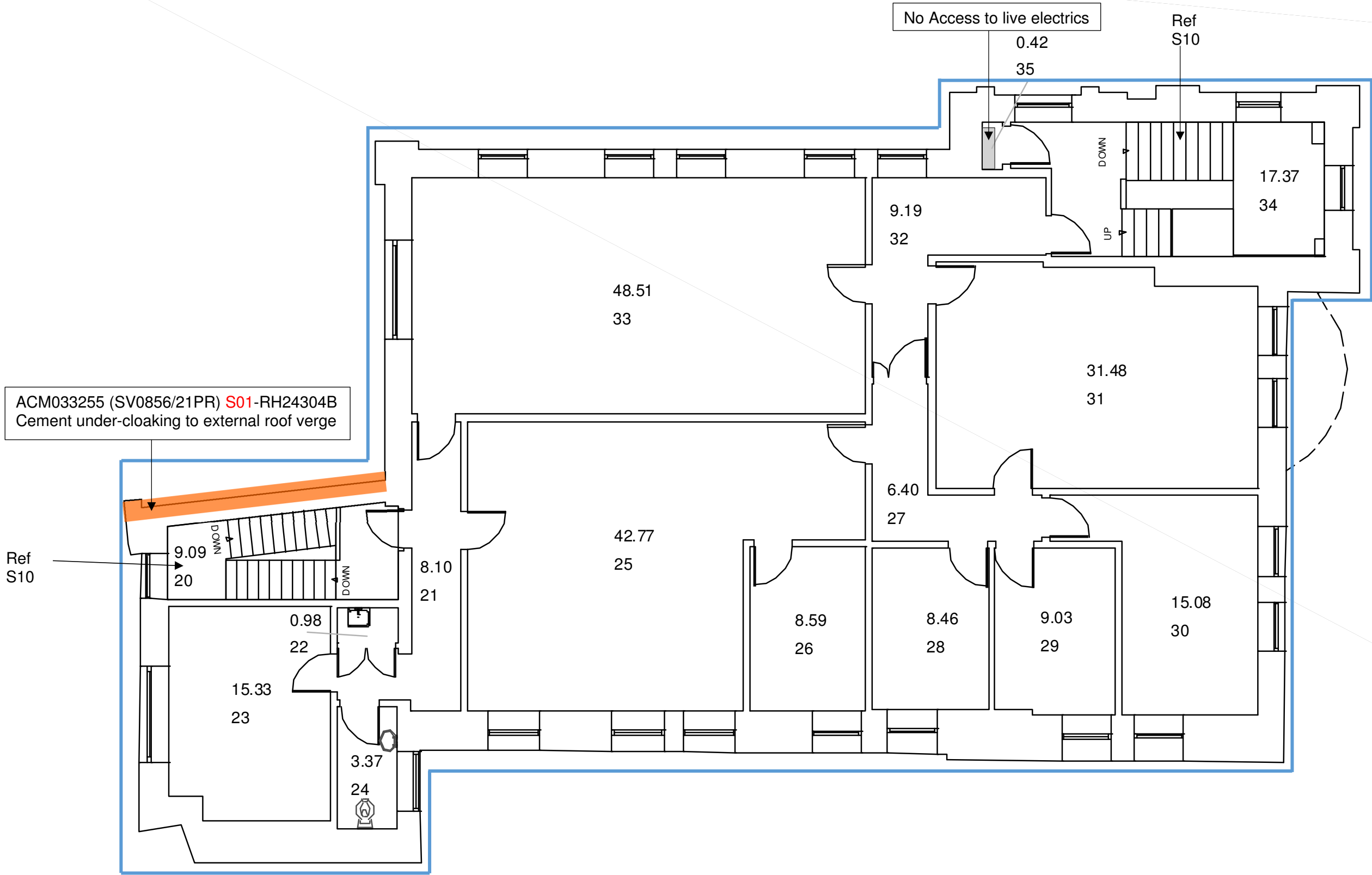
Main Building



GROUND FLOOR:
GEA = 307.98 m²
GIA = 250.94 m²

N.B. These plans must only be reproduced in colour.

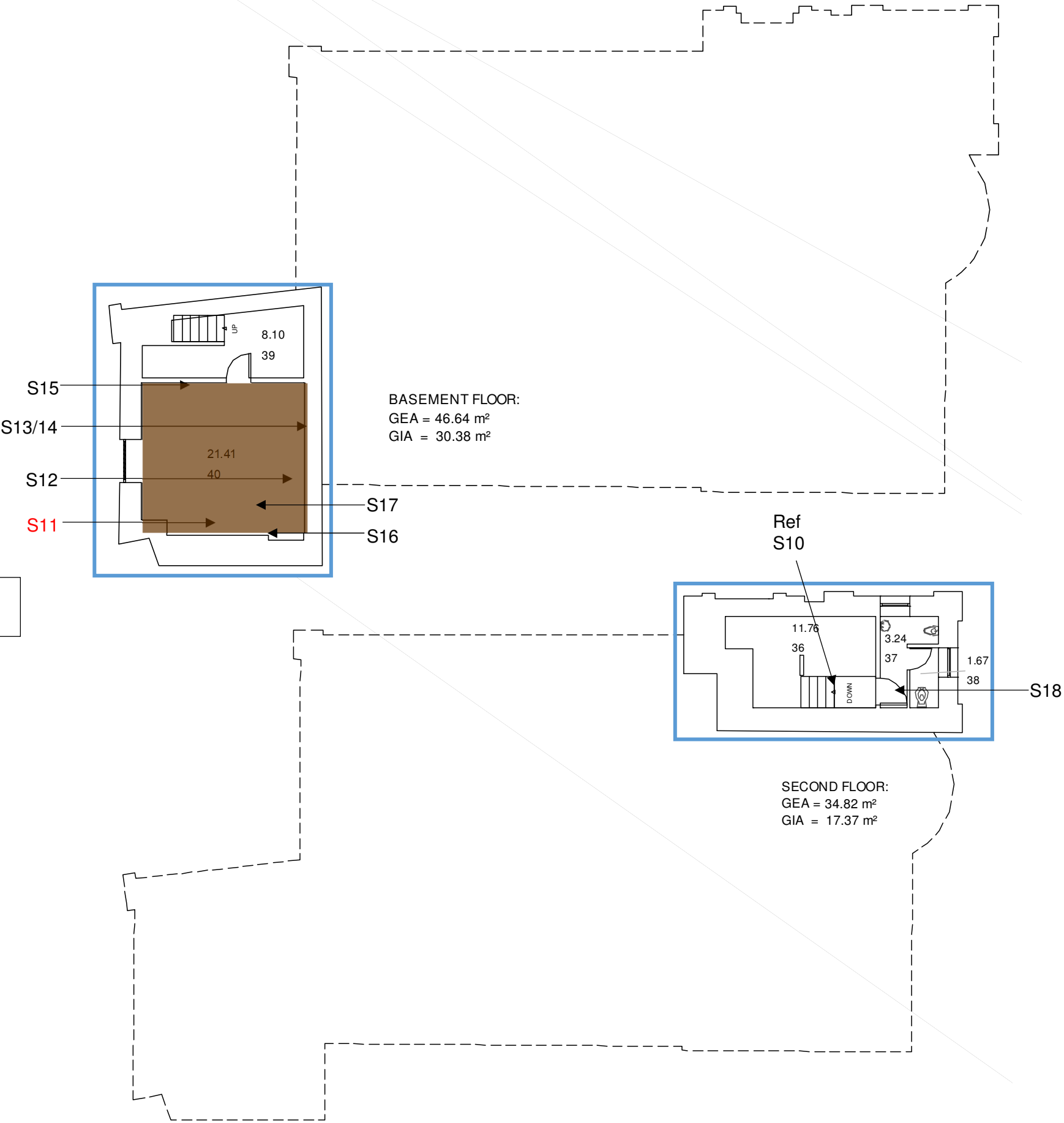
Main Building - Continued



FIRST FLOOR:
GEA = 304.81 m²
GIA = 248.51 m²

N.B. These plans must only be reproduced in colour.

Main Building - Continued



N.B. These plans must only be reproduced in colour.

Appendix 1(c) - Survey Locations

Building	Room	Status	Comment
23300002200443001 - MAIN BUILDING		SURVEYED	
23300002200443001 - MAIN BUILDING	001	SURVEYED	
23300002200443001 - MAIN BUILDING	002	SURVEYED	No access within live electrics - Asbestos containing materials should be presumed to be present until the area/unit can be inspected as part of an R&D survey by LCSS
23300002200443001 - MAIN BUILDING	003	SURVEYED	
23300002200443001 - MAIN BUILDING	004	SURVEYED	
23300002200443001 - MAIN BUILDING	005	SURVEYED	
23300002200443001 - MAIN BUILDING	006	SURVEYED	
23300002200443001 - MAIN BUILDING	007	SURVEYED	
23300002200443001 - MAIN BUILDING	008	SURVEYED	
23300002200443001 - MAIN BUILDING	009	SURVEYED	
23300002200443001 - MAIN BUILDING	010	SURVEYED	
23300002200443001 - MAIN BUILDING	011	SURVEYED	No access within sealed safe wall lining - Asbestos containing materials should be presumed to be present until the area/unit can be inspected as part of an R&D survey by LCSS
23300002200443001 - MAIN BUILDING	011A	SURVEYED	
23300002200443001 - MAIN BUILDING	011B	SURVEYED	
23300002200443001 - MAIN BUILDING	011C	SURVEYED	
23300002200443001 - MAIN BUILDING	011D	SURVEYED	
23300002200443001 - MAIN BUILDING	012	SURVEYED	
23300002200443001 - MAIN BUILDING	013	SURVEYED	
23300002200443001 - MAIN BUILDING	014	SURVEYED	
23300002200443001 - MAIN BUILDING	016	SURVEYED	
23300002200443001 - MAIN BUILDING	017	SURVEYED	No access under watertight flooring without causing damage - Asbestos containing materials should be presumed to be present until the area/unit can be inspected as part of an R&D survey by LCSS
23300002200443001 - MAIN BUILDING	018	SURVEYED	
23300002200443001 - MAIN BUILDING	019	SURVEYED	
23300002200443001 - MAIN BUILDING	020	SURVEYED	
23300002200443001 - MAIN BUILDING	021	SURVEYED	
23300002200443001 - MAIN BUILDING	022	SURVEYED	
23300002200443001 - MAIN BUILDING	023	SURVEYED	
23300002200443001 - MAIN BUILDING	024	SURVEYED	
23300002200443001 - MAIN BUILDING	025	SURVEYED	
23300002200443001 - MAIN BUILDING	026	SURVEYED	
23300002200443001 - MAIN BUILDING	027	SURVEYED	
23300002200443001 - MAIN BUILDING	028	SURVEYED	
23300002200443001 - MAIN BUILDING	029	SURVEYED	
23300002200443001 - MAIN BUILDING	030	SURVEYED	No access above timber loft hatch due to the ceiling grid - Asbestos containing materials should be presumed to be present until the area/unit can be inspected as part of an R&D survey by LCSS
23300002200443001 - MAIN BUILDING	031	SURVEYED	
23300002200443001 - MAIN BUILDING	032	SURVEYED	
23300002200443001 - MAIN BUILDING	033	SURVEYED	
23300002200443001 - MAIN BUILDING	034	SURVEYED	
23300002200443001 - MAIN BUILDING	035	SURVEYED	No access within live electrics - Asbestos containing materials should be presumed to be present until the area/unit can be inspected as part of an R&D survey by LCSS
23300002200443001 - MAIN BUILDING	036	SURVEYED	
23300002200443001 - MAIN BUILDING	037	SURVEYED	No access under watertight flooring without causing damage - Asbestos containing materials should be presumed to be present until the area/unit can be inspected as part of an R&D survey by LCSS
23300002200443001 - MAIN BUILDING	038	SURVEYED	
23300002200443001 - MAIN BUILDING	039	SURVEYED	
23300002200443001 - MAIN BUILDING	040	SURVEYED	No access within live electrical panels - Asbestos containing materials should be presumed to be present until the area/unit can be inspected as part of an R&D survey by LCSS

APPENDIX 2:

ANALYTICAL REPORTS

Submitting Authority - NAME AND ADDRESS :

ASSETS MANAGEMENT
LANCASHIRE COUNTY COUNCIL
COUNTY HALL
PRESTON



0625

Lancashire County Scientific Services
Pedders Way, Riversway Docklands
Ashton-on-Ribble, PRESTON, PR2 2TX

REPORT NO: MS579/24PB

Please ask for: Asbestos Team
Tel. No.: [01772] 721660

REPORT DATE: 13/11/24

email: Philip.rawcliffe@lancashire.gov.uk

ASBESTOS IDENTIFICATION REPORT

The sample(s) received from UNION STREET SOCIAL SERVICES have been analysed in accordance with current Health and Safety Executive Guidance with the following results:

ANALYST: L. RAWCLIFFE

DATE ANALYSED: 8th November 2024

Lab.Ref.No.	Your Ref.No.	Sampling Location	Date of submission to Laboratory	Type of Asbestos
LR8690B	1-11A	GREY MASTIC TO DUCTING (LIMITED SAMPLE) – AREA 11A	07/11/24	NO ASBESTOS DETECTED
LR8691B	2-11B	SCREED + ADHESIVE UNDER CARPET - AREA 11N	07/11/24	NO ASBESTOS DETECTED
LR8692B	3-4	INSULATING BOARD TO DOOR - AREA 4	07/11/24	NO ASBESTOS DETECTED
LR8693B	4-2	RESIN PANEL - AREA 2	07/11/24	NO ASBESTOS DETECTED
LR8694B	5-2	BITUMEN TO PIPEWORK - AREA 2	07/11/24	NO ASBESTOS DETECTED
LR8695B	6-7	INSULATING BOARD TO CEILING - AREA 7	07/11/24	NO ASBESTOS DETECTED
LR8696B	7-18	BITUMEN SINK PAD - AREA 18	07/11/24	NO ASBESTOS DETECTED
LR8697B	8-18	ADHESIVE + SCREED - AREA 18	07/11/24	NO ASBESTOS DETECTED
LR8698B	9-17	MASTIC TO TIMBER WINDOW - AREA 17	07/11/24	NO ASBESTOS DETECTED
LR8699B	10-16	WHITE STAIR NOSING - AREA 16	07/11/24	NO ASBESTOS DETECTED
LR8700B	11-40	GASKET TO PIPEWORK - AREA 40	07/11/24	CHRYSTOLE

REPORT NO: MS579/24PB

Lab.Ref.No.	Your Ref.No.	Sampling Location	Date of submission to Laboratory	Type of Asbestos
LR8701B	12-40	THERMAL RESIDUE TO CEILING - AREA 40	07/11/24	NO ASBESTOS DETECTED
LR8702B	13-40	MASTIC TO PIPE COLLAR - AREA 40	07/11/24	NO ASBESTOS DETECTED
LR8703B	14-40	PAPER IN REDUNDANT PIPE - AREA 40	07/11/24	NO ASBESTOS DETECTED
LR8704B	15-40	RESIDUE TO WALLS - AREA 40	07/11/24	NO ASBESTOS DETECTED
LR8705B	16-40	THERMAL RESIDUE TO WALLS - AREA 40	07/11/24	NO ASBESTOS DETECTED
LR8706B	17-40	FLAKING PAINT TO PLINTH - AREA 40	07/11/24	NO ASBESTOS DETECTED
LR8707B	18-37	MASTIC TO REDUNDANT WINDOW - AREA 37	07/11/24	NO ASBESTOS DETECTED
LR8708B	19-17	MASTIC TO EXTERNAL WINDOW - AREA 17	07/11/24	NO ASBESTOS DETECTED
LR8709B	20-110	RED MASTIC TO EXTERNAL WINDOW - AREA 110	07/11/24	NO ASBESTOS DETECTED

END OF REPORT

Lancashire County Scientific Services is accredited by U.K.A.S. for:-
 (a) the sampling of air for fibre counting and bulk materials for asbestos identification
 (b) fibre counting including on-site counting
 (c) analysis of bulk materials for asbestos identification
 (d) four-stage clearance testing

The methods and procedures used are performed in accordance with current Health and Safety Executive Guidance - HSG 248 & CM2.OP1 Analysis of materials for asbestos by polarised light microscopy.

Opinions and interpretations given in this report are not subject to accreditation by U.K.A.S.


The results reported above relate only to the items tested. The Laboratory's policy for sample retention from the analysis date is 6 months and the record/report retention from the issue date is 5 years.

Approved Signatory: P. Rawcliffe
Asbestos Services Manager

I. Dawson ✓
Principal Asbestos Officer

S. Joyce
Senior Asbestos Officer

Signed:



Date: 13/12/2024

APPENDIX 3 – GENERAL EXCLUSIONS

Health and Safety is an important consideration during our surveys and if the team find an area where access or sampling will present an unacceptable risk the survey will be suspended until suitable controls have been implemented. Such situations will include: accessing confined spaces, work at heights, work near active equipment etc.

Areas above office equipment, process equipment, etc. will not be accessed where there is a risk to the surveyors and will be subject to a visual assessment only.

Surveying of live plant, heaters or process equipment shall be restricted to accessible external areas only. Lancashire County Scientific Services survey teams are not trained to dismantle and reassemble these items and will not compromise any fixed guards, etc.

Moving plant and equipment shall be excluded from the survey unless an inspection is requested by the client. Access will only be gained once the plant has been isolated by the client.

Lift shafts will only be accessed by the survey team when accompanied by a competent lift engineer. In the absence of a lift engineer, the lift shaft shall be presumed to contain asbestos.

Flooded basements or other areas where surfaces are covered by water or other liquids shall be recorded as inaccessible areas. Lancashire County Scientific Services cannot be held responsible for the presence of asbestos in flooded areas.

Lancashire County Scientific Services shall only access high-level roofs from safe working platforms or edge protected flat roof areas. Lancashire County Scientific Services cannot therefore accept responsibility for asbestos products located on non-accessible high roofs areas.

Lancashire County Scientific Services shall not normally access loft spaces that are not immediately visible or accessible from safe walkways. Periodic inspection will be made beneath loft insulation.

HSG 264 – The Survey guide allows surveyors to presume or strongly presume that visually similar materials are likely to contain or not contain asbestos. In these instances there is the possibility that visually similar rogue items of asbestos containing material may not be identified.

During the survey, the survey team will use their judgement to determine whether it is possible to sample materials without causing damage to the structural integrity of the building. Examples of this may be that sampling of the roofing felt may result in a leak in the roof, or breaking an external under-window panel may result in weather penetration. In such instances either no sample will be taken, and a presumption made, or a much smaller than normal sample will be taken. For small samples the accuracy of the analysis will be reduced.

Textured/decorative coatings are non-homogeneous materials and do not have an even distribution of asbestos throughout the material and asbestos may only be present at trace levels. Lancashire County Scientific Services will endeavour to take representative samples of these materials but cannot accept responsibility for localised inconsistencies in their composition.

In buildings where there are large amounts of stored items, Lancashire County Scientific Services cannot accept responsibility for any asbestos containing materials which have been concealed by these items.

The survey shall not include any items contained within the ground beneath or adjacent to the surveyed areas, or items stored inside containers, drawers, cupboards, etc. within the building/site.

Lancashire County Scientific Services cannot accept responsibility for the identification of any sealed void within structures such as bricked up basement rooms, service risers, etc. or where there is no evidence to support its presence such as clearly marked drawings. Accurate site plans are extremely important in this regard.

Where an area has been previously stripped of asbestos and new coverings added it must be pointed out that asbestos removal techniques have improved steadily over the years. Previous asbestos removal works may not be up to the standards currently in force and therefore debris may be present below new coverings.

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. Accordingly, no samples have been taken from restricted areas and asbestos should be presumed to be present. Any material that is found to be suspicious and not detailed as part of the survey report should be treated with caution and asbestos should be presumed to be present until analysis proves otherwise.

APPENDIX 4:

Table 1: Material Assessment Algorithm

Sample Variable	Score	Examples of Scores
Product Type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finished, asbestos cement etc).
	2	Asbestos insulating board, mill board, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extend 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 serveral 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 encapsulation), 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.

MATERIAL RISK RATINGS

Score	Risk Rating
≥ 10	High Risk
7 - 9	Medium Risk
1 - 6	Low Risk - ≤ 4 Very Low Risk

Table 2: Priority Assessment Algorithm

Assessment Factor		Score	Example of Score Variables	Overall Score
Normal Occupant Activity	Main type of activity in area	0	Rare disturbance activity (eg little used store room)	Score
		1	Low disturbance activities (eg office)	
		2	Periodic disturbance (eg industrial or vehicular activity which may contact ACMs)	
		3	High levels of disturbance (eg fire door in constant use)	
Likelihood of Disturbance	Location	0	Outdoors	Average of 3 variables
		1	Large rooms or well ventilated areas	
		2	Rooms up to 100m ²	
		3	Confined spaces	
	Accessibility	0	Usually inaccessible or unlikely to be disturbed	
		1	Occasionally likely to be disturbed	
		2	Easily disturbed	
		3	Routinely disturbed	
	Extent/ amount	0	Small amounts or items (eg string or gaskets)	
		1	≤m ² to ≤10m pipe run	
		2	>10m ² to ≤50m ² or >10m to ≤50m pipe run	
		3	>50m ² or >50m pipe run	
Human Exposure Potential	No of occupants	0	None	Average of 3 variables
		1	1 to 3	
		2	4 to 10	
		3	> 10	
	Frequency of use of area	0	Infrequently	
		1	Monthly	
		2	Weekly	
		3	Daily	
	Average time area is in use	0	< 1 hour	
		1	> 1 to < 3 hours	
		2	> 3 to < 6 hours	
		3	> 6 hours	
Maintenance Activity	Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)	Average of 2 variables
		1	Low disturbance (eg changing light bulbs in ceiling)	
		2	Medium disturbance (eg lifting ceiling tiles to access valve)	
		3	High level of disturbance (eg removing board to replace a valve)	
	Frequency of maintenance	0	ACM unlikely to be disturbed for maintenance	
		1	≤ 1 per year	
		2	> 1 per year	
		3	> 1 per month	