ASBESTOS DEMOLITION SURVEY



Client: Focus Consulting

Premises Surveyed: Elm Grove Lane Steyning West Sussex BN44 3RA

Date: 11 Sep 2023

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Project: S26570

QC: 19 Sep 2023

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Introduction

This report contains the findings of a Demolition survey (with samples) for the above location, acting on the instructions of Focus Consulting. This survey was conducted in accordance with HSG 264 (Asbestos: The Survey Guide). Asbestos Limited cannot accept any liability for loss, injury, damage, or penalty issues that arise for reasons of survey scope limitations. Asbestos Limited cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access. Asbestos Limited 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 that necessary for taking of the samples.

Scope of Work

Pre-demolition survey for premises as per pre-agreed site view.

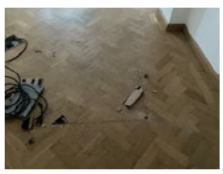
Risk Summary

An overview of the data collected on site, during the survey

Very Low	Low	Medium	High	Additional Areas / Items of Concern
15	2	9	0	2

Additional Areas/Items of Concern

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken.

Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
Main Building / 0 / 002 - Office	Location	Limited Access / No access into drain			22
Main Building / External / 999 - External	Location	Limited Access / No safe access to lower flat roof area.			73

Registers

Asbestos Containing Materials Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent (approx.)	Fibre Score / Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Main Building / 0 / 001 - Entrance Lobby	Coating to ceiling above new layer	Textured Coating	Sample CH/S26570/ 110923/9	7m²	1 Chrysotile	1	1	0	3 Very Low	Remove	19
Main Building / 0 / 011 - Warehouse	Main pitched roof above plasterboard	Cement	As CH/S26570/ 110923/4	70m²	1 Chrysotile	1	1	1	4 Very Low	Remove	32
Main Building / 0 / 011 - Warehouse	Residue to woodwork above suspend ceiling tiles	Insulating Board	As CH/S26570/ 110923/22	30m²	2 Amosite and Chrysotile	2	3	2	9 Medium	Remove	34
Main Building / 0 / 013 - Lab	Floor covering (beneath carpet)	Thermoplastic Floor Tile	Sample CH/S26570/ 110923/17	7m²	1 Chrysotile	1	1	0	3 Very Low	Remove	37
Main Building / 0 / 019 - Server Room	Damp proof course around windows	Bituminous Product	Sample CH/S26570/ 110923/21	4m	1 Chrysotile	1	1	0	3 Very Low	Remove	47
Main Building / 0 / 021 - Lobby	Residue to woodwork	Insulating Board	Sample CH/S26570/ 110923/22	5m²	2 Amosite and Chrysotile	2	3	2	9 Medium	Remove	48
Main Building / 0 / 022 - Office	Residue to woodwork above suspend ceiling tiles	Insulating Board	Sample CH/S26570/ 110923/23	30m²	2 Amosite and Chrysotile	2	3	2	9 Medium	Remove	49
Main Building / 0 / 023 - Office	Residue to woodwork above suspend ceiling tiles	Insulating Board	As CH/S26570/ 110923/23	50m²	2 Amosite and Chrysotile	2	3	2	9 Medium	Remove	50

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Building / Level / Location	Item	Material	Strategy / Sample Id	Extent (approx.)	Fibre Score / Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Main Building / 0 / 025 - Switch Room	Residue to woodwork	Insulating Board	As CH/S26570/ 110923/23	6m²	2 Amosite and Chrysotile	2	3	2	9 Medium	Remove	52
Main Building / 0 / 025 - Switch Room	Debris within switch board	Insulating Board	Sample CH/S26570/ 110923/24	1m²	2 Amosite and Chrysotile	2	3	2	9 Medium	Remove	53
Main Building / 0 / 025 - Switch Room	Debris within void beneath switch board	Insulating Board	As CH/S26570/ 110923/24	1m²	2 Amosite and Chrysotile	2	3	2	9 Medium	Remove	54
Main Building / 0 / 025 - Switch Room	Boarding remnants between wall and joists above toilet	Insulating Board	Sample CH/S26570/ 110923/25	2m	2 Amosite and Chrysotile	2	3	2	9 Medium	Remove	55
Main Building / 0 / 026 - Shower Room	Coating to ceiling above new layer	Textured Coating	Sample CH/S26570/ 110923/26	4m²	1 Chrysotile	1	1	0	3 Very Low	Remove	56
Main Building / 1 / 001 - Landing	Coating to ceiling	Textured Coating	Sample CH/S26570/ 110923/3	11m²	1 Chrysotile	1	2	0	4 Very Low	Remove	57
Main Building / 1 / 002 - Gents Toilets	Coating to ceiling	Textured Coating	As CH/S26570/ 110923/3	7m²	1 Chrysotile	1	1	0	3 Very Low	Remove	58
Main Building / 1 / 003 - Airing Cupboard	Coating to ceiling	Textured Coating	As CH/S26570/ 110923/3	0.5m²	1 Chrysotile	1	1	0	3 Very Low	Remove	59
Main Building / 1 / 004 - Female Toilets	Coating to ceiling	Textured Coating	As CH/S26570/ 110923/3	4.5m²	1 Chrysotile	1	1	0	3 Very Low	Remove	60

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Building / Level / Location	Item	Material	Strategy / Sample Id	Extent (approx.)	Fibre Score / Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Main Building / 1 / 007 - Lobby	Coating to ceiling	Textured Coating	Sample CH/S26570/ 110923/5	1m²	1 Chrysotile	1	2	0	4 Very Low	Remove	61
Main Building / 1 / 008 - Stairwell	Coating to ceiling	Textured Coating	As CH/S26570/ 110923/5	6m²	1 Chrysotile	1	1	0	3 Very Low	Remove	62
Main Building / 1 / 009 - Open Office	Coating to ceiling within ceiling void	Textured Coating	Sample CH/S26570/ 110923/6	75m²	1 Chrysotile	1	3	0	5 Low	Remove	63
Main Building / 1 / 010 - Office	Coating to ceiling within ceiling void	Textured Coating	As CH/S26570/ 110923/6	9m²	1 Chrysotile	1	3	0	5 Low	Remove	66
Main Building / 1 / 011 - Mezzanine Store	Main pitched roof above plasterboard	Cement	As CH/S26570/ 110923/4	90m²	1 Chrysotile	1	1	1	4 Very Low	Remove	68
Main Building / External / 999 - External	Sealant to skylights	Putty	Sample CH/S26570/ 110923/1	6 x 4m	1 Chrysotile	1	1	0	3 Very Low	Remove	69
Main Building / External / 999 - External	Soffit to roof access	Insulating Board	Sample CH/S26570/ 110923/2	1.2m	2 Amosite and Chrysotile	2	2	2	8 Medium	Remove	70
Main Building / External / 999 - External	Main pitched roof	Cement	Sample CH/S26570/ 110923/4	160m²	1 Chrysotile	1	1	1	4 Very Low	Remove	71
Main Building / External / 999 - External	Damp proof course	Bituminous Product	Sample CH/S26570/ 110923/27	Throughout	1 Chrysotile	1	1	0	3 Very Low	Remove	72

Non-Asbestos Containing Materials Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent (approx.)	Fibre Score / Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Main Building / 0 / 002 - Office	Adhesive to flooring	Bituminous Product	Sample CH/S26570/ 110923/10	20m²	0 NADIS	1	1	0	**0 None**		20
Main Building / 0 / 002 - Office	Coating to ceiling above new skim	Textured Coating	Sample CH/S26570/ 110923/11	20m²	0 NADIS	1	1	0	**0 None**		21
Main Building / 0 / 004 - Corridor	Coating to ceiling	Textured Coating	Sample CH/S26570/ 110923/12	20m²	0 NADIS	1	1	0	**0 None**		23
Main Building / 0 / 005 - Stairwell	Coating to ceiling	Textured Coating	As CH/S26570/ 110923/12	11m²	0 NADIS	1	1	0	**0 None**		24
Main Building / 0 / 006 - Lobby	Coating to ceiling above new skim	Textured Coating	Sample CH/S26570/ 110923/13	2m²	0 NADIS	1	1	0	**0 None**		25
Main Building / 0 / 006 - Lobby	Adhesive to flooring	Bituminous Product	Sample CH/S26570/ 110923/14	2m²	0 NADIS	1	1	0	**0 None**		26
Main Building / 0 / 007 - Store	Adhesive to flooring	Bituminous Product	As CH/S26570/ 110923/14	3m²	0 NADIS	1	1	0	**0 None**		27
Main Building / 0 / 008 - AV Room	Adhesive to flooring	Bituminous Product	As CH/S26570/ 110923/14	12m²	0 NADIS	1	1	0	**0 None**		28
Main Building / 0 / 009 - AV Room	Coating to ceiling	Textured Coating	Sample CH/S26570/ 110923/15	28m²	0 NADIS	1	1	0	**0 None**		29
Main Building / 0 / 009 - AV Room	Sound pads in wall vents	Bituminous Product	Sample CH/S26570/ 110923/16	4 No.	0 NADIS	1	1	0	**0 None**		30

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Building / Level / Location	Item	Material	Strategy / Sample Id	Extent (approx.)	Fibre Score / Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Main Building / 0 / 010 - Store	Coating to ceiling	Textured Coating	As CH/S26570/ 110923/12	3m²	0 NADIS	1	1	0	**0 None**		31
Main Building / 0 / 011 - Warehouse	Coating to ceiling above new layer	Textured Coating	As CH/S26570/ 110923/11	5m²	0 NADIS	1	2	0	**0 None**		33
Main Building / 0 / 012 - Lab	Coating to ceiling	Textured Coating	As CH/S26570/ 110923/11	7m²	0 NADIS	1	1	0	**0 None**		35
Main Building / 0 / 013 - Lab	Coating to ceiling above new layer and Insulation	Textured Coating	As CH/S26570/ 110923/11	7m²	0 NADIS	1	1	0	**0 None**		36
Main Building / 0 / 014 - Kitchen And Cupboards	Coating to ceiling above new layer and Insulation	Textured Coating	As CH/S26570/ 110923/11	7m²	0 NADIS	1	1	0	**0 None**		38
Main Building / 0 / 015 - Store	Coating to ceiling above new layer	Textured Coating	As CH/S26570/ 110923/11	2m²	0 NADIS	1	1	0	**0 None**		39
Main Building / 0 / 016 - Stairwell	Coating to ceiling	Textured Coating	As CH/S26570/ 110923/11	1m²	0 NADIS	1	1	0	**0 None**		40
Main Building / 0 / 017 - Office	Coating to ceiling	Textured Coating	Sample CH/S26570/ 110923/18	50m²	0 NADIS	1	1	0	**0 None**		41
Main Building / 0 / 017 - Office	Damp proof course around windows	Bituminous Product	Sample CH/S26570/ 110923/19	10m	0 NADIS	1	1	0	**0 None**		42
Main Building / 0 / 018 - Office	Coating to ceiling	Textured Coating	As CH/S26570/ 110923/18	30m²	0 NADIS	1	1	0	**0 None**		43

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Building / Level / Location	Item	Material	Strategy / Sample Id	Extent (approx.)	Fibre Score / Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Main Building / 0 / 018 - Office	Coating to walls	Textured Coating	Sample CH/S26570/ 110923/20	50m²	0 NADIS	1	1	0	**0 None**		44
Main Building / 0 / 019 - Server Room	Coating to ceiling	Textured Coating	As CH/S26570/ 110923/18	4m²	0 NADIS	1	1	0	**0 None**		45
Main Building / 0 / 019 - Server Room	Coating to walls	Textured Coating	As CH/S26570/ 110923/20	10m²	0 NADIS	1	1	0	**0 None**		46
Main Building / 0 / 024 - Corridor	Coating to ceiling	Textured Coating	As CH/S26570/ 110923/12	6m²	0 NADIS	1	1	0	**0 None**		51
Main Building / 1 / 009 - Open Office	Coating to ceiling	Textured Coating	Sample CH/S26570/ 110923/7	75m²	0 NADIS	1	1	0	**0 None**		64
Main Building / 1 / 009 - Open Office	Damp proof course around windows	Bituminous Product	Sample CH/S26570/ 110923/8	18m	0 NADIS	1	1	0	**0 None**		65
Main Building / 1 / 010 - Office	Coating to ceiling	Textured Coating	As CH/S26570/ 110923/7	9m²	0 NADIS	1	1	0	**0 None**		67

Inspected Locations and Items

A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 0 / 001 - Entrance Lobby	The ceiling was plasterboard, the walls were plaster on masonry, the stair nosing was rubber the floor cover was timber or carpet, the floor was concrete.					
Main Building / 0 / 001 - Entrance Lobby	**Coating to ceiling above new layer**	**Textured Coating**		**3 Very Low**	**Remove**	19
Main Building / 0 / 002 - Office	**The ceiling was plasterboard, the walls were plaster on masonry, the boxing was plasterboard, the floor cover was parquet, the floor was concrete.**		**Limited Access / No access into drain**			22
Main Building / 0 / 002 - Office	Adhesive to flooring	Bituminous Product		**0 None**		20
Main Building / 0 / 002 - Office	Coating to ceiling above new skim	Textured Coating		**0 None**		21
Main Building / 0 / 003 - Under Stairs Cupboard	The ceiling was concrete, the walls were plaster on masonry, the floor covering was linoleum, the floor was concrete.					
Main Building / 0 / 004 - Corridor	The ceiling was plasterboard, the walls were brick or wood, the boxing was wood, the floor was concrete.					
Main Building / 0 / 004 - Corridor	Coating to ceiling	Textured Coating		**0 None**		23
Main Building / 0 / 005 - Stairwell	The ceiling was plasterboard, the walls were brick or wood, the boxing was wood, the floor was concrete.					
Main Building / 0 / 005 - Stairwell	Coating to ceiling	Textured Coating		**0 None**		24
Main Building / 0 / 006 - Lobby	The ceiling was plasterboard, the walls were plaster on masonry and plasterboard, the cavity insulation was MMMF, the floor cover was parquet, the floor was concrete.					

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 0 / 006 - Lobby	Adhesive to flooring	Bituminous Product		**0 None**		26
Main Building / 0 / 006 - Lobby	Coating to ceiling above new skim	Textured Coating		**0 None**		25
Main Building / 0 / 007 - Store	The ceiling was plasterboard, the walls were plaster on masonry and plasterboard, the cavity insulation was MMMF, the floor cover was parquet, the floor was concrete.					
Main Building / 0 / 007 - Store	Adhesive to flooring	Bituminous Product		**0 None**		27
Main Building / 0 / 008 - AV Room	The ceiling was plasterboard, the walls were plaster on masonry and plasterboard, the cavity insulation was MMMF, the floor cover was parquet or carpet, the floor was concrete.					
Main Building / 0 / 008 - AV Room	Adhesive to flooring	Bituminous Product		**0 None**		28
Main Building / 0 / 009 - AV Room	The ceiling was plasterboard, the walls were plaster on masonry and plasterboard, the cavity insulation was MMMF, the floor cover was carpet, the floor was concrete.					
Main Building / 0 / 009 - AV Room	Coating to ceiling	Textured Coating		**0 None**		29
Main Building / 0 / 009 - AV Room	Sound pads in wall vents	Bituminous Product		**0 None**		30
Main Building / 0 / 010 - Store	The ceiling was plasterboard, the walls were plaster on masonry, the boxing was wood or plasterboard, the floor was concrete.					
Main Building / 0 / 010 - Store	Coating to ceiling	Textured Coating		**0 None**		31
Main Building / 0 / 011 - Warehouse	The ceiling was plasterboard, the walls were brick or plasterboard, the boxing was wood, the pipe lagging was foam, the floor was concrete.					
Main Building / 0 / 011 - Warehouse	Coating to ceiling above new layer	Textured Coating		**0 None**		33

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 0 / 011 - Warehouse	**Main pitched roof above plasterboard**	**Cement**		**4 Very Low**	**Remove**	32
Main Building / 0 / 011 - Warehouse	**Residue to woodwork above suspend ceiling tiles**	**Insulating Board**		**9 Medium**	**Remove**	34
Main Building / 0 / 012 - Lab	The ceiling was plasterboard, the walls were plaster on masonry, the floor cover was carpet, the floor was concrete.					
Main Building / 0 / 012 - Lab	Coating to ceiling	Textured Coating		**0 None**		35
Main Building / 0 / 013 - Lab	The ceiling was plasterboard, the insulation in the ceiling void was MMMF, the walls were plaster on masonry or plasterboard, the insulation in the wall void was MMMF, the floor cover was carpet, the floor was concrete.					
Main Building / 0 / 013 - Lab	Coating to ceiling above new layer and Insulation	Textured Coating		**0 None**		36
Main Building / 0 / 013 - Lab	**Floor covering (beneath carpet)**	**Thermoplastic Floor Tile**		**3 Very Low**	**Remove**	37
Main Building / 0 / 014 - Kitchen And Cupboards	The ceiling was plasterboard, the walls were plaster on masonry or plasterboard, the floor cover was ceramic tile, the floor was concrete.					
Main Building / 0 / 014 - Kitchen And Cupboards	Coating to ceiling above new layer and Insulation	Textured Coating		**0 None**		38
Main Building / 0 / 015 - Store	The ceiling was plasterboard, the walls were plaster on masonry or brick, the boxing was wood, the floor was concrete.					
Main Building / 0 / 015 - Store	Coating to ceiling above new layer	Textured Coating		**0 None**		39
Main Building / 0 / 016 - Stairwell	The ceiling was plasterboard, the walls were plaster on masonry, the boxing was plasterboard, the floor covering to the stairs was carpet, the stair nosing was rubber, the floor was concrete.					
Main Building / 0 / 016 - Stairwell	Coating to ceiling	Textured Coating		**0 None**		40

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 0 / 017 - Office	The ceiling was plasterboard, the insulation in the ceiling void was MMMF, the walls were plaster on masonry or plasterboard, the boxing was wood, the floor was concrete.					
Main Building / 0 / 017 - Office	Coating to ceiling	Textured Coating		**0 None**		41
Main Building / 0 / 017 - Office	Damp proof course around windows	Bituminous Product		**0 None**		42
Main Building / 0 / 018 - Office	The ceiling was plasterboard, the walls were plaster on masonry or plasterboard, the boxing was plasterboard, the floor covering was carpet, the floor was concrete.					
Main Building / 0 / 018 - Office	Coating to ceiling	Textured Coating		**0 None**		43
Main Building / 0 / 018 - Office	Coating to walls	Textured Coating		**0 None**		44
Main Building / 0 / 019 - Server Room	The ceiling was plasterboard, the walls were plaster on masonry or plasterboard, the floor covering was carpet, the floor was concrete.					
Main Building / 0 / 019 - Server Room	Coating to ceiling	Textured Coating		**0 None**		45
Main Building / 0 / 019 - Server Room	Coating to walls	Textured Coating		**0 None**		46
Main Building / 0 / 019 - Server Room	**Damp proof course around windows**	**Bituminous Product**		**3 Very Low**	**Remove**	47
Main Building / 0 / 020 - Under Stairs Cupboard	The ceiling was concrete, the walls were plaster on masonry, the floor covering was carpet, the floor was concrete.					
Main Building / 0 / 021 - Lobby	The ceiling was wood, the suspended ceiling was compressed fibre tiles, the walls were brick or plasterboard, the floor was concrete.					
Main Building / 0 / 021 - Lobby	**Residue to woodwork**	**Insulating Board**		**9 Medium**	**Remove**	48

table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 0 / 022 - Office	The ceiling was wood, the suspended ceiling was compressed fibre tiles, the walls were brick or plasterboard, the floor was concrete.					
Main Building / 0 / 022 - Office	**Residue to woodwork above suspend ceiling tiles**	**Insulating Board**		**9 Medium**	**Remove**	49
Main Building / 0 / 023 - Office	The ceiling was wood, the suspended ceiling was compressed fibre tiles, the walls were brick or plasterboard, the boxing was wood, the floor covering was carpet, the floor was concrete.					
Main Building / 0 / 023 - Office	**Residue to woodwork above suspend ceiling tiles**	**Insulating Board**		**9 Medium**	**Remove**	50
Main Building / 0 / 024 - Corridor	The ceiling was plasterboard, the walls were brick, the boxing was wood, the floor covering was carpet, the floor was concrete.					
Main Building / 0 / 024 - Corridor	Coating to ceiling	Textured Coating		**0 None**		51
Main Building / 0 / 025 - Switch Room	The ceiling was wood, the walls were brick or plasterboard, the boxing was wood, the floor was concrete.					
Main Building / 0 / 025 - Switch Room	**Boarding remnants between wall and joists above toilet**	**Insulating Board**		**9 Medium**	**Remove**	55
Main Building / 0 / 025 - Switch Room	**Debris within switch board**	**Insulating Board**		**9 Medium**	**Remove**	53
Main Building / 0 / 025 - Switch Room	**Debris within void beneath switch board**	**Insulating Board**		**9 Medium**	**Remove**	54
Main Building / 0 / 025 - Switch Room	**Residue to woodwork**	**Insulating Board**		**9 Medium**	**Remove**	52
Main Building / 0 / 026 - Shower Room	The ceiling was plasterboard, the walls were plaster on masonry with ceramic tiles, the floor cover was ceramic tile, the floor was concrete.					
Main Building / 0 / 026 - Shower Room	**Coating to ceiling above new layer**	**Textured Coating**		**3 Very Low**	**Remove**	56

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 1 / 001 - Landing	The underside of the roof was stramit, the insulation in the ceiling void was MMMF, the ceiling was plasterboard, the walls were plaster on masonry, the floor covering was carpet, the floor was wood.					
Main Building / 1 / 001 - Landing	**Coating to ceiling**	**Textured Coating**		**4 Very Low**	**Remove**	57
Main Building / 1 / 002 - Gents Toilets	The ceiling was plasterboard, the walls were plaster on masonry with ceramic tiles, the floor covering was ceramic tile, the boxing's were wood or plasterboard, the floor was wood.					
Main Building / 1 / 002 - Gents Toilets	**Coating to ceiling**	**Textured Coating**		**3 Very Low**	**Remove**	58
Main Building / 1 / 003 - Airing Cupboard	The ceiling was plasterboard, the walls were plaster on masonry or wood, the water heater was copper with foam insulation, the floor was wood.					
Main Building / 1 / 003 - Airing Cupboard	**Coating to ceiling**	**Textured Coating**		**3 Very Low**	**Remove**	59
Main Building / 1 / 004 - Female Toilets	The ceiling was plasterboard, the walls were plaster on masonry with ceramic tiles, the floor covering was ceramic tile, the boxing's were wood or plasterboard, the floor was wood.					
Main Building / 1 / 004 - Female Toilets	**Coating to ceiling**	**Textured Coating**		**3 Very Low**	**Remove**	60
Main Building / 1 / 005 - Corridor	The underside of the roof was stramit, the insulation in the ceiling void was MMMF, the ceiling was plasterboard, the skylight returns were plasterboard, the walls were brick or plaster on masonry, the floor covering was carpet, the floor was wood.					
Main Building / 1 / 006 - Open Office	The underside of the roof was stramit, the insulation in the ceiling void was MMMF, the ceiling was plasterboard, the skylight returns were plasterboard, the walls were brick or plaster on masonry, the floor covering was carpet, the floor was wood.					
Main Building / 1 / 007 - Lobby	The ceiling was plasterboard, the walls were plaster on masonry, the floor covering was carpet, the floor was wood.					

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 1 / 007 - Lobby	**Coating to ceiling**	**Textured Coating**		**4 Very Low**	**Remove**	61
Main Building / 1 / 008 - Stairwell	The ceiling was plasterboard, the skylight returns were plasterboard, the walls were plaster on masonry, the floor covering was carpet, the stair nosing was rubber, the floor was wood.					
Main Building / 1 / 008 - Stairwell	**Coating to ceiling**	**Textured Coating**		**3 Very Low**	**Remove**	62
Main Building / 1 / 009 - Open Office	The underside of the roof was stramit, the insulation in the ceiling void was MMMF, the ceiling was plasterboard, the skylight returns were plasterboard, the walls were brick or plaster on masonry, the floor covering was carpet, the floor was wood.					
Main Building / 1 / 009 - Open Office	Coating to ceiling	Textured Coating		**0 None**		64
Main Building / 1 / 009 - Open Office	**Coating to ceiling within ceiling void**	**Textured Coating**		**5 Low**	**Remove**	63
Main Building / 1 / 009 - Open Office	Damp proof course around windows	Bituminous Product		**0 None**		65
Main Building / 1 / 010 - Office	The underside of the roof was stramit or ply, the insulation in the ceiling void was MMMF, the ceiling was plasterboard, the skylight returns were plasterboard, the walls were brick or plaster on masonry, the floor covering was carpet, the floor was wood.					
Main Building / 1 / 010 - Office	Coating to ceiling	Textured Coating		**0 None**		67
Main Building / 1 / 010 - Office	**Coating to ceiling within ceiling void**	**Textured Coating**		**5 Low**	**Remove**	66
Main Building / 1 / 011 - Mezzanine Store	The ceiling was plasterboard, the walls were brick the floor was wood.					
Main Building / 1 / 011 - Mezzanine Store	**Main pitched roof above plasterboard**	**Cement**		**4 Very Low**	**Remove**	68

table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 2 / 001 - Loft	The ceiling was felt over clay tiles, the walls were brick, the thermal insulation was MMMF, the water tank was plastic with MMMF insulation, the pipe lagging was foam or hessian					
Main Building / External / 999 - External	**The flat roofs were covered in felt, the walls were brick, the pitched roof was clay tile, the cap stones were concrete, the fascia was plastic, the cowls were metal**		**Limited Access / No safe access to lower flat roof area.**			73
Main Building / External / 999 - External	**Damp proof course**	**Bituminous Product**		**3 Very Low**	**Remove**	72
Main Building / External / 999 - External	**Main pitched roof**	**Cement**		**4 Very Low**	**Remove**	71
Main Building / External / 999 - External	**Sealant to skylights**	**Putty**		**3 Very Low**	**Remove**	69
Main Building / External / 999 - External	**Soffit to roof access**	**Insulating Board**		**8 Medium**	**Remove**	70

Inspection Photographs

See following pages for additional photographs, notes and scores for inspected locations and items...

Main Building > 0 > 001 - Entrance Lobby > Coating to ceiling above new layer

Building	Main Building	Level	0
Location	001 - Entrance Lobby	Item	Coating to ceiling above new layer
Material	Textured Coating	Extent (approx.)	7m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/9	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score		3 / Very Low	

Main Building > 0 > 002 - Office > Adhesive to flooring

Building	Main Building	**Level**	0
Location	002 - Office	**Item**	Adhesive to flooring
Material	Bituminous Product	**Extent (approx.)**	20m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/10	**Fibre Type**	**NADIS**

Main Building > 0 > 002 - Office > Coating to ceiling above new skim

Building	Main Building	**Level**	0
Location	002 - Office	**Item**	Coating to ceiling above new skim
Material	Textured Coating	**Extent (approx.)**	20m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/11	**Fibre Type**	**NADIS**

Main Building > 0 > 002 - Office > Location Notes

Building	Main Building	Level	0
Location	002 - Office	Item	
			
Location Notes	The ceiling was plasterboard, the walls were plaster on masonry, the boxing was plasterboard, the floor cover was parquet, the floor was concrete.		
Access / Notes	Limited Access / No access into drain		
General Comments	Unable to open drain cover.		

Main Building > 0 > 004 - Corridor > Coating to ceiling

Building	Main Building	**Level**	0
Location	004 - Corridor	**Item**	Coating to ceiling
Material	Textured Coating	**Extent (approx.)**	20m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/12	**Fibre Type**	**NADIS**

Main Building > 0 > 005 - Stairwell > Coating to ceiling

Building	Main Building	**Level**	0
Location	005 - Stairwell	**Item**	Coating to ceiling
Material	Textured Coating	**Extent (approx.)**	11m²
			
Strategy / Sample Id	As / CH/S26570/110923/12	**Presumed Fibre Type**	**NADIS**

Main Building > 0 > 006 - Lobby > Coating to ceiling above new skim

Building	Main Building	**Level**	0
Location	006 - Lobby	**Item**	Coating to ceiling above new skim
Material	Textured Coating	**Extent (approx.)**	2m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/13	**Fibre Type**	**NADIS**

Main Building > 0 > 006 - Lobby > Adhesive to flooring

Building	Main Building	**Level**	0
Location	006 - Lobby	**Item**	Adhesive to flooring
Material	Bituminous Product	**Extent (approx.)**	2m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/14	**Fibre Type**	**NADIS**

Main Building > 0 > 007 - Store > Adhesive to flooring

Building	Main Building	**Level**	0
Location	007 - Store	**Item**	Adhesive to flooring
Material	Bituminous Product	**Extent (approx.)**	3m²
			
Strategy / Sample Id	As / CH/S26570/110923/14	**Presumed Fibre Type**	**NADIS**

Main Building > 0 > 008 - AV Room > Adhesive to flooring

Building	Main Building	**Level**	0
Location	008 - AV Room	**Item**	Adhesive to flooring
Material	Bituminous Product	**Extent (approx.)**	12m²
			
Strategy / Sample Id	As / CH/S26570/110923/14	**Presumed Fibre Type**	**NADIS**

Main Building > 0 > 009 - AV Room > Coating to ceiling

Building	Main Building	**Level**	0
Location	009 - AV Room	**Item**	Coating to ceiling
Material	Textured Coating	**Extent (approx.)**	28m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/15	**Fibre Type**	**NADIS**

Main Building > 0 > 009 - AV Room > Sound pads in wall vents

Building	Main Building	**Level**	0
Location	009 - AV Room	**Item**	Sound pads in wall vents
Material	Bituminous Product	**Extent (approx.)**	4 No.
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/16	**Fibre Type**	**NADIS**

Main Building > 0 > 010 - Store > Coating to ceiling

Building	Main Building	**Level**	0
Location	010 - Store	**Item**	Coating to ceiling
Material	Textured Coating	**Extent (approx.)**	3m²
			
Strategy / Sample Id	As / CH/S26570/110923/12	**Presumed Fibre Type**	**NADIS**

Main Building > 0 > 011 - Warehouse > Main pitched roof above plasterboard

Building	Main Building	Level	0
Location	011 - Warehouse	Item	Main pitched roof above plasterboard
Material	Cement	Extent (approx.)	70m²
			
Strategy / Sample Id	As / CH/S26570/110923/4	Presumed Fibre Type	Chrysotile
Recommendation	Remove		
General Comments	Sampled externally		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	1
Material Score		4 / Very Low	

Main Building > 0 > 011 - Warehouse > Coating to ceiling above new layer

Building	Main Building	**Level**	0
Location	011 - Warehouse	**Item**	Coating to ceiling above new layer
Material	Textured Coating	**Extent (approx.)**	5m²
			
Strategy / Sample Id	As / CH/S26570/110923/11	**Presumed Fibre Type**	**NADIS**

Main Building > 0 > 011 - Warehouse > Residue to woodwork above suspend ceiling tiles

Building	Main Building	Level	0
Location	011 - Warehouse	Item	Residue to woodwork above suspend ceiling tiles
Material	Insulating Board	Extent (approx.)	30m²
			
Strategy / Sample Id	As / CH/S26570/110923/22	Presumed Fibre Type	Amosite and Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	2
Material Score		9 / Medium	

Main Building > 0 > 012 - Lab > Coating to ceiling

Building	Main Building	**Level**	0
Location	012 - Lab	**Item**	Coating to ceiling
Material	Textured Coating	**Extent (approx.)**	7m²
			
Strategy / Sample Id	As / CH/S26570/110923/11	**Presumed Fibre Type**	**NADIS**

Main Building > 0 > 013 - Lab > Coating to ceiling above new layer and Insulation

Building	Main Building	**Level**	0
Location	013 - Lab	**Item**	Coating to ceiling above new layer and Insulation
Material	Textured Coating	**Extent (approx.)**	7m²
			
Strategy / Sample Id	As / CH/S26570/110923/11	**Presumed Fibre Type**	**NADIS**

Main Building > 0 > 013 - Lab > Floor covering (beneath carpet)

Building	Main Building	Level	0
Location	013 - Lab	Item	Floor covering (beneath carpet)
Material	Thermoplastic Floor Tile	Extent (approx.)	7m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/17	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score		3 / Very Low	

Main Building > 0 > 014 - Kitchen And Cupboards > Coating to ceiling above new layer and Insulation

Building	Main Building	**Level**	0
Location	014 - Kitchen And Cupboards	**Item**	Coating to ceiling above new layer and Insulation
Material	Textured Coating	**Extent (approx.)**	7m²
			
Strategy / Sample Id	As / CH/S26570/110923/11	**Presumed Fibre Type**	**NADIS**

Main Building > 0 > 015 - Store > Coating to ceiling above new layer

Building	Main Building	**Level**	0
Location	015 - Store	**Item**	Coating to ceiling above new layer
Material	Textured Coating	**Extent (approx.)**	2m²
			
Strategy / Sample Id	As / CH/S26570/110923/11	**Presumed Fibre Type**	**NADIS**

Main Building > 0 > 016 - Stairwell > Coating to ceiling

Building	Main Building	**Level**	0
Location	016 - Stairwell	**Item**	Coating to ceiling
Material	Textured Coating	**Extent (approx.)**	1m²
			
Strategy / Sample Id	As / CH/S26570/110923/11	**Presumed Fibre Type**	**NADIS**

Main Building > 0 > 017 - Office > Coating to ceiling

Building	Main Building	**Level**	0
Location	017 - Office	**Item**	Coating to ceiling
Material	Textured Coating	**Extent (approx.)**	50m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/18	**Fibre Type**	**NADIS**

Main Building > 0 > 017 - Office > Damp proof course around windows

Building	Main Building	**Level**	0
Location	017 - Office	**Item**	Damp proof course around windows
Material	Bituminous Product	**Extent (approx.)**	10m
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/19	**Fibre Type**	**NADIS**

Main Building > 0 > 018 - Office > Coating to ceiling

Building	Main Building	**Level**	0
Location	018 - Office	**Item**	Coating to ceiling
Material	Textured Coating	**Extent (approx.)**	30m²
			
Strategy / Sample Id	As / CH/S26570/110923/18	**Presumed Fibre Type**	**NADIS**

Main Building > 0 > 018 - Office > Coating to walls

Building	Main Building	**Level**	0
Location	018 - Office	**Item**	Coating to walls
Material	Textured Coating	**Extent (approx.)**	50m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/20	**Fibre Type**	**NADIS**

Main Building > 0 > 019 - Server Room > Coating to ceiling

Building	Main Building	**Level**	0
Location	019 - Server Room	**Item**	Coating to ceiling
Material	Textured Coating	**Extent (approx.)**	4m²
			
Strategy / Sample Id	As / CH/S26570/110923/18	**Presumed Fibre Type**	**NADIS**

Main Building > 0 > 019 - Server Room > Coating to walls

Building	Main Building	**Level**	0
Location	019 - Server Room	**Item**	Coating to walls
Material	Textured Coating	**Extent (approx.)**	10m²
			
Strategy / Sample Id	As / CH/S26570/110923/20	**Presumed Fibre Type**	**NADIS**

Main Building > 0 > 019 - Server Room > Damp proof course around windows

Building	Main Building	Level	0
Location	019 - Server Room	Item	Damp proof course around windows
Material	Bituminous Product	Extent (approx.)	4m
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/21	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score		3 / Very Low	

Main Building > 0 > 021 - Lobby > Residue to woodwork

Building	Main Building	Level	0
Location	021 - Lobby	Item	Residue to woodwork
Material	Insulating Board	Extent (approx.)	5m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/22	Fibre Type	Amosite and Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	2
Material Score		9 / Medium	

Main Building > 0 > 022 - Office > Residue to woodwork above suspend ceiling tiles

Building	Main Building	Level	0
Location	022 - Office	Item	Residue to woodwork above suspend ceiling tiles
Material	Insulating Board	Extent (approx.)	30m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/23	Fibre Type	Amosite and Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	2
Material Score		9 / Medium	

Main Building > 0 > 023 - Office > Residue to woodwork above suspend ceiling tiles

Building	Main Building	Level	0
Location	023 - Office	Item	Residue to woodwork above suspend ceiling tiles
Material	Insulating Board	Extent (approx.)	50m²
			
Strategy / Sample Id	As / CH/S26570/110923/23	Presumed Fibre Type	Amosite and Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	2
Material Score		9 / Medium	

Main Building > 0 > 024 - Corridor > Coating to ceiling

Building	Main Building	**Level**	0
Location	024 - Corridor	**Item**	Coating to ceiling
Material	Textured Coating	**Extent (approx.)**	6m²
			
Strategy / Sample Id	As / CH/S26570/110923/12	**Presumed Fibre Type**	**NADIS**

Main Building > 0 > 025 - Switch Room > Residue to woodwork

Building	Main Building	Level	0
Location	025 - Switch Room	Item	Residue to woodwork
Material	Insulating Board	Extent (approx.)	6m²
			
Strategy / Sample Id	As / CH/S26570/110923/23	Presumed Fibre Type	Amosite and Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	2
Material Score		9 / Medium	

Main Building > 0 > 025 - Switch Room > Debris within switch board

Building	Main Building	Level	0
Location	025 - Switch Room	Item	Debris within switch board
Material	Insulating Board	Extent (approx.)	1m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/24	Fibre Type	Amosite and Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	2
Material Score		9 / Medium	

Main Building > 0 > 025 - Switch Room > Debris within void beneath switch board

Building	Main Building	Level	0
Location	025 - Switch Room	Item	Debris within void beneath switch board
Material	Insulating Board	Extent (approx.)	1m²
			
Strategy / Sample Id	As / CH/S26570/110923/24	Presumed Fibre Type	Amosite and Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	2
Material Score		9 / Medium	

Main Building > 0 > 025 - Switch Room > Boarding remnants between wall and joists above toilet

Building	Main Building	Level	0
Location	025 - Switch Room	Item	Boarding remnants between wall and joists above toilet
Material	Insulating Board	Extent (approx.)	2m
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/25	Fibre Type	Amosite and Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	2
Material Score		9 / Medium	

Main Building > 0 > 026 - Shower Room > Coating to ceiling above new layer

Building	Main Building	Level	0
Location	026 - Shower Room	Item	Coating to ceiling above new layer
Material	Textured Coating	Extent (approx.)	4m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/26	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score		3 / Very Low	

Main Building > 1 > 001 - Landing > Coating to ceiling

Building	Main Building	Level	1
Location	001 - Landing	Item	Coating to ceiling
Material	Textured Coating	Extent (approx.)	11m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/3	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	2
Surface Type / Treatment	0	Asbestos Type	1
Material Score		4 / Very Low	

Main Building > 1 > 002 - Gents Toilets > Coating to ceiling

Building	Main Building	Level	1
Location	002 - Gents Toilets	Item	Coating to ceiling
Material	Textured Coating	Extent (approx.)	7m²
			
Strategy / Sample Id	As / CH/S26570/110923/3	Presumed Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score		3 / Very Low	

Main Building > 1 > 003 - Airing Cupboard > Coating to ceiling

Building	Main Building	Level	1
Location	003 - Airing Cupboard	Item	Coating to ceiling
Material	Textured Coating	Extent (approx.)	0.5m²
			
Strategy / Sample Id	As / CH/S26570/110923/3	Presumed Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score		3 / Very Low	

Main Building > 1 > 004 - Female Toilets > Coating to ceiling

Building	Main Building	Level	1
Location	004 - Female Toilets	Item	Coating to ceiling
Material	Textured Coating	Extent (approx.)	4.5m²
			
Strategy / Sample Id	As / CH/S26570/110923/3	Presumed Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score		3 / Very Low	

Main Building > 1 > 007 - Lobby > Coating to ceiling

Building	Main Building	Level	1
Location	007 - Lobby	Item	Coating to ceiling
Material	Textured Coating	Extent (approx.)	1m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/5	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	2
Surface Type / Treatment	0	Asbestos Type	1
Material Score		4 / Very Low	

Main Building > 1 > 008 - Stairwell > Coating to ceiling

Building	Main Building	Level	1
Location	008 - Stairwell	Item	Coating to ceiling
Material	Textured Coating	Extent (approx.)	6m²
			
Strategy / Sample Id	As / CH/S26570/110923/5	Presumed Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score		3 / Very Low	

Main Building > 1 > 009 - Open Office > Coating to ceiling within ceiling void

Building	Main Building	Level	1
Location	009 - Open Office	Item	Coating to ceiling within ceiling void
Material	Textured Coating	Extent (approx.)	75m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/6	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	3
Surface Type / Treatment	0	Asbestos Type	1
Material Score		5 / Low	

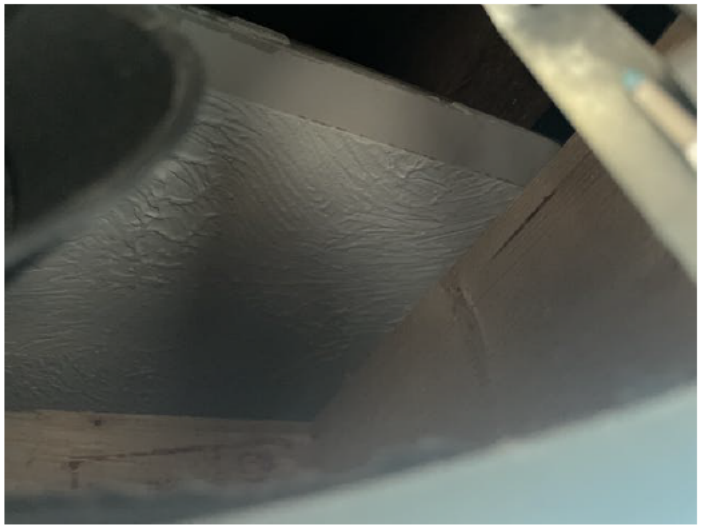
Main Building > 1 > 009 - Open Office > Coating to ceiling

Building	Main Building	**Level**	1
Location	009 - Open Office	**Item**	Coating to ceiling
Material	Textured Coating	**Extent (approx.)**	75m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/7	**Fibre Type**	**NADIS**

Main Building > 1 > 009 - Open Office > Damp proof course around windows

Building	Main Building	**Level**	1
Location	009 - Open Office	**Item**	Damp proof course around windows
Material	Bituminous Product	**Extent (approx.)**	18m
Strategy / Sample Id	Sample / CH/S26570/ 110923/8	**Fibre Type**	**NADIS**

Main Building > 1 > 010 - Office > Coating to ceiling within ceiling void

Building	Main Building	Level	1
Location	010 - Office	Item	Coating to ceiling within ceiling void
Material	Textured Coating	Extent (approx.)	9m²
			
Strategy / Sample Id	As / CH/S26570/110923/6	Presumed Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	3
Surface Type / Treatment	0	Asbestos Type	1
Material Score		5 / Low	

Main Building > 1 > 010 - Office > Coating to ceiling

Building	Main Building	**Level**	1
Location	010 - Office	**Item**	Coating to ceiling
Material	Textured Coating	**Extent (approx.)**	9m²
			
Strategy / Sample Id	As / CH/S26570/110923/7	**Presumed Fibre Type**	**NADIS**

Main Building > 1 > 011 - Mezzanine Store > Main pitched roof above plasterboard

Building	Main Building	Level	1
Location	011 - Mezzanine Store	Item	Main pitched roof above plasterboard
Material	Cement	Extent (approx.)	90m²
			
Strategy / Sample Id	As / CH/S26570/110923/4	Presumed Fibre Type	Chrysotile
Recommendation	Remove		
General Comments	Sampled externally		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	1
Material Score		4 / Very Low	

Main Building > External > 999 - External > Sealant to skylights

Building	Main Building	Level	External
Location	999 - External	Item	Sealant to skylights
Material	Putty	Extent (approx.)	6 x 4m
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/1	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score		3 / Very Low	

Main Building > External > 999 - External > Soffit to roof access

Building	Main Building	Level	External
Location	999 - External	Item	Soffit to roof access
Material	Insulating Board	Extent (approx.)	1.2m
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/2	Fibre Type	Amosite and Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	2
Surface Type / Treatment	2	Asbestos Type	2
Material Score		8 / Medium	

Main Building > External > 999 - External > Main pitched roof

Building	Main Building	Level	External
Location	999 - External	Item	Main pitched roof
Material	Cement	Extent (approx.)	160m²
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/4	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	1
Material Score		4 / Very Low	

Main Building > External > 999 - External > Damp proof course

Building	Main Building	Level	External
Location	999 - External	Item	Damp proof course
Material	Bituminous Product	Extent (approx.)	Throughout
			
Strategy / Sample Id	Sample / CH/S26570/ 110923/27	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

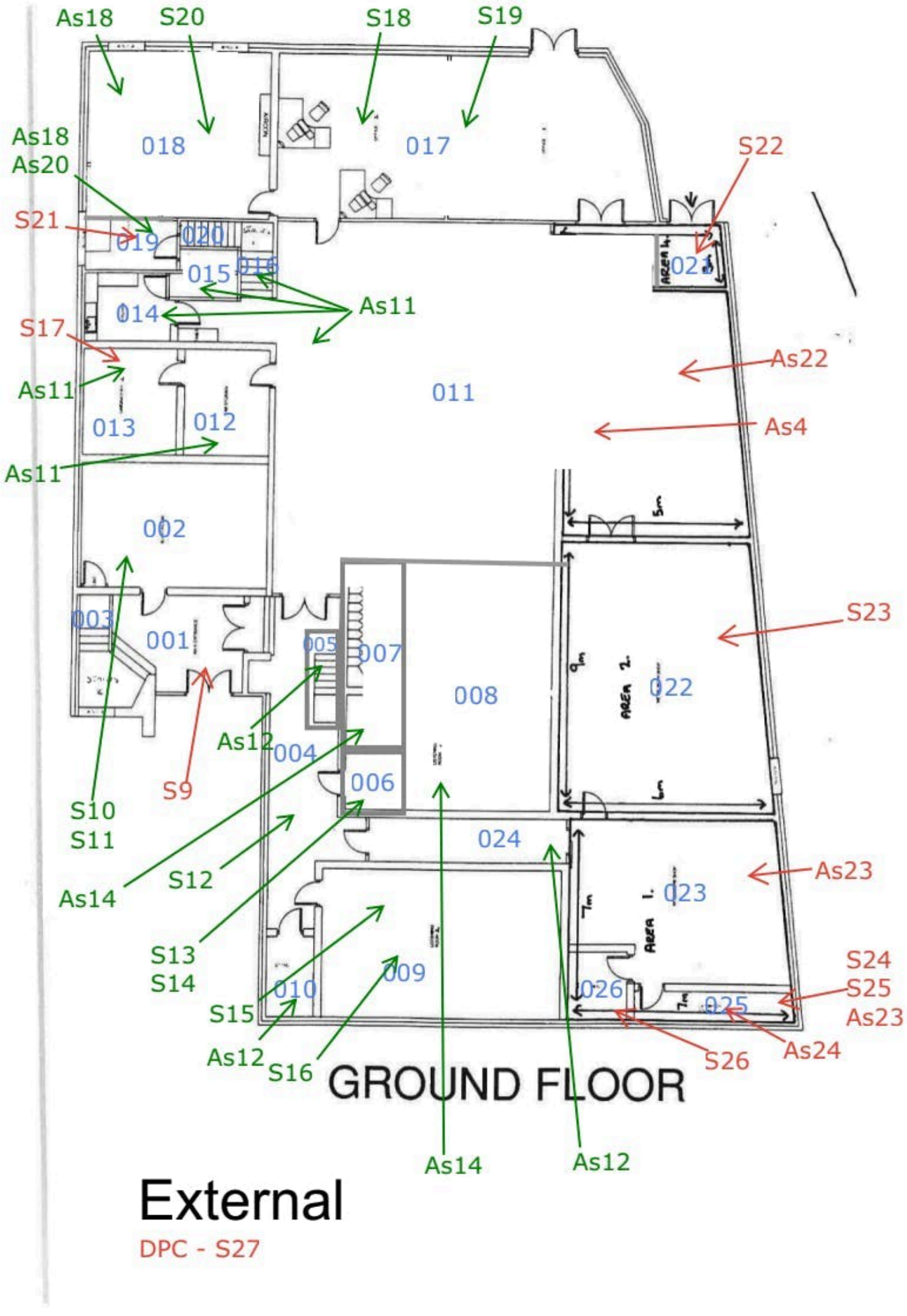
Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score		3 / Very Low	

Main Building > External > 999 - External > Location Notes

Building	Main Building	Level	External
Location	999 - External	Item	
			
Location Notes	The flat roofs were covered in felt, the walls were brick, the pitched roof was clay tile, the cap stones were concrete, the fascia was plastic, the cowls were metal		
Access / Notes	Limited Access / No safe access to lower flat roof area.		

Floorplans

See following pages...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009
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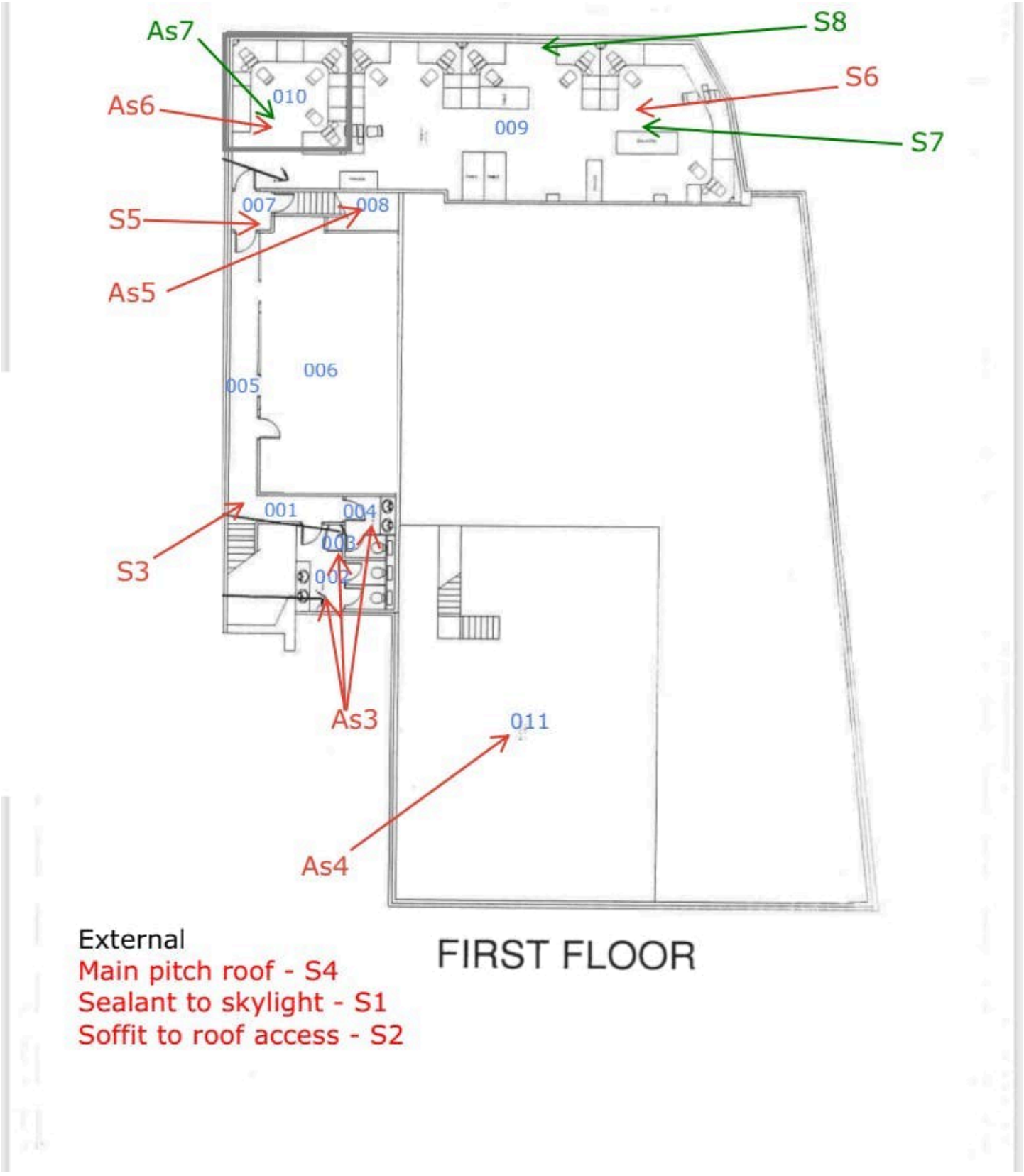
025
S15
S26
As24
As12
S16
GROUND FLOOR
As14
As12
External
DPC - S27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S8
As6
010
009
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007
008
S5
As5
006
005
001
004
003
002
S3
As3
011
As4
External
Main pitch roof - S4
Sealant to skylight - S1
Soffit to roof access - S2
FIRST FLOOR

Bulk Sample Test Certificates

See following pages...

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COMPANY REG NUMBER: 07376951
REGISTERED ADDRESS: AS ABOVE

UKAS TESTING
4696

CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

CERTIFICATE NUMBER: ATH/23/09/0530 **DATE SAMPLED:** 11/09/2023 **DATE RECEIVED:** 18/09/23 **DATE ANALYSED:** 18/09/23 **DATE ISSUED:** 18/09/23 **SAMPLES OBTAINED BY:** DELIVERED **NUMBER OF SAMPLES:** 27	**SITE ADDRESS:** FOCUS CONSULTING – ELM GROVE LANE, STEYNING, WEST SUSSEX, BN44 3RA **SITE REFERENCE:** S26570 **CLIENT:** ASBESTOS LTD **CLIENT ADDRESS:** BEECHCROFT HOUSE, CAPSTONE ROAD ME7 3JF **PHONE NUMBER:** 01634 864550
ANALYST NAME & SIGNATURE: [redacted]	**AUTHORISER NAME & SIGNATURE:** [redacted]
COMMENTS:	

ATH/23/09/0530 RESULTS

SAMPLE NUMBER	CLIENT NUMBER	SAMPLE LOCATION	FIBRE TYPE DETECTED	COMMENTS
1	CH/S26570/110923/1	MAIN BUILDING – EXTERNAL – 999-EXTERNAL – SEALANT TO SKYLIGHTS – CORE – PUTTY	CHRYSOTILE	PUTTY
2	CH/S26570/110923/2	MAIN BUILDING – EXTERNAL – 999-EXTERNAL – SOFFIT TO ROOF ACCESS – CORE – INSULATING BOARD	AMOSITE/CHRYSOTILE	INSULATING BOARD
3	CH/S26570/110923/3	MAIN BUILDING – LEVEL 1 – 001-LANDING – COATING TO CEILING – SCRAPING – TEXTURED COATING	CHRYSOTILE	TEXTURED COATING
4	CH/S26570/110923/4	MAIN BUILDING – EXTERNAL – 999-EXTERNAL – MAIN PITCHED ROOF – BROKEN EDGE – CEMENT	CHRYSOTILE	CEMENT
5	CH/S26570/110923/5	MAIN BUILDING – LEVEL 1 – 007-LOBBY – COATING TO CEILING – SCRAPING – TEXTURED COATING	CHRYSOTILE	TEXTURED COATING
6	CH/S26570/110923/6	MAIN BUILDING – LEVEL 1 – 009-OPEN OFFICE – COATING TO CEILING WITHIN CEILING VOID – UNKNOWN – TEXTURED COATING	CHRYSOTILE	TEXTURED COATING
7	CH/S26570/110923/7	MAIN BUILDING – LEVEL 1 – 009-OPEN OFFICE – COATING TO CEILING – SCRAPING – TEXTURED COATING	NADIS	TEXTURED COATING
8	CH/S26570/110923/8	MAIN BUILDING – LEVEL 1 – 009-OPEN OFFICE – DAMP PROOF COURSE AROUND WINDOWS – CORE – BITUMINOUS PRODUCT	NADIS	BITUMEN
9	CH/S26570/110923/9	MAIN BUILDING – LEVEL 0 – 001-ENTRANCE LOBBY – COATING TO CEILING ABOVE NEW LAYER – SCRAPING – TEXTURED COATING	CHRYSOTILE	TEXTURED COATING
10	CH/S26570/110923/10	MAIN BUILDING – LEVEL 0 – 002-OFFICE – ADHESIVE TO FLOORING – SCRAPING – BITUMINOUS PRODUCT	NADIS	BITUMEN

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 only one or two fibres identified during PLM analysis.
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 and all records and reports pertaining to the analysis archived for a minimum of 5 years.
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.
Note: All samples are analysed at the Athena Laboratory, Suite 3 Sopwith House, Sopwith Crescent, Wickford, Essex, SS11 8YU
Note: The results apply to the sample as received.

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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ATH/23/09/0530 RESULTS

11	CH/S26570/110923/11	MAIN BUILDING – LEVEL 0 – 002-OFFICE – COATING TO CEILING ABOVE NEW SKIM – SCRAPING – TEXTURED COATING	NADIS	TEXTURED COATING AND PLASTER
12	CH/S26570/110923/12	MAIN BUILDING – LEVEL 0 – 004-CORRIDOR – COATING TO CEILING – SCRAPING – TEXTURED COATING	NADIS	TEXTURED COATING
13	CH/S26570/110923/13	MAIN BUILDING – LEVEL 0 – 006-LOBBY – COATING TO CEILING ABOVE NEW SKIM – SCRAPING – TEXTURED COATING	NADIS	TEXTURED COATING
14	CH/S26570/110923/14	MAIN BUILDING – LEVEL 0 – 006-LOBBY – ADHESIVE TO FLOORING – SCRAPING – BITUMINOUS PRODUCT	NADIS	BITUMEN
15	CH/S26570/110923/15	MAIN BUILDING – LEVEL 0 – 009-AV ROOM – COATING TO CEILING – SCRAPING – TEXTURED COATING	NADIS	TEXTURED COATING
16	CH/S26570/110923/16	MAIN BUILDING – LEVEL 0 – 009-AV ROOM – SOUND PADS IN WALL VENTS – CORE – BITUMINOUS PRODUCT	NADIS	BITUMEN
17	CH/S26570/110923/17	MAIN BUILDING – LEVEL 0 – 013-LAB – FLOOR COVERING (BENEATH CARPET) – UNKNOWN – THERMOPLASTIC FLOOR TILE	CHRYSOTILE	FLOOR TILE
18	CH/S26570/110923/18	MAIN BUILDING – LEVEL 0 – 017-OFFICE – COATING TO CEILING – SCRAPING – TEXTURED COATING	NADIS	TEXTURED COATING
19	CH/S26570/110923/19	MAIN BUILDING – LEVEL 0 – 017-OFFICE – DAMP PROOF COURSE AROUND WINDOWS – CORE – BITUMINOUS PRODUCT	NADIS	BITUMEN
20	CH/S26570/110923/20	MAIN BUILDING – LEVEL 0 – 018-OFFICE – COATING TO WALLS – SCRAPING – TEXTURED COATING	NADIS	TEXTURED COATING
21	CH/S26570/110923/21	MAIN BUILDING – LEVEL 0 – 019-SERVER ROOM – DAMP PROOF COURSE AROUND WINDOWS – CORE – BITUMINOUS PRODUCT	CHRYSOTILE	BITUMEN
22	CH/S26570/110923/22	MAIN BUILDING – LEVEL 0 – 021-LOBBY – RESIDUE TO WOODWORK – SCRAPING – INSULATING BOARD	AMOSITE/CHRYSOTILE TO INSULATING BOARD	INSULATING BOARD AND WOOD
23	CH/S26570/110923/23	MAIN BUILDING – LEVEL 0 – 022-OFFICE – RESIDUE TO WOODWORK ABOVE SUSPEND CEILING TILES – SCRAPING – INSULATING BOARD	AMOSITE/CHRYSOTILE	INSULATING BOARD
24	CH/S26570/110923/24	MAIN BUILDING – LEVEL 0 – 025-SWITCH ROOM – DEBRIS WITHIN SWITCH BOARD – DEBRIS – INSULATING BOARD	AMOSITE/CHRYSOTILE	INSULATING BOARD
25	CH/S26570/110923/25	MAIN BUILDING – LEVEL 0 – 025-SWITCH ROOM – BOARDING REMNANTS BETWEEN WALL AND JOISTS ABOVE TOILET – BROKEN EDGE – INSULATING BOARD	AMOSITE/CHRYSOTILE	INSULATING BOARD
26	CH/S26570/110923/26	MAIN BUILDING – LEVEL 0 – 026-SHOWER ROOM – COATING TO CEILING ABOVE NEW LAYER – SCRAPING – TEXTURED COATING	CHRYSOTILE	TEXTURED COATING
27	CH/S26570/110923/27	MAIN BUILDING – EXTERNAL – 999-EXTERNAL – DAMP PROOF COURSE – CORE – BITUMINOUS PRODUCT	CHRYSOTILE	BITUMEN

KEY: CHRYSOTILE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) – AMOSITE (BROWN ASBESTOS)
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Recommendations

To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met. The following recommendations should be implemented:

1. Create an Asbestos Management Policy and Live Asbestos Management Plan, to plan and review the process to ensure compliance with Regulation 4 of the Control of Asbestos Regulations 2012.
2. Undertake suitable and sufficient Risk Assessments of identified Asbestos Containing Materials (ACMs) with regard to normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 (amendment 2006) and Regulation 6 of the Control of Asbestos Regulations 2012.
3. Bring to the attention of those persons who are likely to come in contact with Asbestos the findings of the survey in compliance with Sections 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 9 of the Control of Asbestos Regulations 2012.
4. Instigate regular inspections, to record and update details of retained ACMs. During the course of the survey, it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Summary of Locations or Items of Limited Access page of this report. In accordance with HSG264, Asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.
5. Restrict access to areas where Asbestos debris or Asbestos in poor condition has been found to comply with Regulation 11 of the Control of Asbestos Regulations 2012. Following this, carry out air monitoring within adjacent areas in order to assess airborne fibre levels.
6. All identified Asbestos to be appropriately labelled. Site specific recommendations in respect to the location and condition of Asbestos materials identified during the course of this inspection are detailed in the photo data sheets and Asbestos register.

In considering the management of Asbestos materials identified to date, these recommendations should be referred to and complied with. It is recommended that further intrusive investigations and sampling be carried out where any refurbishment, maintenance, or similar activity may expose Asbestos materials that have remained inaccessible during this survey. This should be a Pre -Demolition / Refurbishment survey as documented by HSG264.

Recommendations made from the findings of the report:

1. Items listed with a risk band of High; Removal of those items vulnerable to damage or in such poor condition that removal is the only practicable option.
2. Items listed with a risk band of Medium; Enclosure or encapsulation (together with repair where necessary) where the material is in poor condition / vulnerable to damage such that these works are necessary.
3. Items listed with a risk band of Low/Very Low; management of the Asbestos materials present where these are not in poor condition / vulnerable to damage by labelling / registering / periodic inspection as necessary. Such management should be undertaken to comply with the employers' duty of care, required by the Health and Safety at Work Act 1974 and Work with Materials Containing Asbestos, Control of Asbestos Regulations 2012.

We suggest that all items recommended for removal are acted upon as soon as possible, to minimise potential health risks. These items are either damaged or are liable (by virtue of their location or material type) to be damaged in normal occupation or maintenance of the premises and therefore, pose significant health risk to any persons in the vicinity. The recommendations generated by the risk rating indicated on the Asbestos register are overridden if the building is due for demolition or major structural alteration. Current guidance requires removal of all Asbestos containing materials likely to be affected by such works. Where materials are suspected to be present and consist of or contain Asbestos, contractors must (prior to commencing refurbishment works) first confirm the existence of such material with a Refurbishment / Demolition survey. Should ACMs be identified, the work may require a licensed Asbestos contractor in accordance with Asbestos: The licensed contractors' guide 2006.

Works on or removal of Asbestos cement items should be carried out under controlled conditions in accordance with HSE Asbestos Essentials guidance. These guidelines outline basic precautions that should be used to prevent fibre release during works, such as wetting of the materials before removal and preventing unauthorised persons from entering the work area. Using these guidelines, it is expected that Asbestos fibre levels would be low. Before commencing work a contractor must carry out a Risk Assessment.

Whilst there is no requirement for these works to be undertaken by a contractor licensed to work with Asbestos, in practice it is unlikely that an unlicensed contractor would have the necessary expertise to undertake such works. These works (with the exception of the Asbestos cement items) should be carried out under controlled conditions by a contractor licensed to work with Asbestos and in accordance with the Control of Asbestos Regulations 2012 (CAR), Asbestos: The licensed contractors' guide and The Construction (Design and Management) Regulations 2015 (CDM). It should be noted that licensed Asbestos contractors, under the terms of their licence, have to notify the relevant authority of their intention to remove such items. Notification of such works is normally subject to a 14-day period, except for unusual or exceptional circumstances when the enforcing authority (either the HSE or local Environmental Health Department) may grant a waiver if there is immediate risk to health, i.e an accident.

Risk Assessment and Plan of Work must be prepared by the contractor undertaking the works, taking account of the relevant regulations and guidance notes. The local enforcing authority must be notified that such works are to take place. All asbestos waste must be disposed of at an approved toxic waste site.

It is further recommended that all Asbestos works should be monitored, inspected, and tested by an independent UKAS accredited air-monitoring company. With regard to certain ACMs, this is a legal requirement.

Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

Management Survey (without samples)

A Management Survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any presumed ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. A Management Survey will be required during the normal occupation and use of the building to ensure continued management of presumed ACMs. 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. This survey is presumptive and as such no samples will be taken.

Management Survey (with samples)

As description above, but with this option samples of potential ACMs are taken and tested at an independent UKAS accredited laboratory. This confirms the presence or absence of Asbestos within the sample. The benefit of this method is that if samples return a negative result, there is no need to manage potential ACMs that have now been confirmed as negative for asbestos content.

Refurbishment / Demolition Survey

A Refurbishment / Demolition Survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift floors, carpets and tiles, break through walls, ceilings, cladding and partitions (to gain access to all areas, including those that may be difficult to reach and open up). In these situations, controls should be put in place to prevent the spread of debris, which may include Asbestos. A Refurbishment / Demolition Survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Refurbishment / Demolition Surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings should have been removed.

Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

Sample Variable	Score	Examples of Score
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 (eg 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 board, 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, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	**Very Low**			**Low**		**Medium**			**High**		

Definition of Terms

Enclosure:	Provision of physical barrier to provide mechanical protection of the material so as to prevent it being disturbed / damaged.
Encapsulation:	Provision of paint type coating to affect a continuous seal to surface of the material and thereby prevent fibre release.
Labelling:	Fixing of labels - standard red 'a' label as per Schedule 2 of the Control of Asbestos Regulations 2012 (CAR) and Asbestos: The licensed contractors' guide 2006.
Registering:	Entering of details, including nature / locations / extent of material in a register which is brought to the attention of all persons who might plan or undertake works in the building.
Periodic inspection:	Inspection of the material at regular (defined) intervals to verify that its condition has not deteriorated such as to necessitate enclosure / encapsulation / removal.
Repair:	Addition of a seal to the material to prevent the further deterioration and breakdown of the material. Should also be carried out in conjunction with labelling.
Removal:	Complete removal of the material under controlled conditions so as to comply with Control of Asbestos Regulations 2012 (CAR) and Asbestos: The licensed contractors' guide 2006.
Manage:	Provision of a policy of regular inspection together with procedures, including but not exclusively limited to action, should deterioration be observed, as well as training for staff and persons possibly coming into contact with the material.

Asbestos Materials in Buildings

a. Sprayed coatings applied in the UK were typically a mixture of hydrated Asbestos and cement containing up to 85% Asbestos, mainly Amosite but Crocidolite and other types have been used. Primarily used for anti-condensation and acoustic control, and for fire protection to structural steelwork. It is a friable material and is likely to release fibres, especially if disturbed during repair and maintenance work. As it ages the binding medium of sprayed Asbestos may degrade resulting in the release of Asbestos fibres.

b. Thermal insulation to boilers, vessels, pipework, valves, pumps etc also known as lagging. Lagging may have a protective covering of cloth, tape, paper, metal or a surface coating of cement. All types of Asbestos may be found in lagging and the content can vary between 15% and 100% Asbestos. The likelihood of fibre release depends upon its composition, friability and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work or the action of water leaks.

c. Asbestos insulating boards usually contain between 16% and 40% Amosite (brown) Asbestos, although boards may be found to contain other types of Asbestos. Insulation boards were developed in the 1950's to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi compressed it is more likely to release fibres as a result of damage or abrasion. Work on Asbestos insulation can give rise to high levels of airborne Asbestos fibres.

d. Asbestos cement products generally contain between 10% and 15% of Asbestos fibre in a matrix of Portland cement or autoclaved calcium sulphate. All types of Asbestos have been used in the manufacture of Asbestos cement. The Asbestos fibres in Asbestos cement are usually firmly bound in the cement matrix and will generally only be released if the material is drilled, sawn, mechanically damaged or it deteriorates with age.

e. Ropes, yarns and cloths are usually high in Asbestos content, (up to 100%), and all types of Asbestos have been used in their manufacture. They were used as packing, caulking or gasket materials where fire protection was required. The risk of fibre release depends upon the structure of the material; bonded gasket material is unlikely to release Asbestos fibres but an un-bonded woven material may release fibres when in use, especially if damaged or frayed.

f. Millboard, paper and paper products are usually high in Asbestos content, (up to 100%), and all types of Asbestos have been used in their manufacture. They were used for insulation of electrical equipment and for thermal insulation. Asbestos paper has been used as fire proofing to wood fibre panels. These materials are not well bonded and will release Asbestos fibres if subject to abrasion and wear.

g. Bitumen felts and coatings may contain Asbestos either bound in the bitumen matrix or as an Asbestos paper liner. These materials are not likely to present a hazard during normal installation or use but should be removed and disposed of carefully at the end of their useful life.

h. Reinforced plastics and floor tiles may contain Asbestos either bound in the matrix or as an Asbestos paper liner. These materials are not likely to present a hazard during normal installation or use but should be removed and disposed of carefully at the end of their useful life.

i. Textured coatings and paints may contain small amounts of Asbestos e.g. "Artex". Non-wettable materials containing Asbestos should not be removed without taking special precautions.

j. Mastics, sealants, putties and adhesives may contain small amounts of Asbestos. Potential risk is from sanding of hardened material when appropriate precautions should be taken.

Specific Exclusions

A Refurbishment / Demolition Survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned.

a. The survey was limited to those areas accessed at the time of the survey.
b. We have not inspected flues, ducts, voids or similarly enclosed areas where access necessitated the use of specialist equipment or tools, or where investigation would have caused damage to fixtures, fittings or the structure. Therefore, we are unable to report on any Asbestos that may be present in these areas.
c. We have not inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer.
d. We have not inspected any areas or surfaces that would require the removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings.
e. We have not inspected any areas requiring specialist access equipment other than stepladders; therefore, any requirement for specialist access equipment has been specifically excluded unless otherwise stated.
f. We have not reported on concealed spaces which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.
g. No responsibility is accepted for the presence of Asbestos in voids (under floor, walls or ceilings) other than those accessed during the investigation.
h. Whilst every effort will have been made to identify the true nature and extent of the Asbestos Containing Material (ACMs) present in the building being surveyed, no responsibility can be accepted for the presence of ACMs other than those sampled at the requisite density.
i. Some materials may have been referred to as Asbestos Insulation Board or Asbestos Cement, based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out unless stated otherwise.
j. The survey was limited to those areas accessed at the time of the survey.
k. We have not inspected flues, ducts, voids or similarly enclosed areas where access necessitated the use of specialist equipment or tools, unless previously agreed as part of the specification. Therefore, we are unable to report on any Asbestos that may be present in these areas.
l. We have not inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer, unless an engineer was present and previously agreed as part of the specification.
m. We have not inspected any areas requiring specialist access equipment other than that supplied by our client; therefore, any requirement for specialist access equipment has been specifically excluded unless otherwise agreed as part of the specification.
n. We have not reported on concealed spaces which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.
o. No responsibility is accepted for the presence of Asbestos in voids (under floor, walls or ceilings) other than those opened during the investigation.
p. Whilst every effort will have been made to identify the true nature and extent of the Asbestos Containing Material (ACMs) present in the building being surveyed, no responsibility can be accepted for the presence of ACMs other than those sampled at the requisite density.
q. Some materials may have been referred to as Asbestos Insulation Board or Asbestos Cement, based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out

unless stated otherwise.

r. No core sampling of fire doors was carried out, as it would have compromised the integrity of the doors. Any doors that have suspect material attached have been listed within this report.

Caveat

The scope and extent of the survey has been agreed with the client before it was carried out. Every effort has been made to identify all Asbestos Containing Materials (ACMs) so far as was reasonably practical to do so within the scope of the survey.

Survey techniques used involve trained and experienced surveyors using the combined approach of visual examination and bulk sampling. It is always possible after a survey that ACMs may remain undetected in the property, or area covered by that survey. This could be due to various reasons as follows:

- Asbestos materials existing within areas not specifically covered by this report and are therefore outside the scope of the survey.
- Materials may be hidden or obscured by other items or cover finishes e.g. paint, 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 of a building and not visible until the structure is dismantled.
- Any extent detailed is approximate as this is not a quantity survey, therefore prior to any removal works taking place, the contractor must confirm measured extent. Asbestos Limited cannot be held responsible for any variation to the approximate extent.
- Debris from previous ACM removal projects may well be present in some areas. General debris does not form part of this survey, however every effort is made for the discovery of Asbestos.
- Where an area has been previously stripped of ACMs e.g. plant rooms, ducts etc., and new coverings added, it must be pointed out that Asbestos removal techniques have improved steadily over the years. The Control of Asbestos Regulations 2012 or other similar Regulations lay down certain enforceable guidelines. Asbestos removal prior to these regulations may not be up to the standards currently in force and therefore debris may be present below new coverings.
- During the survey, access to certain areas may have been restricted. If so, such areas are defined within this report. Accordingly, no samples have been taken from restricted areas and ACMs should be presumed to be present, until analysis proves otherwise.
- In the building where ACMs have been identified and 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 (Artex for example) and some may be less densely contaminated at certain locations. Where this is the case, the sample taken may not be representative of the whole product throughout.

This survey has been carried out under the guidance/requirements of the owner of the property, or his representative and the survey will be as per his instructions and guidance at that time. Allied Specialists, (trading as Asbestos Limited) 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 but will be limited to just that necessary for the taking of the sample.