

**THE FORMER MONTROSE HOTEL**  
**2 SELSEA AVENUE, BOGNOR REGIS**  
**WEST SUSSEX PO21 2QZ**



**DISMANTLING & DEMOLITION**  
(Including the removal & disposal of all non-licenced ACM's)

**SCOPE OF WORKS**

April 2023

Rev: 0

Employer: Homebeech Limited  
Employers Agent/Project Manager: Peter Minett & Partners Limited

## **1.0 SCOPE OF WORKS**

*It is recommended that due to the condition of the existing structure, the Contractor undertake a site survey prior to the development of any fee submission.*

- 1.01 Act as Principal Contractors for the duration of the demolition works only, as appointed under the JCT Minor Works Form of Contract.
- 1.02 Submit and secure Section 80 Local Authority Demolition Notice and all other required regulatory and statutory notifications and or certificates.
- 1.03 Produce submission of Demolition Phase Health and Safety Plan in accordance with current CDM Regulations.
- 1.04 Supply detailed site-specific method statement and risk assessments to the satisfaction of Peter Minett & Partners Ltd, for use and inclusion in demolition planning application to be submitted to Arun District Council. The Contractor's RAMS must be submitted within two weeks from issue of written acceptance of the fee proposal by the Employer's representative. Method Statement to include:
  - Traffic Management Plan detailing proposed routes to and from the site
  - Sequence of work to be undertaken
  - Identification of any areas to be demolished by hand and how this will be undertaken
  - Details of all site protection for both security and demolition detritus overspill
  - Details of daily site and surrounding area cleaning
- 1.05 Provide any and all 'temporary propping' requirements and provide details as to what is anticipated.
- 1.06 The contractor is to be aware of the current live occupied sites surrounding the demolition operational working area and ensure consideration for all users within daily operations. A weekly review of the works to be carried out on site with the client and representatives.
- 1.07 Site services will be isolated prior to commencement of the demolition works. The neighbouring property is also owned by the Employer and the Contractor is to allow for adapting water supply to the neighbouring property for site use and to ensure there is adequate feed around the site for dust suppression. Disconnect and make good temporary water supply on completion.

- 1.08 Provide 110V power generator suitable to carry out the works.
- 1.09 Provide water suppression for the duration of the works to reduce dust.
- 1.10 Provide all external and internal scaffolding necessary to carry out the works including all permits and consents, as required.
- 1.11 Provide protection as required to any retained existing structures and/or finishes.
- 1.12 Secure any required pedestrian and/or road closure requirements, including areas for 'parking suspensions'.
- 1.13 Produce Traffic Management plan detailing proposed routes both to and from the site.
- 1.14 Supply and install all fencing and or hoardings, debris netting and sufficient demolition warning signage around the perimeter of the site where necessary.
- 1.15 All fencing will be inspected at the beginning and end of each shift and monitored throughout the day. Any defects observed must be reported to the on-site supervisors and rectified with immediate effect.
- 1.16 Provide on-site welfare facilities for the duration of the demolition works.
- 1.17 Demolition to be in accordance with BS6187:2011 Code of Practice for Full and Partial Demolition.
- 1.18 Allow for Regular site visits by your Health & Safety Consultants to ensure site is compliant with current CDM Regulations. An operative trained in first aid will be on site at all times. First Aid, Burns Kit and Eye Wash Facilities will be available within the welfare.
- 1.19 The demolition site supervisor to ensure all operatives have familiarised themselves with the working environment, received a complete site induction, understand methodologies to be utilised and made themselves aware of any site-specific hazards. A follow up intrusive site 'walk around' will take place prior to the commencement of the demolition operations to ensure all operatives have a full understanding of the scope of works.
- 1.20 Provide all equipment necessary for the on-site operations and establishments.
- 1.21 Demolition of the existing structures as detailed within the tender documentation.
- 1.22 Erection and painting on new site hoarding
- 1.23 Allow for up to 4 number meetings with the Employer's Representative.

- 1.24 Excavate to underside of slab level and grub out all footings and foundations.
- 1.25 All voids will be backfilled with site generated material, leaving a level, clean and tidy area, where practicably possible. All demolition works will be supervised by an appropriately experienced person to be identified in the tender return.
- 1.26 Only fully licensed waste carriers will be used and appropriate waste transfer notes supplied upon completion of works.
- 1.27 All demolition arisings are to be removed from site.
- 1.28 Clean Site and Project Sign off.
- 1.29 Decant from Site.
- 1.30 Contract of appointment will be JCT Minor Works Building Contract (MW 2016).



## **Appendix A**

### **Pricing Document**

Project Title:	Former Montrose Hotel - Demolition Pricing Schedule
Employer	Homebeach Ltd
Employers Agent/Project Manager:	Peter Minnett & Partners Ltd



Contractor to allow for all works necessary to complete the works inline with the Dismantling and Demolition Scope of Works

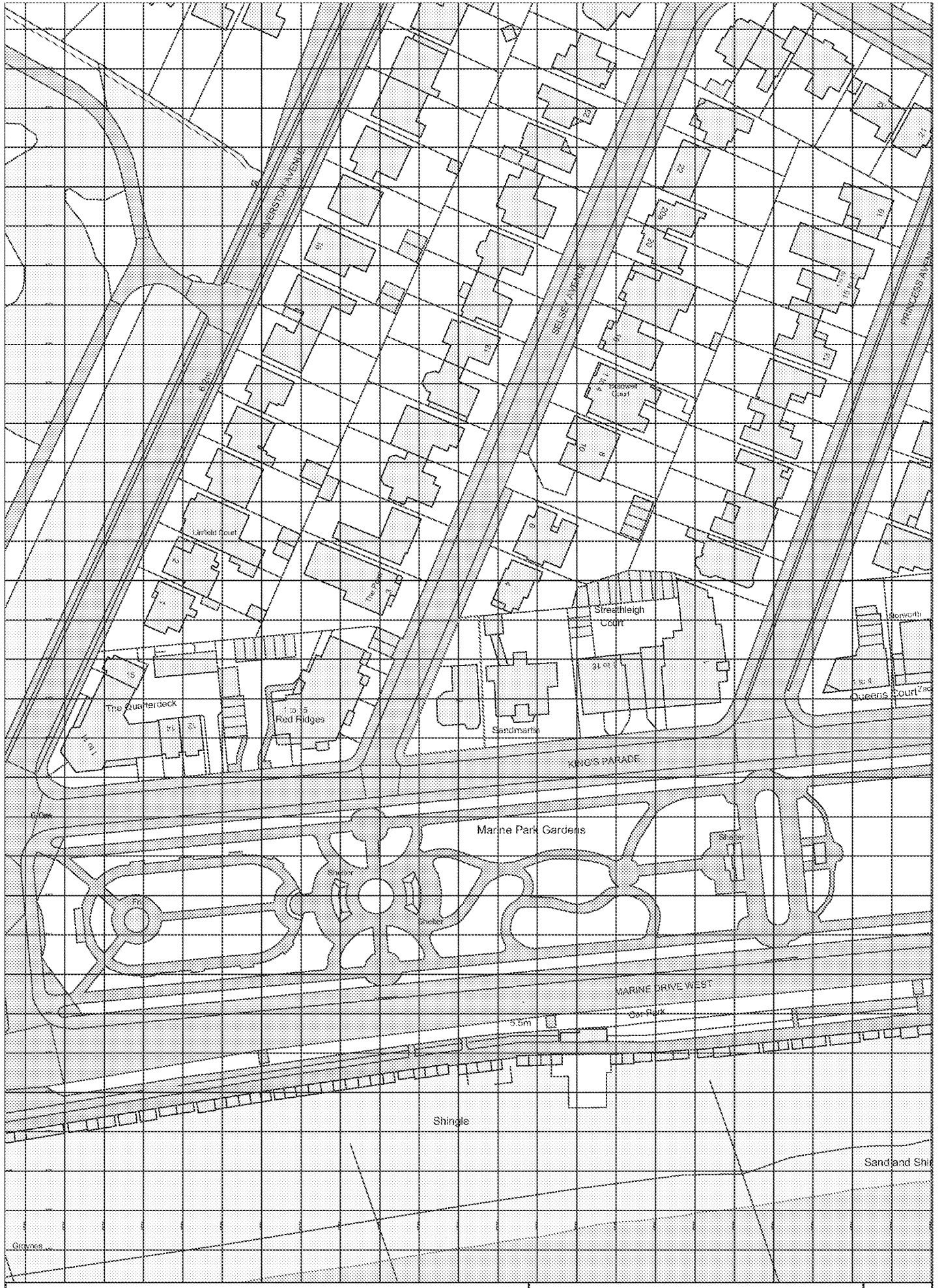
Item	Description	Unit	Quantity	Rate	Amount	Notes
<b>Fees (Works to be completed in advance of commencement on site)</b>						
1	Submit and secure Section 80 Local Authority Demolition Notice and all other required regulatory and statutory notifications and or certificates.	Item	1		£ -	
2	Produce submission of Demolition Phase Health and Safety Plan in accordance with current CDM Regulations.	Item	1		£ -	
3	Supply detailed site-specific method statement and risk assessments to the satisfaction of Peter Minnett & Partners Ltd. RAMS to be submitted within two weeks from written acceptance of the Contractor's tender by the Employer's Representative.	Item	1		£ -	
	Contractor to include additional items as required					
<b>Preliminaries</b>						
4	Provide welfare facilities for the duration of the works	Item	1		£ -	
5	Provide demolition supervisor for the duration of the works	Item	1		£ -	
6	Provide temp water and power as necessary to complete the works. The Contractor may form a temporary water connection to the neighbouring property on Kings Parade which is also owned by the employer. Remove temporary supply on completion. Power is to be by on site generator.	Item	1		£ -	
7	Provide task lighting as necessary to complete the works	Item	1		£ -	
8	Provide all external and internal scaffolding necessary to carry out the works including all permits	Item	1		£ -	
9	Supply and install all temporary fencing and or hoardings, debris netting and sufficient demolition warning signage around the perimeter of the site where necessary	Item	1		£ -	
10	Insurance Employers Liability and Public Liability £10 million					
	Contractor to include additional items as required					
<b>Works</b>						
11	Construct 2.4m high site hoarding along entire perimeter (including external footpath and internal party boundaries) with Ce2+ structural ply. Include capping, skirting and one number secured pedestrian access gate with padlock.	Item	1		£ -	
12	Paint hoarding with industrial grade wood paint - colour to be advised.	Item	1		£ -	
13	Removal of all licenced and licenced ACMs	Item	1		£ -	
14	Removal of all licenced and non-licenced ACMs	Item	1		£ -	
15	Undertake full soft strip and dispose of all items from site to a licenced waste tip.	Item	1		£ -	
16	Demolition of the existing structure in totality including removal of ground slab and grub up existing foundations. All voids to be back-filled with site generated material, leaving a level, clean and tidy area.	Item	1		£ -	
17	Excavate and remove existing tarmacadam surface and dispose from site. Tarmacadam to be transported by a licenced carrier and disposed of at an approved/licenced site.	Item	1		£ -	
18	Crush suitable demolition waste on site to form 6F2. 6F2 compliance certificate to be submitted to the Employer's Agent prior to Practical Completion.	Item	1		£ -	
19	Remove from site and dispose of all other demolition waste.	Item	1		£ -	
	Contractor to include additional items as required					
<b>Total to complete the works</b>					£ -	

<b>Demolition Contractor must provide the following rates</b>						
20	Overhead and Profit mark applied to variations	%				
21	Hourly rate for non-productive down time instructed by Peter Minnett & Partners Ltd	Hr	1		£ -	

<b>Programme</b>		
22	Demolition Programme in weeks	weeks

## **Appendix B**

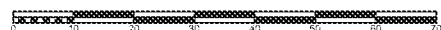
### **Drawings**



**SITE LOCATION PLAN** Montrose Hotel 2 Selsey Avenue Bognor Regis PO21 2QX UK

Scale 1:1250@A4

Ordnance Survey, (c) Crown Copyright 2023. All rights reserved. Licence number 100022432





## **Appendix C**

### **Photographs**



KINGS PARADE ELEVATION



SELSEA AVENUE ELEVATION



SELSEA AVENUE ELEVATION



REAR ELEVATION





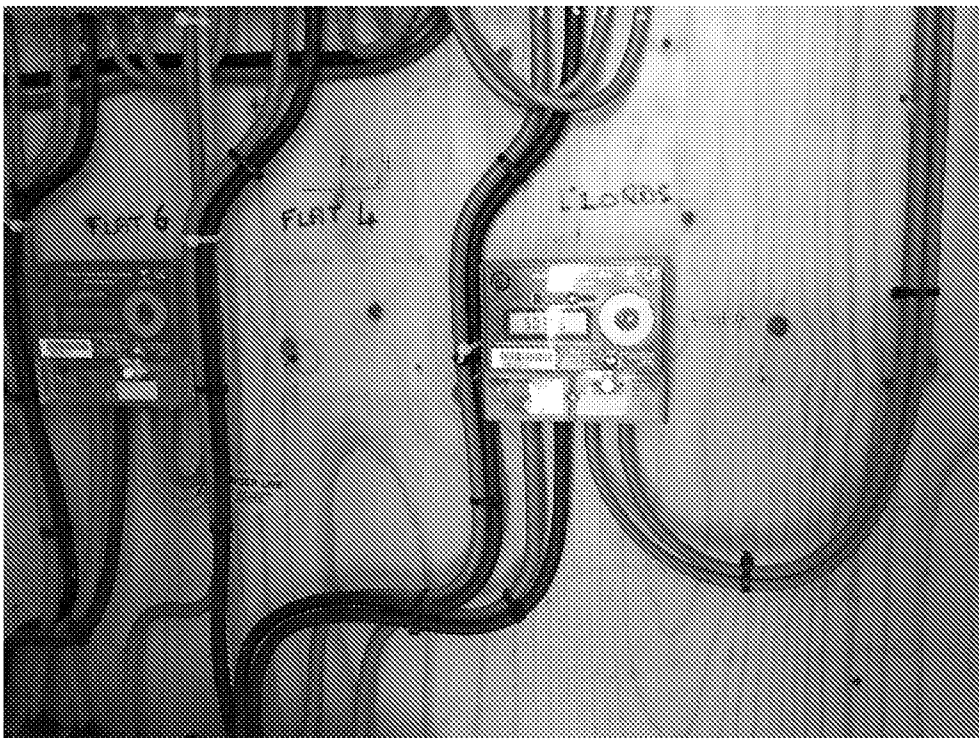
REAR CAR PARK



REAR RIGHT BOUNDARY



REAR RIGHT BOUNDARY



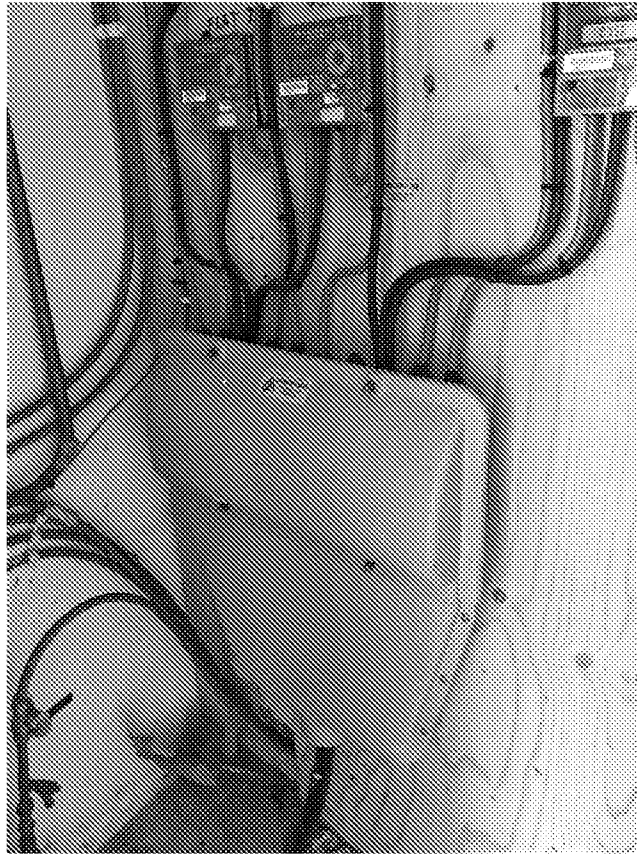
LANDLORD ELECTRICAL METER



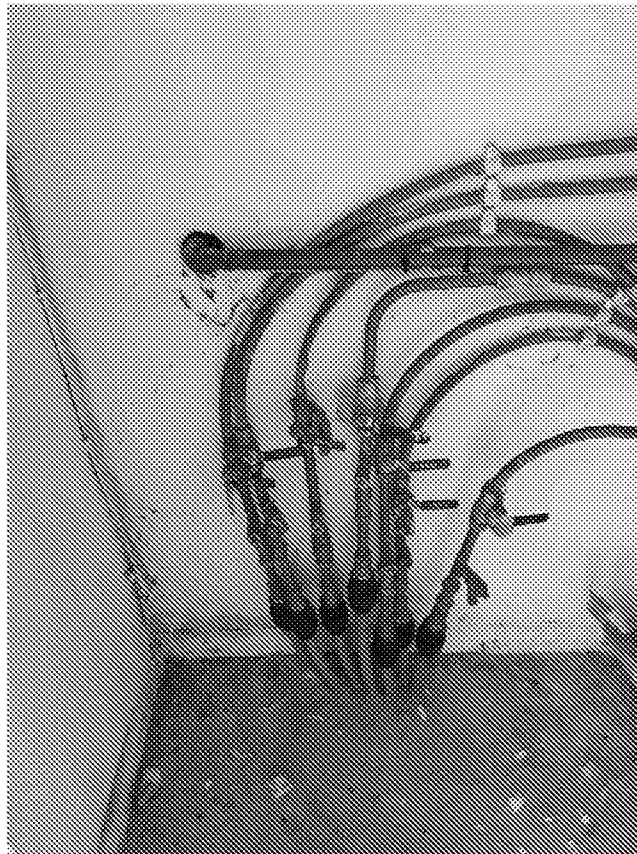
FLATS ELECTRICAL METERS



FLATS ELECTRICAL METERS



INCOMING ELECTRICAL HEAD



INCOMING WATER SUPPLIES





GAS METERS



TYPICAL INTERNAL



NEIGHBOURING PROPERTY OWNED BY THE EMPLOYER FOR  
TEMPORARY WATER SUPPLY

## **Appendix D**

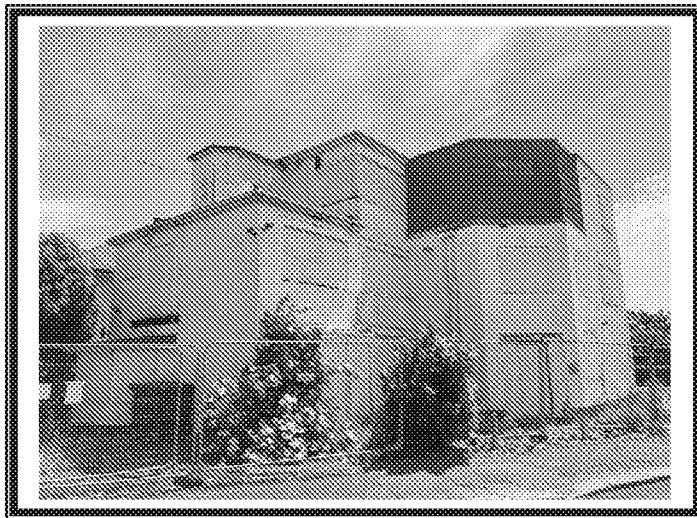
### **Asbestos R & D Survey Report**



## **DEMOLITION ASBESTOS SURVEY REPORT**

### **BUILDING SURVEYED:**

**Former Montrose Hotel  
2 Selsey Avenue  
Bognor Regis  
PO21 2QZ**



This document is not to be used by a third party without the express permission of Blue Star Asbestos Ltd. No liability to anyone else is accepted. Should you not act upon specific reasonable advice contained within this report, no responsibility is accepted for the consequences.



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## 1: EXECUTIVE SUMMARY

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A Demolition Asbestos Survey, carried out in accordance with in-house asbestos surveying procedures and HSE guidance document HSG 264 was conducted at Former Montrose Hotel, 2 Selsey Avenue, Bognor Regis

The survey was carried out by Blue Star Asbestos Ltd on behalf of Homebeech Ltd on 9<sup>th</sup> June 2023.

The purpose of this survey was to locate, as far as reasonably practicable, the presence and extent of all suspected Asbestos Containing Materials (ACMs) in the building prior to planned demolition activities.

During the survey 20 samples were taken for analysis, ACMs were found or presumed in the form of:

Location	Asbestos Containing Product	Recommended Actions	Priority
Second Floor Lobby 1	Textured coating to ceiling	Remove prior to demolition	Low
Second Floor Lobby to Bathroom	Textured coating to ceiling	Remove prior to demolition	Low
Second Floor Bathroom	Textured coating to ceiling	Remove prior to demolition	Low
Second Floor Room 202	Textured coating to ceiling	Remove prior to demolition	Low
Second Floor Landing	Textured coating to ceiling	Remove prior to demolition	Low
Second Floor Room 204 - WC	Textured coating to ceiling	Remove prior to demolition	Low
Second Floor Lobby to Rooms 204 & 205	Textured coating to ceiling	Remove prior to demolition	Low
First Floor Room 101	Textured coating to ceiling	Remove prior to demolition	Low
First Floor Room 102	Textured coating to ceiling	Remove prior to demolition	Low
First Floor Room 102	Textured coating to walls	Remove prior to demolition	Low
First Floor Room 103	Textured coating to ceiling	Remove prior to demolition	Low
First Floor Bathroom	Textured coating to ceiling	Remove prior to demolition	Low
First Floor Bathroom	Textured coating to walls	Remove prior to demolition	Low
First Floor Lobby 1	Textured coating to ceiling	Remove prior to demolition	Low

First Floor WC	Textured coating to ceiling	Remove prior to demolition	Low
First Floor Landing	Textured coating to ceiling	Remove prior to demolition	Low
First Floor Shower	Textured coating to ceiling	Remove prior to demolition	Low
First Floor Room 104	Textured coating to ceiling	Remove prior to demolition	Low
First Floor Room 105	Textured coating to ceiling	Remove prior to demolition	Low
First Floor Room 106	Textured coating to ceiling	Remove prior to demolition	Low
First Floor Room 107 107a & 107b	Textured coating to ceiling	Remove prior to demolition	Low
First Floor Lobby to 105 & 106	Textured coating to ceiling	Remove prior to demolition	Low
Ground Floor Room 001	Textured coating to ceiling	Remove prior to demolition	Low
Ground Floor Room 002	Textured coating to ceiling	Remove prior to demolition	Low
Ground Floor Kitchen	Textured coating to ceiling	Remove prior to demolition	Low
Ground Floor Lobby	Textured coating to ceiling	Remove prior to demolition	Low
Ground Floor Room 003	Textured coating to ceiling	Remove prior to demolition	Low
Ground Floor Bathroom	Textured coating to ceiling	Remove prior to demolition	Low
Ground Floor Hallway	Textured coating to ceiling	Remove prior to demolition	Low
Ground Floor Exit	Textured coating to ceiling	Remove prior to demolition	Low
Ground Floor Room 004	Textured coating to ceiling	Remove prior to demolition	Low
Ground Floor Lobby to Room 004	Textured coating to ceiling	Remove prior to demolition	Low
Ground Floor Room 005	Textured coating to ceiling	Remove prior to demolition	Low
Ground Floor Room 006	Textured coating to ceiling	Remove prior to demolition	Low

Ground Floor Room 007	Textured coating to ceiling	Remove prior to demolition	Low
Ground Floor Lobby to Room 007	Textured coating to ceiling	Remove prior to demolition	Low
Ground Floor Shower	Textured coating to ceiling	Remove prior to demolition	Low
Ground Floor Entrance Lobby & Cupboard	Textured coating to ceilings	Remove prior to demolition	Low

Inaccessible areas encountered during the time of the survey, for which no information was obtained:

- None

## 1: EXECUTIVE SUMMARY (continued)

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REPORT REVIEWED BY - Chris Herron

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Please note Blue Star Asbestos Ltd cannot be held responsible for the way in which the Client may interpret or act upon the results of this report.

## 2: INTRODUCTION

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Blue Star Asbestos Ltd has been instructed to carry out an asbestos survey by Homebeech Ltd

To ascertain the presence of any asbestos containing materials within Former Montrose Hotel, 2 Selsey Avenue, Bognor Regis

### Description of Site

3 storey derelict hotel building

### Survey Type

The nature of the survey is a Demolition Asbestos Survey as detailed in HSE publication HSG 264 Asbestos: The survey guide. The purpose of the survey is to locate and describe, as far as reasonably practicable, all ACMs in the building(s) and may involve destructive inspection, as necessary, to gain access to all areas, including those difficult to reach. A full sampling programme is undertaken to identify possible ACMs and estimates of volume and surface area made. The survey is designed to be used as a guide for tendering the removal of ACMs from the building(s) prior to demolition.

This report presents the findings of the survey and analysis reports of any bulk samples taken.

### Floor Plans

Where provided floor plans should be regarded as sketch-plans and for identification purposes only. They are intended to provide a visual appreciation of the buildings surveyed, showing locations of suspected ACMs, areas of no access and where samples were taken.

### 3: GENERAL SITE INFORMATION

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SURVEY CONSULTANTS	-	Blue Star Asbestos Ltd
SURVEY CONDUCTED BY	-	Chris Herron
CLIENT	-	Homebeech Ltd
SITE ADDRESS	-	2 Selsey Avenue, Bognor Regis, PO21 2QZ
SURVEY DATE(S)	-	9 <sup>th</sup> June 2023
REPORT DATE	-	21 <sup>st</sup> June 2023
REPORT REFERENCE	-	BS/3069

### 3: GENERAL SITE INFORMATION (continued)

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- Areas Included within the Scope of the Survey:
  - All areas
- Agreed Exclusions and Inaccessible Areas:
  - None
- Inaccessible areas encountered during the time of the survey, for which no information was obtained:
  - None
- Survey Methodology:
  - In-house asbestos surveying procedures and HSE guidance document HSG 264.
- Survey Type
  - Demolition Survey as defined in HSE guidance document HSG 264.
- Agreed Variations or Deviations from the standard HSG 264 method:
  - None
- Areas Excluded from the Survey (Areas outside of ownership and control):
  - None



## 4: SURVEY METHOD

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The survey is conducted in accordance with our in-house asbestos surveying procedures and HSE guidance document HSG 264. Where appropriate, bulk samples of suspected ACMs are taken from the property.

Representative samples are also taken of any materials that may be confused with ACMs. Sampling location stickers, bearing the individual samples unique identification number, are applied to all sample points where practicable, for future reference.

Products that are very unlikely to contain asbestos are not sampled (e.g. wall paper, plasterboard, chipboard, wood etc).

All samples taken are sent to a UKAS Accredited Laboratory for analysis by polarised light microscopy (PLM) as per the method prescribed in HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures. Completed bulk sample analysis test reports for all samples taken are appended for client review.

A Material Assessment Record (MAR) is completed for each suspect sample taken, for materials strongly presumed to contain asbestos (i.e. materials visually similar to positively identified ACMs) and for areas presumed to contain asbestos (i.e. areas where no access could be gained at the time of the survey and non-accessed items of (electrical) equipment and plant.

Each MAR contains a colour photograph, individual material risk assessment scores (as prescribed under HSG 264), management recommendations and general observations / comments (where appropriate).

The MARs are combined together to form a site-specific materials register (see Section 6).

## 5: GENERAL COMMENTS

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This report only relates to the situation on the day(s) of the inspection and cannot take into account subsequent changes in circumstances. Samples of each different type of suspected ACM were collected in accordance with HSE Guidance Note HSG264 for laboratory analysis. These samples were analysed by an independent UKAS accredited laboratory in accordance with HSE Guidance Note HSG248 to identify the presence of asbestos.

During the course of the survey all reasonable efforts were made to identify the presence of asbestos containing materials within the surveyed areas however, asbestos containing materials are sometimes concealed within the fabric of a building or within sealed building voids, so it is not always possible to regard the findings of any survey as being definitive. Therefore, it must always remain a possibility that further asbestos containing materials may be found during any demolition works.

Where areas have been identified as inaccessible within the report, it indicates that the area specified was not accessible to the surveyor at the time of the inspection, either because such areas were locked and despite requests for access to be arranged none was, or to gain entry would require an unreasonable degree of dismantling to the structure of the building. The client is therefore advised to the possibility of there being asbestos containing materials in such areas.

Figures quoted in the asbestos register detailing the extent of ACMs are approximate based on visual inspection on the day of the survey and should be used as a guide only.

No responsibility can be taken for any misinterpretation of this report by third parties.

### Please Note:

The content of this report should only be used for guidance in support of demolition works requiring the removal of ACMs and not as an actual specification of tender.

## 5: GENERAL COMMENTS (continued)

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The survey was limited to those areas accessed at the time of the survey.

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.

Representative bulk samples have been taken from all materials, which upon visual inspection appeared likely to contain asbestos.

Unless otherwise stated pipe work insulation and heating plant was not inspected in entirety. Representative samples were taken at random intervals where suspect material was observed.



Due to the nature and variety of asbestos uses in building construction and the complex nature of some buildings, especially where modified over the years, it is possible that some ACMs may not have been identified in the survey. Where demolition is to follow a demolition survey, it would be prudent in any contract to allow a contingency sum to provide for such possibility.

At the time of the survey, no access was gained to materials and or void areas located above, behind or attached to suspect asbestos containing materials (ACMs) sampled or presumed throughout the site. This would have required the construction of asbestos enclosures in order to gain access behind suspected asbestos containing materials, and notification to the Enforcing Authority, delaying the completion of the survey for a minimum of 14 days for the statutory notification period.

Certain 'Artex' type textured coatings and decorative plasters may contain very small quantities of asbestos. In situ, these coatings are often composed of different batches of product or may have been repaired / patched at different times. It is, therefore, possible that any 'Artex' samples taken may not be representative of the entire coating. Recent research suggests that in some cases, the fibres may have diameters below 0.1 um. These may not be visible by the optical microscopy method described in HSE publications HSG248.


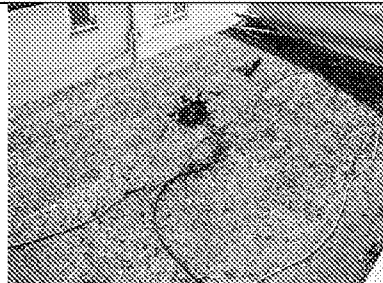
6: REGISTER OF MATERIAL ASSESSMENT RECORDS

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Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
1	001	Top Roof	External -- Roof	Bitumen roofing felt	Low	1	0	0	0	0	NA	
Quantity		ID	Recommendations	Comments								
60m2		NAD	NA	No asbestos detected in sample.								
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
2	-	Top Roof	External -- Roof	General observation								
Quantity		ID	Recommendations	Comments								
				Modern felt layers to timber roof deck, modern silicone seal to skylight, timber soffits and fascias,								

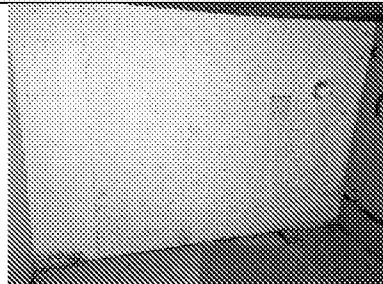
A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite


AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
3	-	Lower Roof	Store	No suspect ACMs observed								
Quantity		ID	Recommendations	Comments								
				No suspected asbestos containing materials observed. Plasterboard ceiling to timber deck, plasterboard walls with plastic external cladding, modern felt roof, timber soffits and fascias.								
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
4	002	Lower Roof	External Roof	Bitumen roofing felt	Low	1	0	0	0	0	NA	
Quantity		ID	Recommendations	Comments								
20m2		NAD	NA	No asbestos detected in sample. Modern felt layers to timber deck, timber soffits & fascias.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

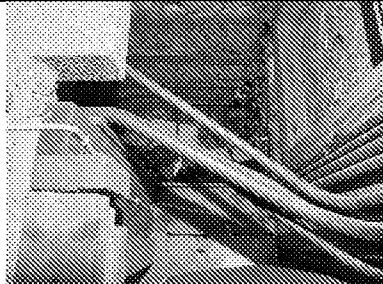

AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
5	003	Second	201	Textured coating to wall	Low	1	1	0	0	0	NA	
Quantity		ID	Recommendations	Comments								
2m2		NAD	NA	No asbestos detected in sample. Present to solid wall. Plasterboard ceiling, solid and plasterboard walls, timber floor under laminate and modern floor tiles.								

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
6	004	Second	Lift	Insulating board ceiling and boxing	Low	2	0	1	0	0	NA	
Quantity		ID	Recommendations	Comments								
2m		NAD	NA	No asbestos detected in sample. Solid walls, timber floor under carpet.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
7	-	Second	Tank Loft	No suspect ACMs observed								
Quantity		ID	Recommendations	Comments								
				No suspected asbestos containing materials observed. Mineral-fibre insulation to timber ceiling and to solid and timber walls, plasterboard floor, plastic water tanks.								
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
8	005	Second	Lobby 1	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
4m2		AD	Remove	Plasterboard ceiling, solid walls, plasterboard panel to landing, timber floor, no suspect ACMs in timber boxing.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

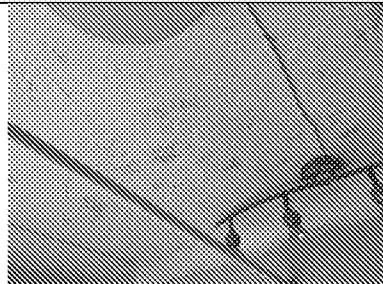



Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
9	006	Second	Lobby 1	Textured coating to top of wall	Low	1	1	0	0	0	NA	
Quantity		ID	Recommendations	Comments								
<1m2		NAD	NA	No asbestos detected in sample. Present to solid wall above door.								

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
10	As sample 005	Second	Lobby to Bathroom	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
1m2		AD	Remove	Plasterboard ceiling.								


A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

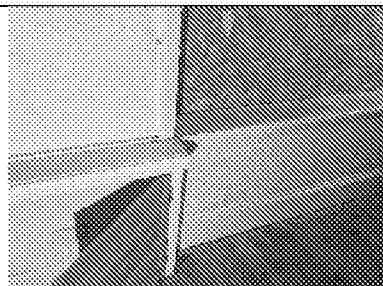
AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
11	As sample 005	Second	Bathroom	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
3m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor, plastic soil pipe.								
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
12	-	Second	203	No suspect ACMs observed								
Quantity		ID	Recommendations	Comments								
				No suspected asbestos containing materials observed. Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

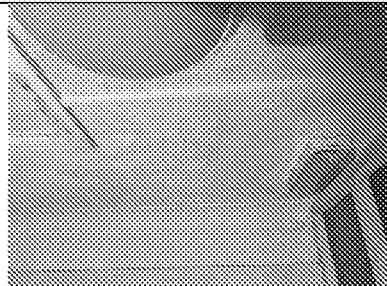
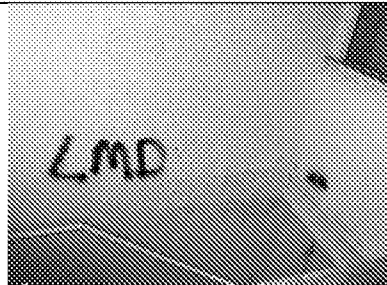
AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
13	As sample 005	Second	202	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
12m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor.								

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
14	As sample 003	Second	202	Textured coating to wall	Low	1	1	0	0	0	NA	
Quantity		ID	Recommendations	Comments								
6m2		NAD	NA	No asbestos detected in sample. Solid wall.								

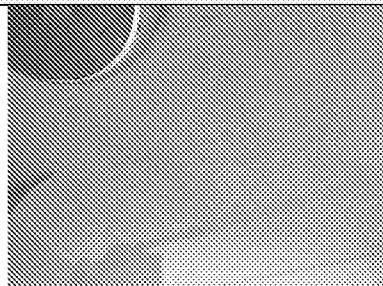
A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

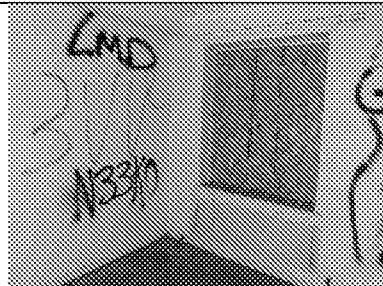
AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
15	As sample 005	Second	Landing	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
5m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.								
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
16	007	Second	Landing	Textured coating to walls	Low	1	1	0	0	0	NA	
Quantity		ID	Recommendations	Comments								
15m2		NAD	NA	No asbestos detected in sample. Solid and plasterboard walls.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite


AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

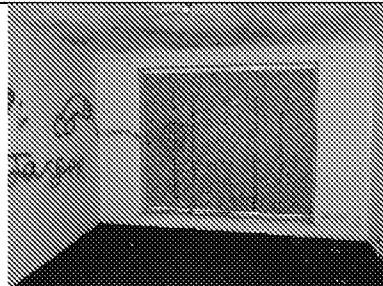
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
17	As sample 005	Second	204 WC	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
1m2		AD	Remove	Plasterboard ceiling, plasterboard walls, timber floor under carpet, no suspect ACMs in timber boxing.								

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
18	-	Second	204	No suspect ACMs observed								
Quantity		ID	Recommendations	Comments								
				No suspected asbestos containing materials observed. Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

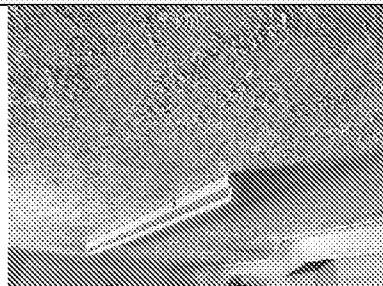
AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

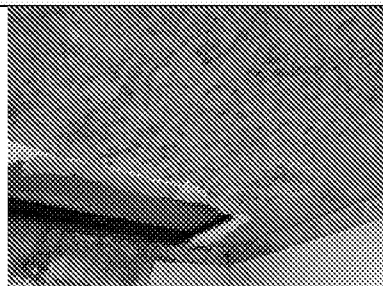
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
19	As sample 005	Second	Lobby to 204 & 205	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
1m2		AD	Remove	Plasterboard ceiling.								

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
20	-	Second	205	No suspect ACMs observed								
Quantity		ID	Recommendations	Comments								
				No suspected asbestos containing materials observed. Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite


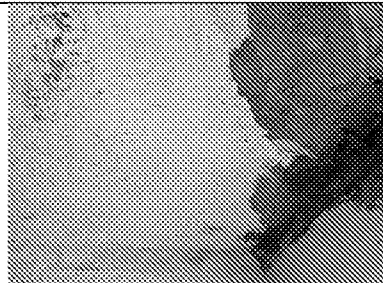
AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
21	008	Second	206 & Cupboard	Textured coating to ceiling	Low	1	1	0	0	0	NA	
Quantity		ID	Recommendations	Comments								
12m2		NAD	NA	No asbestos detected in sample. Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet, no suspect ACMs in timber boxing.								

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
22	009	First	101	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
14m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

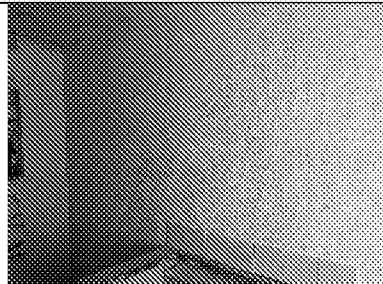
AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

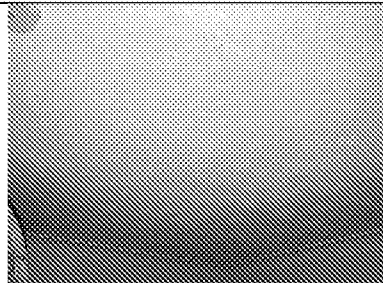
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
23	010	First	101	Textured coating to walls	Low	1	2	0	0	0	NA	
Quantity		ID	Recommendations	Comments								
24m2		NAD	NA	No asbestos detected in sample. Present to solid and plasterboard walls.								
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
24	As sample 009	First	102	Textured coating to ceiling	Low	1	2	0	1	4	Low	
Quantity		ID	Recommendations	Comments								
9m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

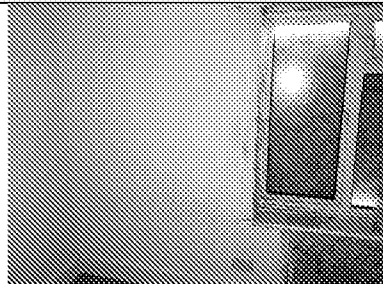



Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
25	011	First	102	Textured coating to walls	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
12m2		AD	Remove	Solid walls.								

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
26	As sample 009	First	103	Textured coating to ceiling	Low	1	0	0	1	2	Low	
Quantity		ID	Recommendations	Comments								
12m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition: no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite


AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

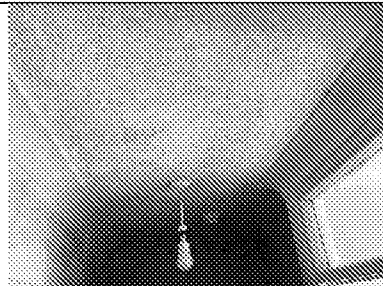
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
27	As sample 010	First	103	Textured coating to walls	Low	1	1	0	0	0	NA	
Quantity		ID	Recommendations	Comments								
12m2		NAD	NA	No asbestos detected in sample. Solid and plasterboard walls.								

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
28	As sample 009	First	Bathroom	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
3m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite


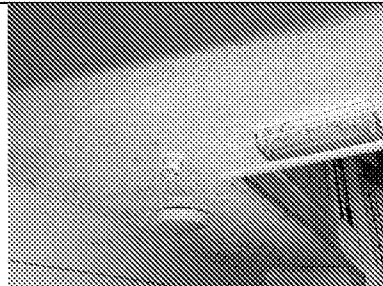
AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
29	As sample 011	First	Bathroom	Textured coating to walls	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
3m2		AD	Remove	Solid and plasterboard walls.								

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
30	As sample 009	First	Lobby 1	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
6m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.								

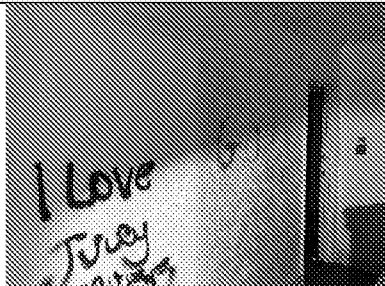
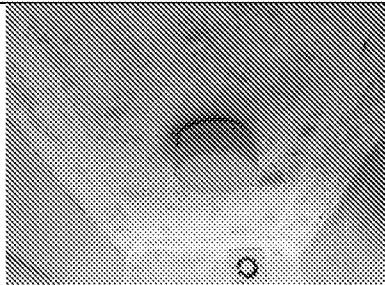
A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
31	As sample 009	First	WC	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
2m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor.								
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
32	012	First	Landing	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
10m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.								

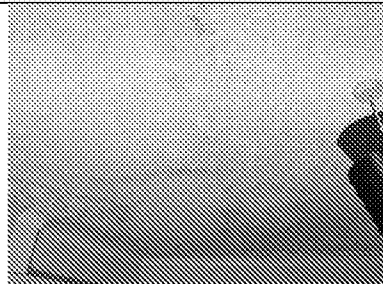
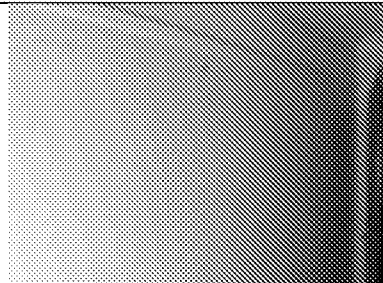
A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition: no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
33	As sample 007	First	Landing	Textured coating to walls	Low	1	1	0	0	0	NA	
Quantity		ID	Recommendations	Comments								
15m2		NAD	NA	No asbestos detected in sample. Solid and plasterboard walls.								
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
34	As sample 012	First	Shower	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
2m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under modern vinyl.								

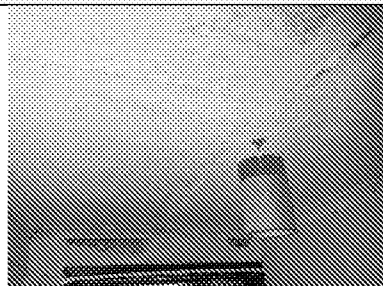
A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

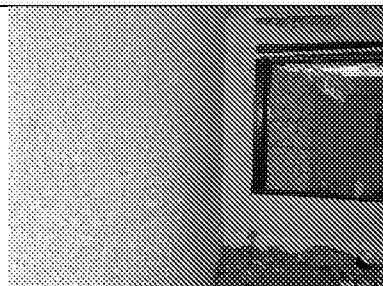
AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
35	As sample 012	First	104	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
15m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.								
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
36	013	First	104	Textured coating to wall	Low	1	1	0	0	0	NA	
Quantity		ID	Recommendations	Comments								
8m2		NAD	NA	No asbestos detected in sample. Solid wall.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

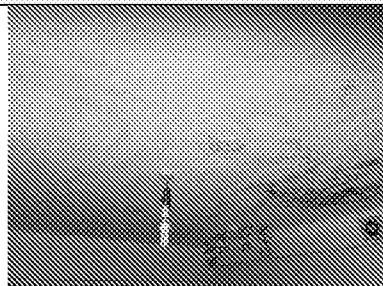

AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
37	As sample 012	First	105	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
12m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet, no suspect ACMs in plasterboard boxing.								

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
38	As sample 013	First	105	Textured coating to walls	Low	1	1	0	0	0	NA	
Quantity		ID	Recommendations	Comments								
12m2		NAD	NA	No asbestos detected in sample. Solid and plasterboard walls.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite



AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
39	As sample 012	First	106	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
15m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.								
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
40	As sample 013	First	106	Textured coating to top of wall	Low	1	1	0	0	0	NA	
Quantity		ID	Recommendations	Comments								
4 linear M		NAD	NA	No asbestos detected in sample. Solid wall.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite


AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

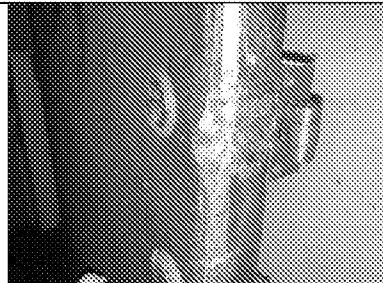


Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
41	014	First	107 107a 107b	Textured coating to ceilings	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
16m2		AD	Remove	Plasterboard ceilings, solid and plasterboard walls, timber floor under carpet, no suspect ACMs in timber and plasterboard boxings.								
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
42	As sample 014	First	Lobby to 105 & 106	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
1m2		AD	Remove	Plasterboard ceiling.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite


AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)


Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
43	As sample 013	First	Lobby to 105 & 106	Textured coating to top of wall	Low	1	1	0	0	0	NA	
Quantity		ID	Recommendations	Comments								
1 linear M		NAD	NA	No asbestos detected in sample. Solid wall.								

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
44	015	All Floors	Throughout	Insulating board strips to fire doors	Low	2	1	2	0	0	NA	
Quantity		ID	Recommendations	Comments								
Small amounts		NAD	NA	No asbestos detected in sample.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

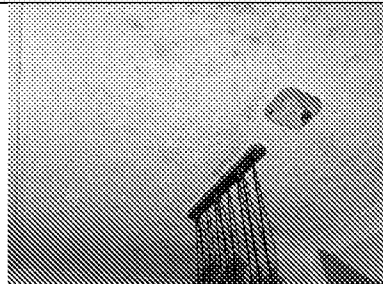
AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

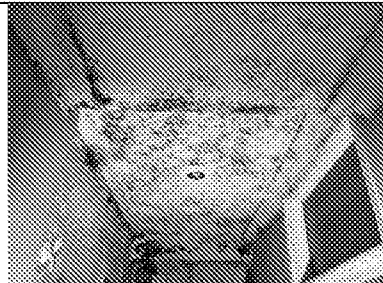
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
45	016	Ground	001	Textured coating to ceiling	Low	1	3	0	1	5	Low	
Quantity		ID	Recommendations	Comments								
12m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, solid floor under carpet.								

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
46	As sample 016	Ground	002	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
14m2		AD	Remove	Plasterboard ceiling, solid walls, timber floor.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

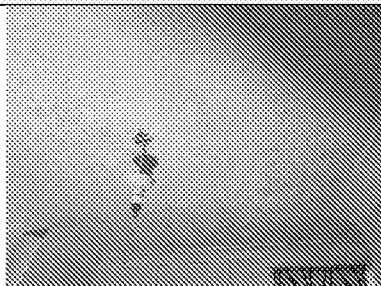

AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
47	As sample 016	Ground	Kitchen	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
8m2		AD	Remove	Plasterboard ceiling, solid walls, timber floor.								

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
48	As sample 016	Ground	Lobby	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
5m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor.								

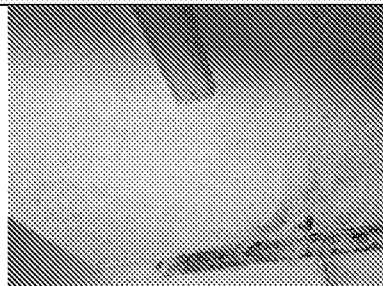
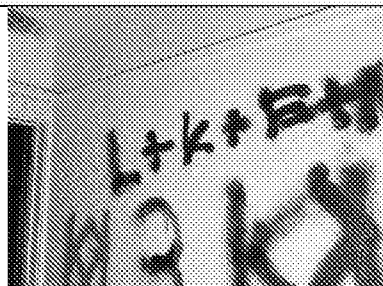
A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition: no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
49	As sample 016	Ground	003	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
8m2		AD	Remove	Plasterboard ceiling, solid walls, timber floor under carpet.								
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
50	As sample 016	Ground	Bathroom	Textured coating to ceiling	Low	1	3	0	1	5	Low	
Quantity		ID	Recommendations	Comments								
4m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor.								


A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

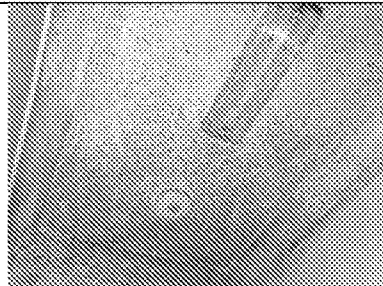
AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
51	017	Ground	Hallway	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
10m2		AD	Remove	Plasterboard ceiling, solid walls, timber floor under carpet.								
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
52	As sample 007	Ground	Hallway	Textured coating to walls	Low	1	1	0	0	0	NA	
Quantity		ID	Recommendations	Comments								
15m2		NAD	NA	No asbestos detected in sample. Solid and plasterboard walls.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

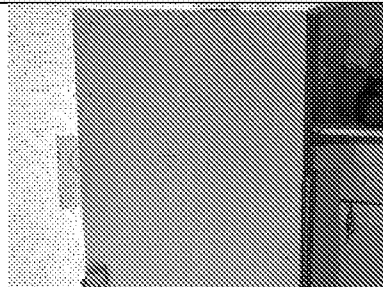
AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

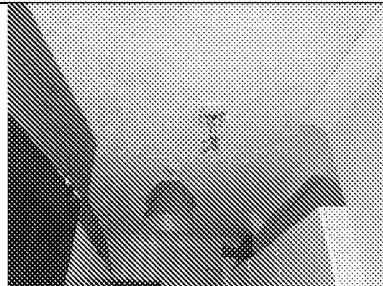
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
53	As sample 004	Ground	Store	Insulating board ceiling panels	Low	2	0	1	0	0	NA	
Quantity		ID	Recommendations	Comments								
1m2		NAD	NA	No asbestos detected in sample. Solid walls, solid floor.								

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
54	As sample 017	Ground	Exit	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
2m2		AD	Remove	Plasterboard ceiling, solid walls, timber floor under carpet.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)



Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
55	018	Ground	Understairs Cupboard	Insulating board to door and walls	Low	2	1	2	0	0	NA	
Quantity		ID	Recommendations	Comments								
3m2		NAD	NA	No asbestos detected in sample.								

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
56	As sample 017	Ground	004	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
6m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

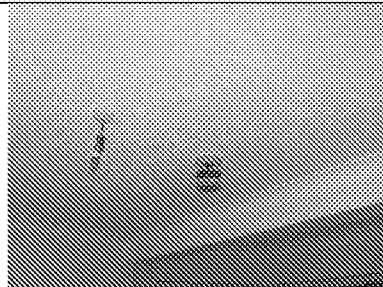
AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

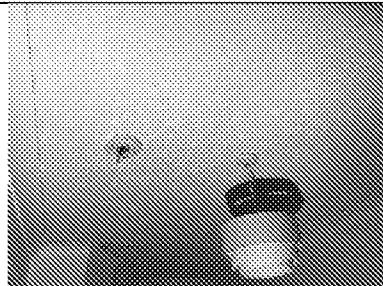


Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
57	As sample 017	Ground	Lobby to 004	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
1m2		AD	Remove	Plasterboard ceiling, solid walls, timber floor under carpet.								
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
58	019	Ground	Lobby to 004	Textured coating to wall	Low	1	1	0	0	0	NA	
Quantity		ID	Recommendations	Comments								
1.5m2		NAD	NA	No asbestos detected in sample. Solid wall.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

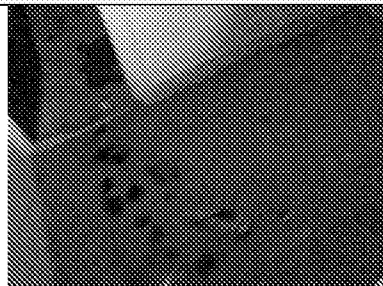
AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

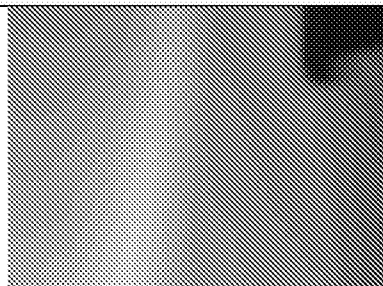
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
59	As sample 017	Ground	005	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
12m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.								

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
60	020	Ground	006	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
18m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition: no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

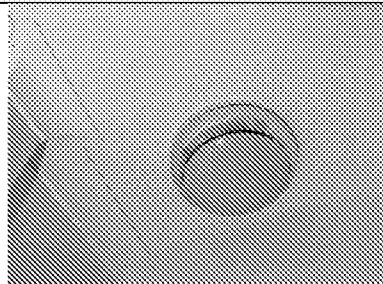
AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)


Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
61	As sample 019	Ground	006	Textured coating to wall	Low	1	1	0	0	0	NA	
Quantity		ID	Recommendations	Comments								
6m2		NAD	NA	No asbestos detected in sample. Solid wall.								

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
62	As sample 020	Ground	007	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
10m2		AD	Remove	Plasterboard ceiling, solid walls, timber floor under carpet.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

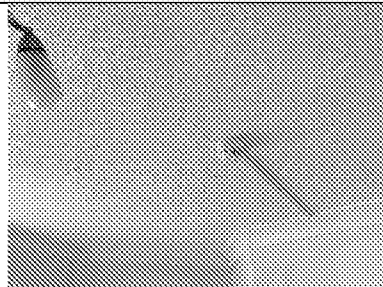
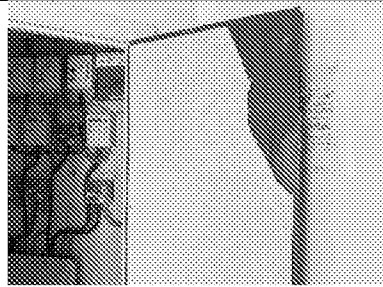
AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
63	As sample 020	Ground	Lobby to 007	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
1m2		AD	Remove	Plasterboard ceiling, solid walls, solid floor.								

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
64	As sample 020	Ground	Shower	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
4m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, solid floor under modern vinyl, no suspect ACMs in plasterboard boxing								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
65	As sample 020	Ground	Entrance Lobby & Cupboard	Textured coating to ceiling	Low	1	1	0	1	3	Low	
Quantity		ID	Recommendations	Comments								
10m2		AD	Remove	Plasterboard ceiling, solid and plasterboard walls, solid floor under carpet.								
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
66	As sample 018	Ground	Electric Cupboard	Insulating board door panel	Low	2	3	2	0	0	NA	
Quantity		ID	Recommendations	Comments								
1m2		NAD	NA	No asbestos detected in sample.								

A: Product Type:	B: Extent of Damage / Deterioration:	C: Surface Treatment:	D: Asbestos Type:
1 Asbestos Reinforced composites (plastics, resins, mastics, roofing felt, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	0 Good condition, no visible damage	0 Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0 No asbestos detected
2 AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper etc	1 Low damage: a few scratches or surface marks, broken edges on boards, tiles etc	1 Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc	1 Chrysotile
3 Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2 Medium Damage: significant breakage of materials or several small areas where material has been damaged	2 Unsealed AIB or encapsulated lagging and sprays	2 Amphibole asbestos excluding crocidolite
	3 High Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3 Unsealed lagging and sprays	3 Crocidolite

AD -- Asbestos Detected SPTCA -- Strongly Presumed to contain asbestos PTCA -- Presumed to contain asbestos NAD -- No asbestos detected  
 Priority Score (A+B+C+D) = (1-6 Low) (7-9 Medium) (≥10 High)

7: PLANS

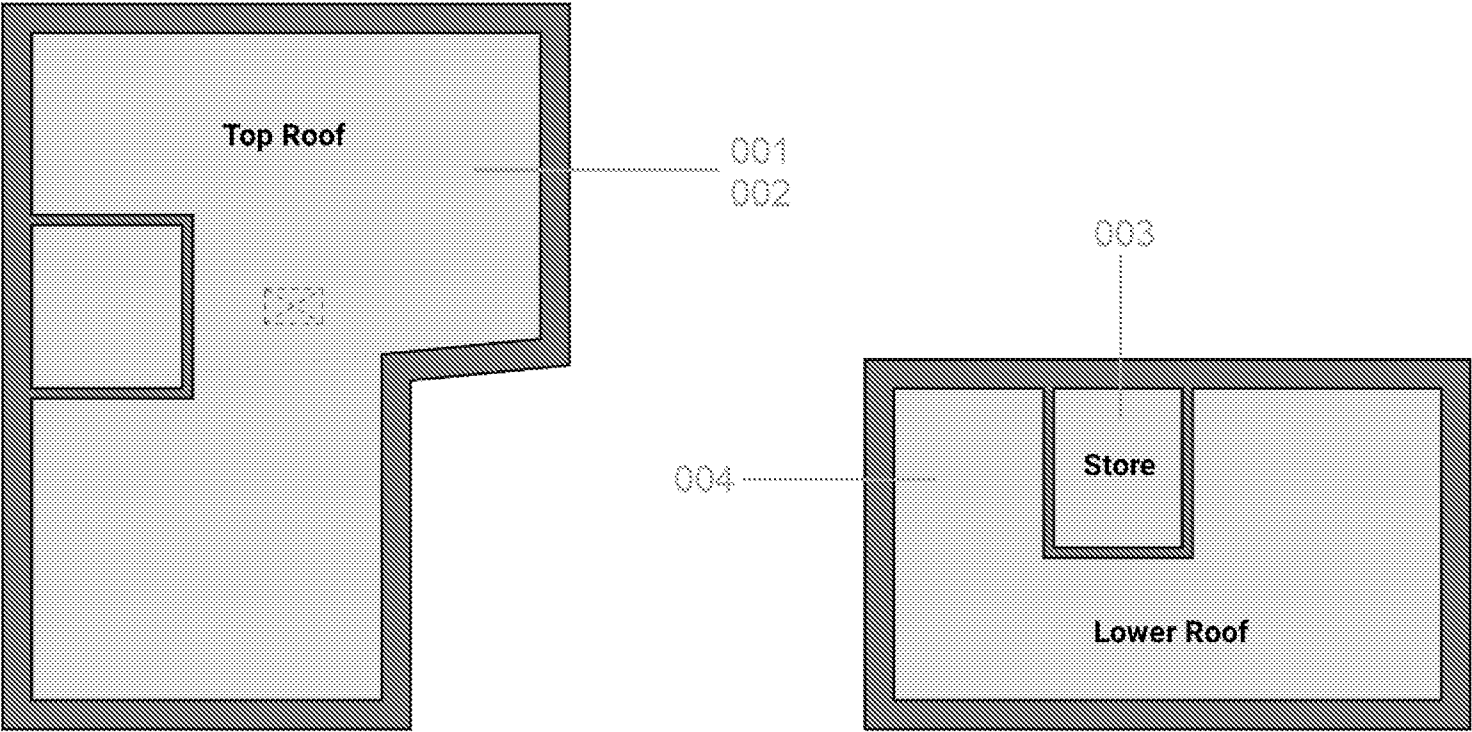
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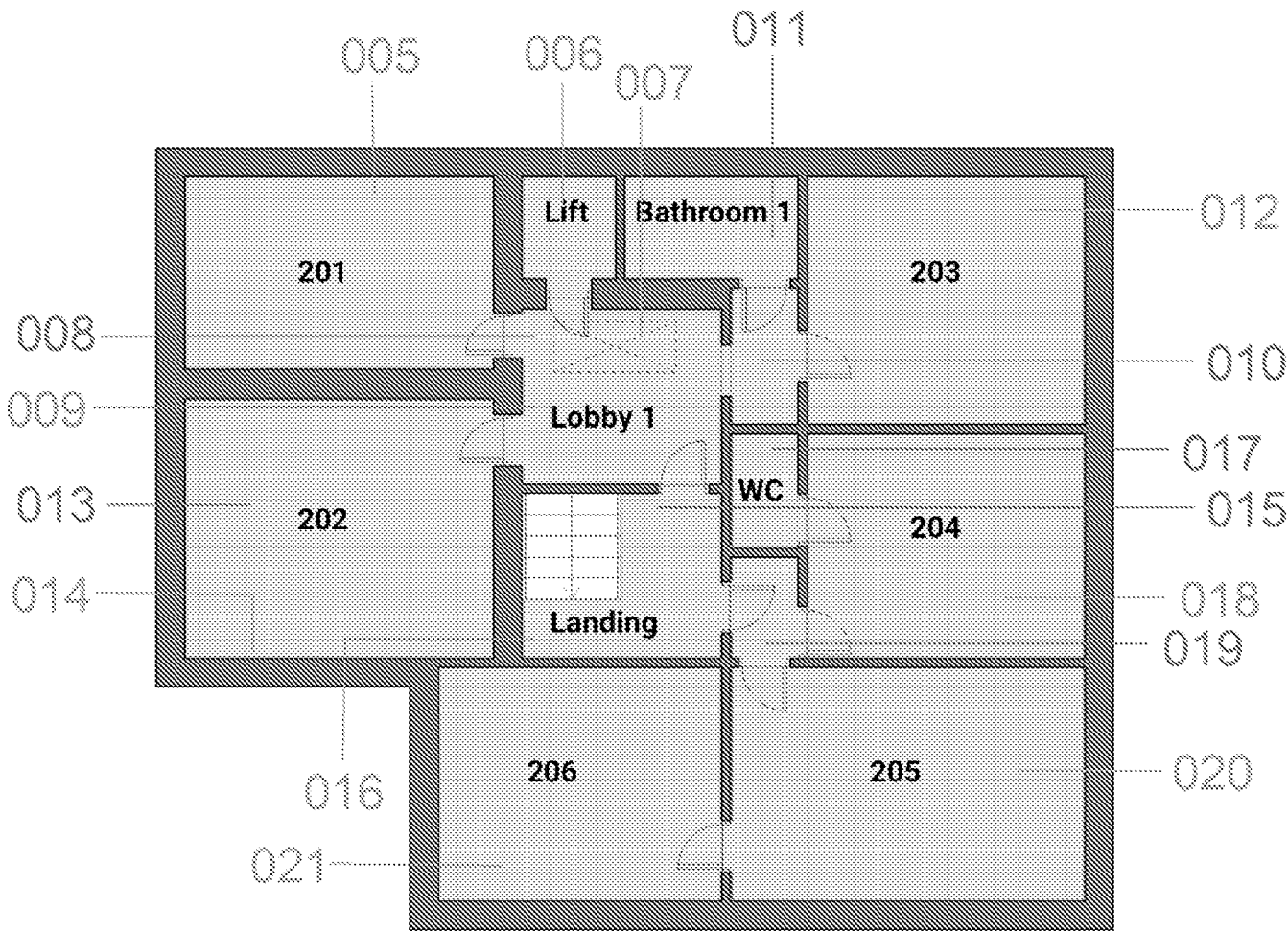


THIS PLAN SHOULD BE  
READ IN  
CONJUNCTION WITH  
THE MAIN BODY OF  
THE REPORT AND THE  
MATERIALS REGISTER



Site:	2 Selsey Avenue
Building:	2 Selsey Avenue
Floor Level / Area:	Roof
Plan Number	BS3069 1 of 4

KEY	
Positive ACh	
Non-Positive	
No access or limited access gained	



THIS PLAN SHOULD BE  
READ IN  
CONJUNCTION WITH  
THE MAIN BODY OF  
THE REPORT AND THE  
MATERIALS REGISTER

Site:	2 Selsey Avenue
Building:	2 Selsey Avenue
Floor Level / Area:	Second
Plan Number	BS3069 2 of 4

--

KEY

Positive ACh	
Non-Positive	
No access or limited access granted	

--





THIS PLAN SHOULD BE  
READ IN  
CONJUNCTION WITH  
THE MAIN BODY OF  
THE REPORT AND THE  
MATERIALS REGISTER

Site:	2 Selsey Avenue
Building:	2 Selsey Avenue
Floor Level / Area:	First
Plan Number	BS3069 3 of 4

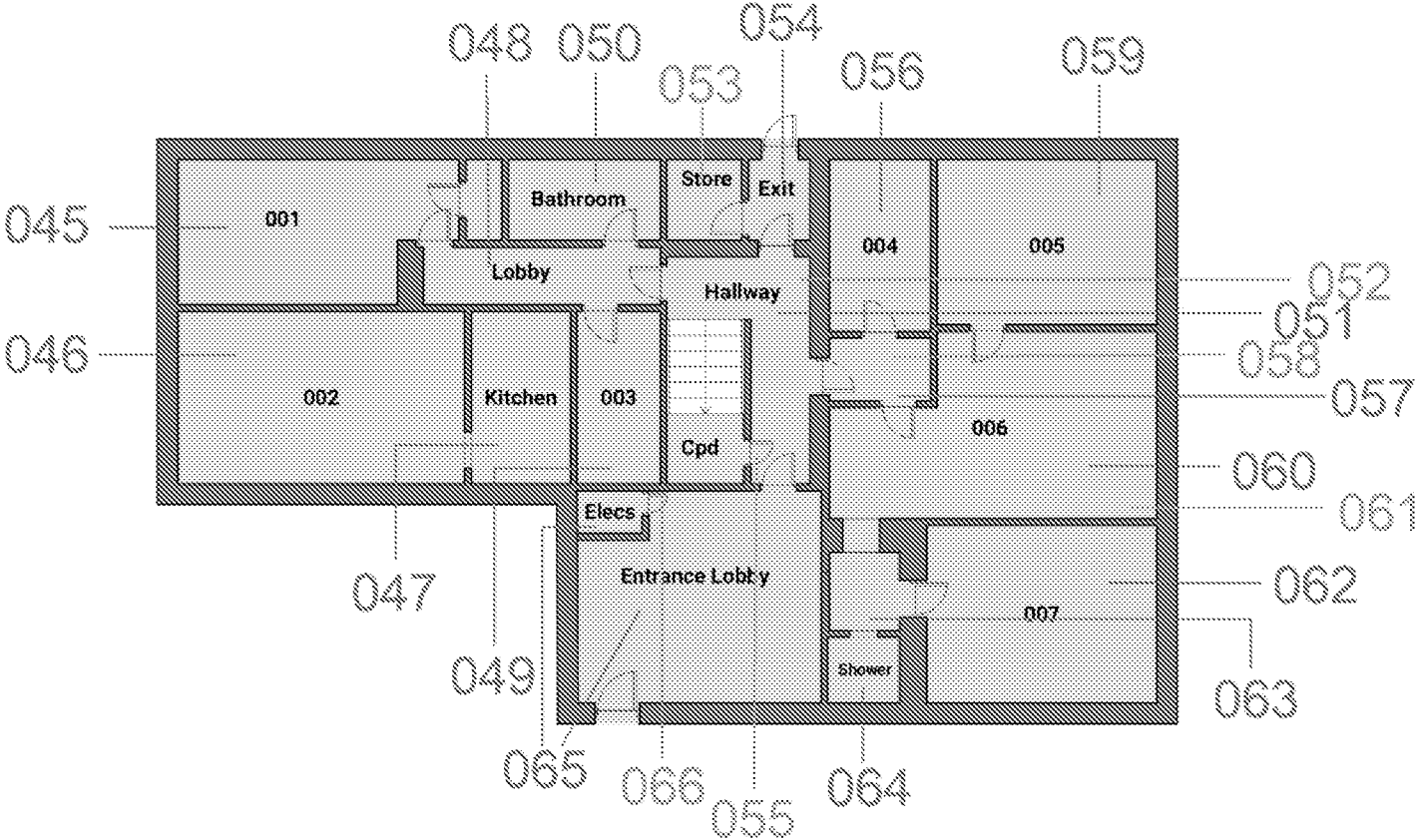
KEY

Positive ACh	
Non-Positive	
No access or limited access granted	





THIS PLAN SHOULD BE  
READ IN  
CONJUNCTION WITH  
THE MAIN BODY OF  
THE REPORT AND THE  
MATERIALS REGISTER



Site:	2 Selsey Avenue
Building:	2 Selsey Avenue
Floor Level / Area:	Ground
Plan Number	BS3069 4 of 4

KEY	
Positive ACh	
Non-Positive	
No access or limited access gained	

8: SAMPLE ANALYSIS SHEET(S)

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# ENVIROCHEM

Analytical Laboratories Ltd.  
12 The Gardens  
Broadcut, Fareham  
Hampshire  
PO16 8SS



Our Ref: J265655 Fl: 20  
Your Ref: BS3069  
Date: 19/06/2023

## Asbestos Fibre Identification Report

**Client:** Blue Star Asbestos  
36 Holland Road, Southsea, PO4 0EB

**Site Address:** Former Montrose Hotel, 2 Selsey Avenue, Bognor Regis, West Sussex, PO21 2QZ

**Sampled By:** Blue Star Asbestos

**Date sampled/received:** 12th June 2023

**Date analysed:** 19th June 2023

**Analyst/s:** Francesca Buassi

**Analysis Location:** 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

### ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

### RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
001	BS872888	Roof. Bitumen felt.	No	
002	BS872889	Roof. Bitumen felt.	No	
003	BS872890	Room 201. Textured coating.	No	
004	BS872891	Lift. Insulating board.	No	

#### NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
3. Envirochem is a UKAS accredited laboratory for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.
7. This report shall not be reproduced except in full, without written approval of Envirochem.
8. Samples are retained for 6 months, report kept for 5 years from the date of authorisation of this report.

SIGNATURE:



Authorised signatory PRINT NAME: Francesca Buassi

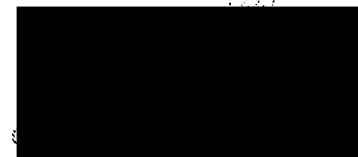
DATE AUTHORISED:  
19/06/2023

Reg. No. 2376228 England. Registered Office: Envirochem, 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS.



Our Ref: J265655 Fl: 20  
Your Ref: BS3069  
Date: 19/06/2023

**ENVIROCHEM**  
Analytical Laboratories Ltd.  
12 The Gardens  
Broadcut, Fareham  
Hampshire  
PO16 8SS



## Asbestos Fibre Identification Report

**Client:** Blue Star Asbestos  
36 Holland Road, Southsea, PO4 0EB

**Site Address:** Former Montrose Hotel, 2 Selsey Avenue, Bognor Regis, West Sussex, PO21 2QZ

**Sampled By:** Blue Star Asbestos

**Date sampled/received:** 12th June 2023

**Date analysed:** 19th June 2023

**Analyst/s:** Francesca Buassi

**Analysis Location:** 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

### ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

### RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
005	BS872892	Lobby 1. Textured coating.	Yes	Chrysotile
006	BS872893	Lobby 1. Textured coating.	No	
007	BS872894	Landing. Textured coating.	No	
008	BS872895	Room 206. Textured coating.	No	

#### NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
3. Envirochem is a UKAS accredited laboratory for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.
7. This report shall not be reproduced except in full, without written approval of Envirochem.
8. Samples are retained for 6 months, report kept for 5 years from the date of authorisation of this report.

SIGNATURE:



Authorised signatory PRINT NAME: Francesca Buassi

DATE AUTHORISED:  
19/06/2023

Reg. No. 2376228 England. Registered Office: Envirochem, 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS.



**ENVIROCHEM**  
Analytical Laboratories Ltd.  
12 The Gardens  
Broadcut, Fareham  
Hampshire  
PO16 8SS



Our Ref: J265655 Fl: 20  
Your Ref: BS3069  
Date: 19/06/2023

## Asbestos Fibre Identification Report

**Client:** Blue Star Asbestos  
36 Holland Road, Southsea, PO4 0EB

**Site Address:** Former Montrose Hotel, 2 Selsey Avenue, Bognor Regis, West Sussex, PO21 2QZ

**Sampled By:** Blue Star Asbestos

**Date sampled/received:** 12th June 2023

**Date analysed:** 19th June 2023

**Analyst/s:** Francesca Buassi

**Analysis Location:** 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

### ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

### RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
009	BS872896	Room 101. Textured coating.	Yes	Chrysotile
010	BS872897	Room 101. Textured coating.	No	
011	BS872898	Room 102. Textured coating.	Yes	Chrysotile
012	BS872899	Landing. Textured coating.	Yes	Chrysotile

#### NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
3. Envirochem is a UKAS accredited laboratory for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.
7. This report shall not be reproduced except in full, without written approval of Envirochem.
8. Samples are retained for 6 months, report kept for 5 years from the date of authorisation of this report.

SIGNATURE:



Authorised signatory PRINT NAME: Francesca Buassi

DATE AUTHORISED:  
19/06/2023

Reg. No. 2376228 England. Registered Office: Envirochem, 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS.



Our Ref: J265655 Fl: 20  
Your Ref: BS3069  
Date: 19/06/2023

# ENVIROCHEM

Analytical Laboratories Ltd.  
12 The Gardens  
Broadcut, Fareham  
Hampshire  
PO16 8SS



## Asbestos Fibre Identification Report

**Client:** Blue Star Asbestos  
36 Holland Road, Southsea, PO4 0EB

**Site Address:** Former Montrose Hotel, 2 Selsey Avenue, Bognor Regis, West Sussex, PO21 2QZ

**Sampled By:** Blue Star Asbestos

**Date sampled/received:** 12th June 2023

**Date analysed:** 19th June 2023

**Analyst/s:** Francesca Buassi

**Analysis Location:** 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

### ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

### RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
013	BS872900	Room 104. Textured coating.	No	
014	BS872901	Room 107. Textured coating.	Yes	Chrysotile
015	BS872902	Insulating board to fire doors.	No	
016	BS872903	Room 001. Textured coating.	Yes	Chrysotile

#### NOTES:

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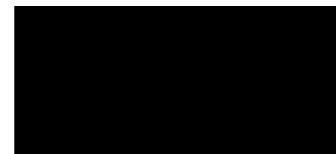
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### ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

### RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
017	BS872904	Hallway. Textured coating.	Yes	Chrysotile
018	BS872905	Cupboard. Insulating board.	No	
019	BS872906	Lobby. Textured coating.	No	
020	BS872907	Room 106. Textured coating.	Yes	Chrysotile

#### NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
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