

# Manchester firm fined after workers exposed to asbestos risks

A Manchester-based construction company has been fined after workers were put at risk of exposure to asbestos.

A1 Property Maintenance Management Limited was acting as the principal contractor during work at the former Unicorn Public House on Liverpool Road, Eccles, Greater Manchester.



The Unicorn Pub

During a routine inspection to the site on 16th May 2022, a Health and Safety Executive (HSE) inspector discovered that 12 square metres of asbestos insulation board (AIB) had been present in a dumb waiter lift shaft – but had already been illegally removed by unknown individuals. This led to the inspector issuing a prohibition notice stopping all work on site until an asbestos survey had been completed.

Previously, after noticing the pub door had been broken into, a site worker had entered the building, where they discovered what appeared to be asbestos debris in the area around the lift shaft. The debris was later wrapped and removed by a licensed asbestos removal contractor.

However, A1 Property Maintenance Management Limited failed to carry out a full asbestos survey to confirm that all asbestos-containing materials had been removed before allowing further construction work to take place.



Property demolition site of former pub

HSE's has two campaigns "[Asbestos and You](#)" and "[Asbestos Your Duty](#)" reminding tradespeople about the dangers of asbestos and the importance of working safely with it, also to reach those responsible for the maintenance and repair of non-domestic buildings.

The regulator also provides comprehensive guidance for workers and employers about working safely with [asbestos on its website](#). This includes information on how to identify asbestos, what to do if you find it, and the appropriate safety measures needed when working with or around asbestos-containing materials. Workers in trades such as construction, maintenance, demolition and installation are particularly at risk and should ensure they have appropriate training before starting work that might disturb asbestos.

The company pleaded guilty to breaching Regulation 4(6) of The Control of Asbestos Regulations 2012. It was fined £5,360 and ordered to pay £5,117 in costs at a hearing at Tameside Magistrates' Court on 30 July 2025.

Speaking after the hearing, a HSE spokesperson said:

"This was a serious incident and put those working in the building at risk of being exposed to the harmful effects of asbestos.

"Duty holders are reminded of the need to review without delay an asbestos assessment if there has been a significant change in the premises to which the assessment relates."

The prosecution was supported by HSE enforcement lawyer Sam Crockett and paralegal Hannah Snelling.

#### **Further information:**

1. The Health and Safety Executive (HSE) is Britain's national regulator for workplace health and safety. We prevent work-related death, injury and ill health through regulatory actions that range from influencing behaviours across whole industry sectors through to targeted interventions on individual businesses. These activities are supported by globally recognised scientific expertise. [hse.gov.uk](https://www.hse.gov.uk)
2. More about the legislation referred to in this case can be found at: [legislation.gov.uk](https://www.legislation.gov.uk)
3. HSE news releases are available at: [hse.gov.uk](https://www.hse.gov.uk)
4. Guidance for working safely with vehicles can be found at: [Workplace](#)

[transport – HSE](#)

5. HSE Asbestos guidance can be found here:  
<https://www.hse.gov.uk/asbestos/>