Former Montrose Hotel

Demolition Management Plan

July 2024

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Document Control Sheet		Disclaimer
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1 Executive Summary

NRG Consulting have been commissioned to undertake a **Demolition Management Plan** for a proposed development at **The Former Montrose Hotel, 2 Selsey Avenue, Bognor Regis, West Sussex PO21 2QZ.**

This report has been produced to support a planning application for the demolition of the existing hotel.

Arun District Council do not have their own Code of Construction Practice (COCP) or specific guidelines on the content requirements for Demolition Management Plans therefore current best practice guidelines and other similar local authority documents have been used as the basis for this report.

As a result of these documents, this report covers:

- Impacts of demolition
- Noise and Vibration.
- Dust and Air Pollution.
- Site Logistics, materials, and deliveries.
- Communications and public relations.

Overview of Demolition Activities

A summary of activities to be carried out on site can be seen below. The following will be completed prior to the commencement of the construction phase:

- Cut off and cap all services such as main water and sewer connection, electricity, gas and telephone.
- Erect site fencing and protect the site; erect scaffold if required.
- Hazardous material (i.e. asbestos) identified by specialists and removed under licence or by specialists if necessary.
- Soft strip all loose items, kitchen, sanitaryware, and remove all cabling, lighting, plumbing, radiators etc
- Remove all doors, window linings, internal/external timber mouldings etc.
- Strip roof and lead flashings.
- Remove any structural elements as advised by the consulting engineers.
- Installation of temporary works to align with the engineers' requirements.
- Demolish walls, salvaging bricks for example. Unwanted materials can be removed for crushing.
- All materials generated from the site will be assessed by the Demolition Contractor for potential re-use.

This report also outlines constraints and provides recommendations on the method of demolition to be undertaken. A more detailed description of works can be found in Appendix 3.

Site Working Hours

The permitted hours of site work for the development are:

- Monday to Friday 8:00am – 6:00pm.
- Saturday 8:00am – 1:00pm.
- No work on Sundays or Bank Holidays.

2 Site Details and Demolition Methodology

2.1 Site Details

The current site contains the former Montrose Hotel. The hotel was constructed in the 1920s and served as a local landmark for nearly a century. The building was closed in 2015 and has since remained vacant.

The property is situated in a mixed-use area, with residential homes and small commercial establishments in its immediate vicinity. The site is conveniently accessible via the A259, a major road that connects Bognor Regis to other towns and cities in West Sussex.

Location: Easting (x) – 492311 and Northing (y) - 98666

Bognor Regis Station is 1km away and the site is near some local bus routes.

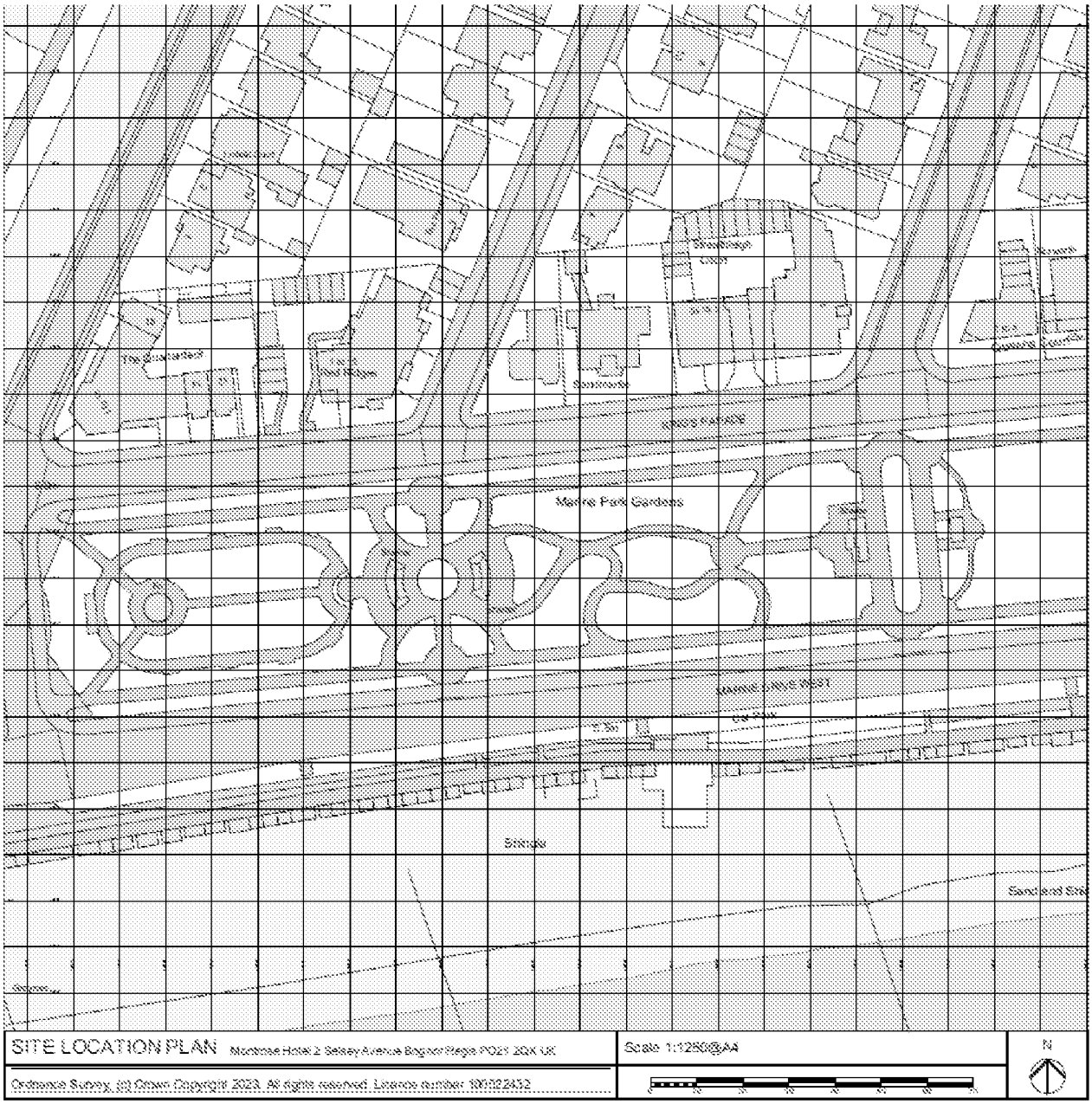


Figure 1: Location Plan

2.2 Demolition Details – Site Level

The structures on site to be demolished are:

- A three-storey hotel (Montrose Hotel)

Demolition Notification

The Section 80 Demolition Notice, (as per the 1984 Building Act), is also known as the Notice of Intended Demolition. This means that, when there is an intention to demolish the whole or part of a building, the person or persons responsible will need to inform the Local Authority what they are planning to do before the work is carried out. The Section 80 Demolition Notice is a crucial step in the demolition process, and a demolition project can't start without it.

The Section 80 Demolition Notice, will be sent to the Local Authority providing details of the building to be demolished and what specific works are being carried out.

Please see below link to the local authority website for access to online forms to be completed and the latest information within the borough:

Demolitions | Arun District Council

This page has the following text:

You must notify us of all demolition works served under Section 81of the Building Act 1984. We require at least 6 weeks' notice, so that we have time to notify all the statutory undertakers of the works, any adjoining owners/occupiers and other additional parties which could be affected by the works.

There are several statutory undertakers that must be notified. For further information and a list of these statutory undertakers, please contact us.

[redacted]

Neighbourhood Consultation and Engagement

The Principal Contractor will update the neighbours of the construction progress in the form of letter drops to local residents and other local stakeholders. The initial letter will provide the following information:

a. Description of the development;

b. Logistics of the development;

c. Proposed construction methodology highlighting any phases where disruption may occur;

d. Duration of the development;

e. Details of the Principal Contractor's direct responsive contact for local residents.

A notice board will be affixed to the site entrance. This will include site contact information in the forms of email and phone number regarding any likely impact the works may have in relation to noise or deliveries.

Hoarding

Hoarding will be installed around the permitter of the site as per the The Highways Act 1980, The New Roads and Street Works Act 1991 and The Construction (Design and Management) Regulations 2015 (CDM 2015). It will be specified to incorporate the following best-practice specification in terms of design and installation, lighting, maintenance, safety and community engagement:

- Use durable materials that can withstand weather conditions.
- Ensure hoardings are stable and securely fixed to prevent collapse.
- Design hoardings to allow for the display of safety notices, project information, and community updates.
- Install adequate lighting to illuminate footpaths and signage, enhancing safety for pedestrians.
- Regularly inspect and maintain hoardings to ensure they remain in good condition.
- Promptly repair any damage or graffiti.
- Follow HSE guidelines for the safe erection and dismantling of hoardings.
- Ensure compliance with relevant sections of the Highways Act and New Roads and Street Works Act.
- Use hoardings to communicate with the public, displaying contact information, project timelines, and HSE notices.

For this scheme, the proposed hoardings will be a >2m high solid painted timber hoarding (with gates) along with 110v bulkhead lights to ensure signage and notice boards are well lit.

Scaffolding

Following the approval of any pre-demolition planning conditions, the scaffolding will be erected for the project. Temporary Heras Fencing will be installed temporarily within the Site Boundary to allow for this following the removal of the boundary railings.

The scaffolding will be designed and installed by qualified professionals as the scaffolding is critical for the safety of the workers, the public and the structural integrity of the building during demolition. The design process will involve preparing detailed drawings and calculations that account for the specific challenges and requirements of the building. These designs must adhere to the standards outlined in BS EN 12811-1, which sets the criteria for performance requirements and general design of temporary works equipment and scaffolds.

One of the primary considerations in the scaffolding design is the elevation that requires scaffolding and the width of these structures. The scaffolding should be robust enough to support workers, equipment, and any debris generated during the demolition process as well as provide sufficient working space. The design will cover:

- The type of scaffold required for the job (e.g. tube and fitting or system).
- The maximum number of bay lengths and maximum lift heights.
- The platform boarding arrangement (i.e. 5 + 2) and how many boarded lifts can be used at any given time.
- A safe working load, load class, and maximum number of leg loads.
- The maximum tie spacing (horizontal and vertical) and the specified tie duty.
- Details of any additional elements to a standard configuration (e.g. beamed bridges, fans, loading bays).
- The reference number and date to enable recording, referencing, and checking.

It is anticipated that the scaffold will be able to be situated within the site boundary. No encroachment on the public highway will occur those no highways orders and applications will need to be made.

Site Setup

The existing site is seen in the figures below.

Figure 2*:* Existing Structure

Figure 2*:* Existing Structure

Site Set-Up by Demolition Contractor	Notes
Health & Welfare facilities	Space on-site for Welfare
Temp Site Accom/ storage containers	Will be combined with Welfare Facility
Telephones / Internet access	Where required
Personal Protective Equipment	Min 5 point PPE at all times in long sleeve vests/jackets & rousers.
110V Power Supply & General Lighting	240V supply available via consumer board only.
Task Lighting / Power tools/ Power Leads	Note portable devices need to be PAT tested 6 monthly.
Fuel	Diesel generators or other fuel sources for equipment
Water Supply	Available on site
Hoses	If required
Standing and General Scaffolding	Erected as needed
Specific Scaffolding for the Sub-Contract works	Erected as needed
Edge protection	If required
Safety Netting harnesses and the like	Installed for safety
Unloading/Loading Materials and Equipment	As required
Banksmen/slingers	As required
Hoisting Facilities	If required
Distributing Materials and Equipment	As required
Space for storage of materials / plant	As required
Waste Bins (centrally located)	As required
Removal of rubbish from the point of the works to defined location	As required
Removal of rubbish from the site	As required
Setting Out	As required

Wheel Washing Facilities

To keep the area around the site clean and to minimise disruption to the local community, a wheel wash facility will be installed at the site exit. This will ensure that all vehicles leaving the site are thoroughly cleaned of dirt, mud, and debris, preventing them from spreading onto public roads.

The wheel wash will be regularly maintained to ensure it works efficiently, including checking for blockages, cleaning any traps or filters and the topping up water levels. Clear signage will direct all vehicle drivers to use the facility, and site staff will monitor compliance.

Operative Parking and Staff Travel Plan

Due to site constraints, there will be very limited arrangements for on-site parking during the demolition phase. These constraints include the overall small footprint of the site and the size of the structure to be demolished compared to the size of the site. Instead, operatives will be informed about nearby sustainable transport options, such as bus routes and car sharing to minimise road journeys.

2.3 Asbestos

An asbestos survey has been carried out at the existing development.

The scope of this survey was to locate and identify asbestos containing materials (ACM) within the structures. The results of this survey are that there is asbestos present in the existing buildings.

The report has been provided to the demolition contract and any other appropriate responsible personnel.

As ACM was discovered, it will be removed in a controlled manner using only licenced and approved specialists who will also serve the relevant notices to HSE if applicable.

There are three categories of asbestos removal: notifiable licensed works, notifiable non- licensed works (NNLW) and non-notifiable asbestos works. All asbestos removal works would be carried out in accordance with The Control of Asbestos Regulations 2012. An individual Plan of Works will be provided by a specialist contractor for notifiable asbestos i.e. thermal insulation to pipework and associated debris and residue, AIB (Asbestos Insulation Board) etc.

Beyond the above protocols and surveys, should any additional ACMs be located within the buildings during demolition, work will cease, and the Site Manager immediately notified. Further to this, an asbestos surveyor will be called to site, and a sample taken for testing to determine the presence, prior to works in that area continuing.

A full copy of this Asbestos Report including details regarding requirements for the removal of the asbestos materials by a licenced asbestos removal contractor can be found in the Appendices of this report.

Once the building has been cleared of asbestos and certified as safe, the internal soft strip will commence. All soft strip work shall be carried out in accordance with BS6187 – code of practice for demolition works.

2.4 Demolition Activities – Existing Buildings

Programme

The demolition is expected to take place in 8-12 weeks (subject to disconnection of incoming services).

A maximum of 4-6 vehicle movements daily are expected. The majority of these vehicles will be muck-away lorries to remove the existing building.

Soft Strip

Once the services have been identified and disconnected and the site set-up, the demolition of the existing structures on-site will begin. This will mainly involve:

Activity	Description
Materials Transport	The materials will be transported outside of the building by hand through the main entrance. Recyclable materials will be taken to the nearest recycling facility, and the rest of the waste will be disposed of in a skipper truck located in the lane adjacent to the site, as noted in Section 2.3.
Tools	The tools to be used, but not limited to, include mattocks/hammers, 110v reciprocating saws, abrasive wheels, pinch bars, steps/podiums, battery-powered drills, and oxy propane cutting equipment. All tools and equipment that fall within the category of hot works will be covered under a 'Hot Works' permit system.
Fixtures and Fittings	Any loose fixtures and fittings remaining will be removed from the building whole, taken to the loading area by hand, and loaded directly into the waiting waste skips. Larger elements will be dismantled/downsized using small tools, reduced into manageable-sized sections, and transported to the disposal point.
Suspended Ceilings	Any suspended ceilings will be removed via a mobile scaffold tower or podium steps. Tiles will be lifted and twisted from the suspension system and lowered to the ground. From there, tiles will be bundled and periodically loaded into the waste skip. The suspension system will be dismantled as tiles are removed, with supports cut with croppers, and then loaded directly into the waste skipper.
Doors, Door Frames & Skirting	Door frames and skirting will be removed by operatives using pinch bars and hammers. The items will be gradually prised from their place of fixing, any obtrusions and nails will be removed or hammered over, and all resultant materials will then be transported for disposal. Doors will be removed by operatives stripping off the door furniture, prising the door from its hinges using pinch bars and mattocks, and then either downsized for ease of disposal or carried whole to the disposal point.
Partition Walls	Any stud partitioning will be removed by the operatives using suitable handheld tools, namely pinch bars, picks, and hammers. The wall structure will be dismantled by removing the coverings using the hammers and pinch bars. Once exposed, the remaining stud work will be prized free and denailed or have nails hammered over. Resultant arisings will be transported to the loading area.
Floor Coverings	Wooden floor coverings will be removed by the operatives using mattock picks and shovels. Carpet tiles and vinyl floor tiles will simply be prised up using hand tools, then bundled and taped, with resultant materials transported to the disposal point. Carpets, where of a rollable nature, will be cut into strips while still laid, then rolled up for collection in strips, and then transported to the disposal point.
Glazing/Windows	Any glass units and/or windows will be removed as complete units where possible. An exclusion zone/crash decks will be employed as required, and operatives will wear hard hats, safety boots, gloves, and goggles. The glass will be handled with care and placed into skips to be disposed of in a safe manner.
Fluorescent Tubes	Any fluorescent tubes will be removed as required. They will be removed as if being changed, bulbs collected and placed into a specialist waste coffin, which will be stored on site during soft strip works and removed as specialist waste once all bulbs are removed. In addition, any discarded, unidentified cylinders/drums/containers will be collected and tested for contamination, carried to a fenced-off store on site, and a collection of the COSHH items will be carried out once the buildings are cleared by a specialist waste subcontractor.

Provision of Temporary Supports	Temporary props will be provided where necessary before the commencement of demolition works. In particular, party walls will be assessed by the Structural Engineer upon exposure to advise if strengthening and/or temporary lateral support is required. If temporary work is required, a specialist will undertake the design and implementation. Floor areas supported by internal walls to be removed will also be provided with temporary support to prevent collapse. An indicative sequence of installing temporary floor supports (e.g., Acrow Props) will be followed, eg: • Confirm the supporting floor is in good condition • Install timber spreaders along the floor to support the props • Lift inner-tube to approximate height required. The outer-tube is kept steady by placing foot on baseplate. • Insert pin through slot through outer tube passing through the adjacent hole in inner tube. • Turn handle of nut for final adjustment, ensuring prop is straight. • Fix 2 to 4 nails in top and bottom plates and bend over to avoid movement.

Table 4.2: Soft Stripping Activities

Demolition

Demolition works will commence upon completion of soft stripping.

Activity	Description
Materials Disposal	Removed materials will be disposed of, as described in the table above.
Ceilings	The existing ceiling joists will be removed using hand tools only. The direction of joists will be checked, with particular attention paid to building extensions which may have weakened the original structure. If supporting walls are supported laterally exclusively by the ceiling joists (i.e., there are no end returns and/or perpendicular solid walls), subject walls should be provided with temporary supports prior to joist removal.
Solid Wall Demolition	Upon removal of the ceiling joists, the solid wall demolition works can be carried out. Solid walls should be demolished in a sequence ensuring that no wall remains laterally unsupported. Retained solid walls that are going to be laterally unsupported after the demolition of the walls adjacent to them will be identified. Temporary support will be provided to subject walls. Extreme caution should be taken if large openings are supported by lightweight beams, as these are liable to fail prematurely during demolition.

Table 4.3: Demolition Activities

3 Demolition Logistics Plan

The scheme is based in **Bognor Regis, West Sussex.**

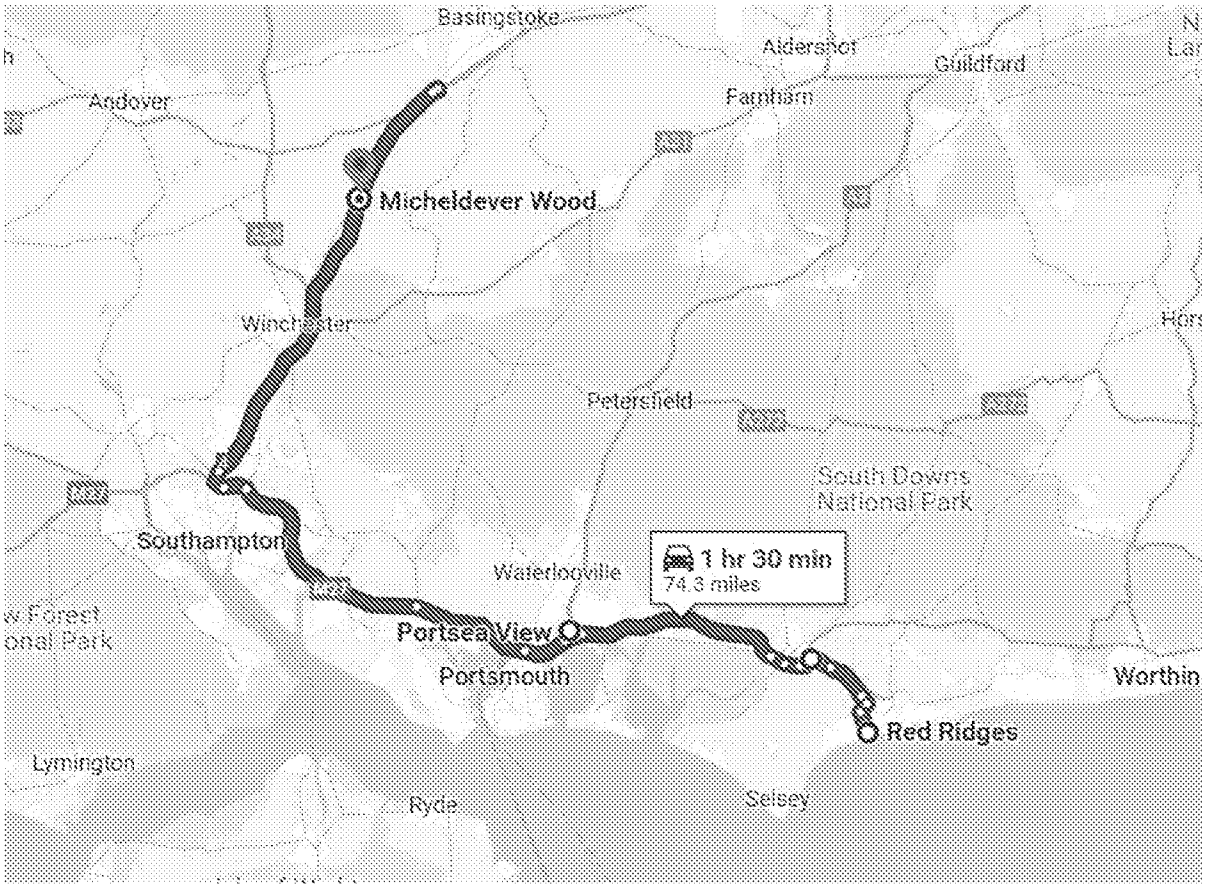
The expected volume and type of demolition traffic will not lead to the requirement for diversion or restrictions of traffic on the public highway. Vehicle routes have been chosen to:

- Maximise lengths along dual carriageways and motorways.
- Avoid roads with width/height restrictions.
- Avoid nearby community considerations (schools, hospitals, town centres).
- Avoid bus and cycle routes.

Regional Routeing

The regional routeing is:

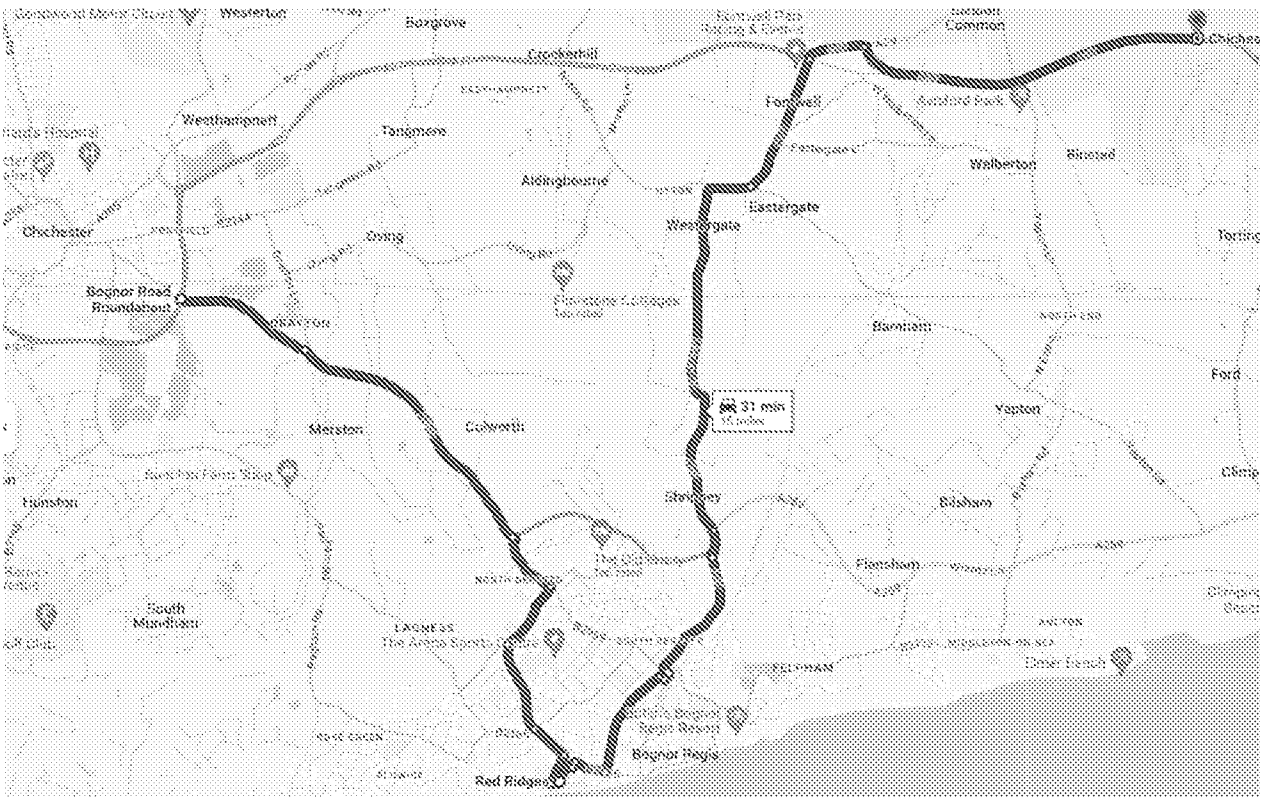
M27 ➔ A27 ➔ A3



M23 ➔ A23 ➔ A27

Local Routeing

A29 ➔ Victoria Drive ➔ B2166 / Aldwick Road ➔ Selsey Avenu



Delivery Scheduling

- Pre-arranged delivery times will be set and will be strictly adhered to in order to prevent more than one delivery vehicle accessing the site at any time.
- Drivers will be required to contact the site 30 minutes before arrival.
- In the case of any simultaneous deliveries, vehicles will be turned away immediately and advised to return to the site at a prearranged delivery time.
- No vehicles will be left unattended. No stacking of vehicles or parking within on-street parking bays is permitted.
- Vehicles are not permitted to wait on surrounding roads or idle on surrounding roads.
- Routing information will be supplied to the Contractor's staff and other subcontractors/ suppliers at the site.

Traffic Marshalls

Due to the size of the site, there is not expected to be frequent traffic activity. However, when vehicles do drop off or take away materials, a qualified traffic marshal will be present. This is especially relevant due to the nature of the designated roadside loading area as larger vehicles will not be able to enter and turn on-site.

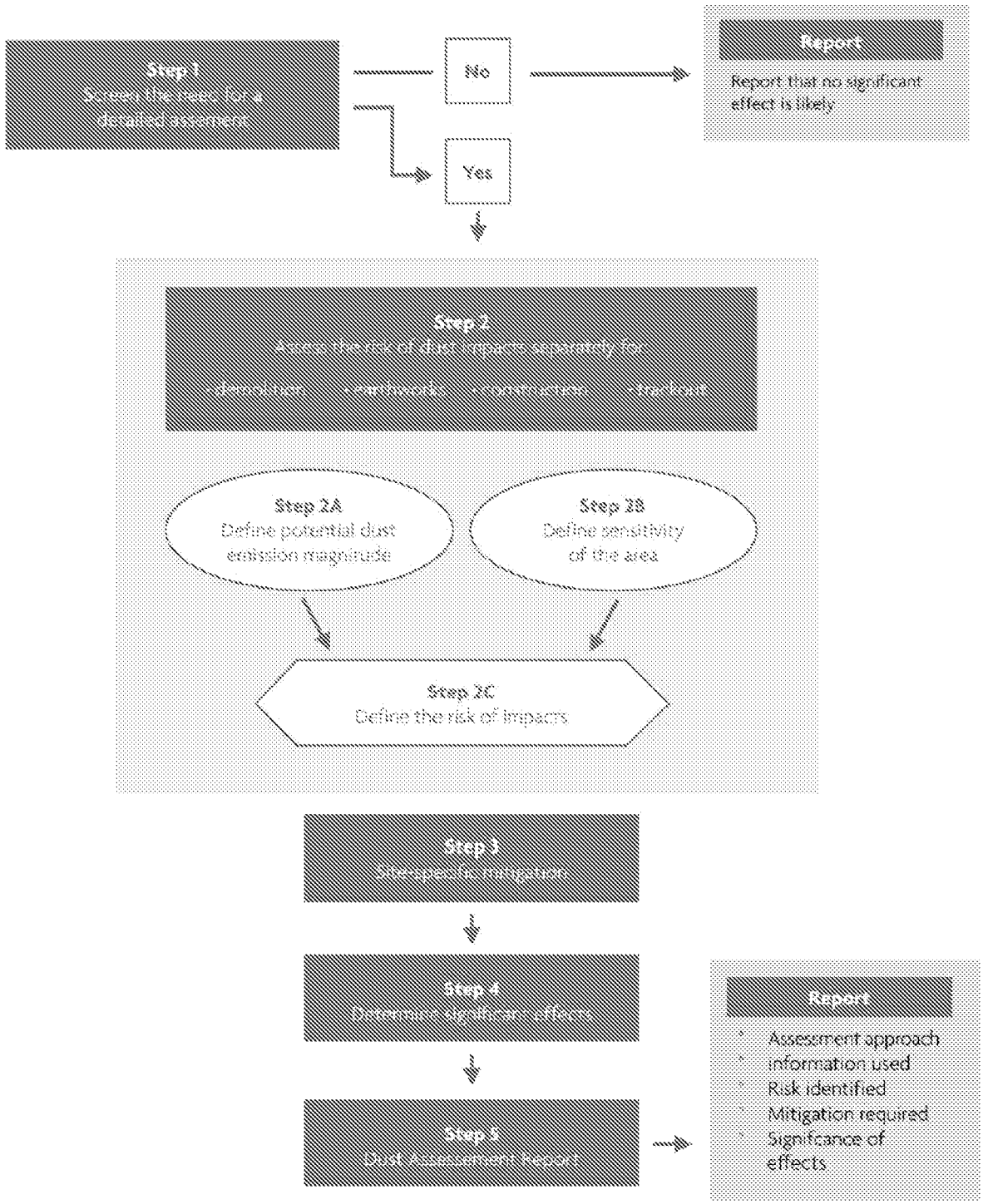
This traffic marshal will:

- Make the driver of the vehicle aware of nearby pedestrians and cyclists.
- Facilitate the driver of the vehicle in leaving the site in a safe manner by assisting and guiding the vehicle and covering blind spots of the vehicle.
- Alerting nearby pedestrians and cyclists so that the vehicle may leave the site.

4 Dust Risk Assessment

The Dust Risk Assessment conducted for the project adheres to the guidelines outlined in the Institute of Air Quality Management (IAQM*) Guidance on the assessment of dust from demolition and construction* (January 2024 – v2.2). This assessment aims to classify the risk of dust impacts originating from the site and determine appropriate mitigation measures for implementation in-line with the following procedure:

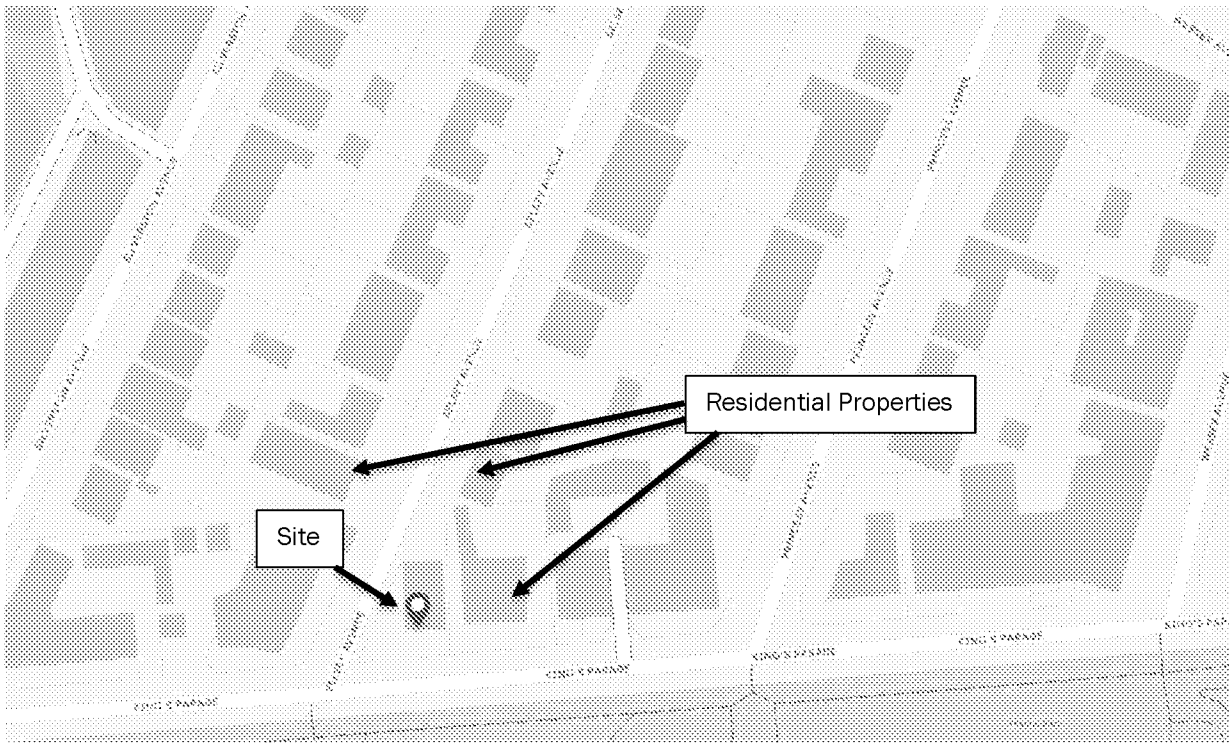
- STEP 1: Screen the Need for a Detailed Assessment
- STEP 2: Assess the Risk of Dust Impacts Arising
- STEP 3: Site-specific Mitigation
- STEP 4: Determine Significant Effects
- STEP 5: Dust Assessment Report



4.1 Step 1 – Site Screening

Screening considers the potential for impacts on *human receptors* within 250 meters from the site boundary or within 50 meters of a route used by construction vehicles. It also considers *ecological receptors* within 50 meters. These receptors may be affected by dust generation and vehicle emissions resulting from construction activities and include:

- Local residents in the immediate vicinity
- Construction workers
- External surfaces and materials (through surface soiling)



As there are sensitive receptors within the prescribed distances as per the above, a dust risk assessment will be undertaken.

4.2 Step 2a - Define the Potential Dust Emission Magnitude

The dust emission magnitude is based on the scale of the anticipated on-site works for the proposed development and should be classified as Small, Medium, or Large. An examination of each relevant phase (as defined by the IAQM) is as follows:

Demolition Phase

Scope of Works	Demolition works cover the removal of parts of existing building on site. Also there will be soft-strip works internally.	
Descriptors	**Result**	**Classification**
Total volume of building to be demolished	<12,000m^3	Small
Dust potential from material	Traditional including timber partitions	Small
Demolition Height	<6 m above ground	Small
Overall Classification	**Small**	

Trackout Phase

Scope of Phase	Factors which determine the dust emission magnitude are vehicle size, vehicle speed, vehicle numbers, geology and duration.	
Descriptors	**Result**	**Classification**
Vehicle Trips	<20 HDV trips in one day	Small
Site Surface	Medium potential for Dust Release	Medium
Unpaved Road Length	10m unpaved road length max.	Small
Overall Classification	**Small**	

4.3 Step 2b - Define the Sensitivity of the Area

The sensitivity of the area containing the site and its immediate surroundings takes account of a number of factors:

- the specific sensitivities of receptors in the area;
- the proximity and number of those receptors;
- in the case of PM_{10}, the local background concentration; and
- site-specific factors, such as whether there are natural shelters, such as trees, to reduce the risk of wind-blown dust.

As well as the information detailed within the sections, the following additional factors have been considered when determining the sensitivity of the area.

- Any history of dust generating activities in the area.
- The likelihood of concurrent dust generating activities on nearby sites.
- The season during which the work will take place.
- Duration of the potential impact, as a receptor, may become more sensitive over time.
- Locations with a local designation where features may be affected by dust deposition i.e. Listed Buildings.

Sensitivities of People to Dust Soiling Effects

Descriptors	Result
Number of Receptors	1-10
Distance from Source	< 20 m
Receptor Sensitivity	Medium
Overall Risk Classification	**Medium**

Regarding site-specific factors, the area is characterised by the following:

- Users can reasonably expect a high level of amenity, including residential areas and outdoor sports facilities.
- The appearance, aesthetics, or value of properties would be negatively affected by soiling.

- People or property would be present continuously or regularly for extended periods as part of the normal land use pattern (primarily residential dwellings).

Sensitivities of People to the Health Effects of PM_{10}

Descriptors	Result
Number of Receptors	10-100
Distance from Source	< 20 m
Receptor Sensitivity	High
PM_{10} Annual Average	Less than 24 µg/m^3
Overall Risk Classification	**Low**

For the PM_{10} annual classification, the relevant locations are those where individuals may be exposed for eight hours or more in a day, such as residential properties and schools. The predicted baseline PM_{10} annual mean concentration for the 1km grid square covering the site, based on DEFRA UK-AIR GIS Tool, is **12.41 µg/m^3.** This provides an indication of the annual mean concentrations at receptors near the development site.

Referring to the matrix in Appendix 1, the surrounding area of the construction site is classified as having 'Low' sensitivity to human health effects.

Sensitivities of Receptors to Ecological Effects

Overall Risk Classification	**Low**

Ecological Receptors located within 250 meters of the site boundary should be taken into consideration. An examination of DEFRA's MAGIC database, which includes the following designations:

- Conservation Areas or RAMSAR sites
- National and Local Nature Reserves
- Areas of Outstanding Natural Beauty or
- Ramsar Sites
- Sites of Special Scientific Interest or Special Protection Areas

has been undertaken and the closest area of interest ecologically is (~**1km**) **Bognor Reef,** which is designated for its biodiversity and ecology as an SSSI.

We do not consider that the proposed development would give rise to any negative impacts upon the designated area during the construction phase of the development due to its distance.

4.4 Dust Risk Assessment Result

The Air Quality and Dust Risk Assessment (AQDRA) outlined above and in Appendix 1 has determined the following. Based on this dust risk assessment and the professional judgement of the author, the full results for each individual development stage is:

Activity	Dust Emission Magnitude	Dust Soiling Sensitivity	Human Health Sensitivity	Ecological Sensitivity
Demolition	Small	Medium	Small	Small
Trackout	Small	Medium	Small	Small

Potential Impact	Demolition Dust Risk	Trackout Dust Risk
Dust Soiling	Low Risk	Low Risk
Human Health	Low Risk	Low Risk
Ecological	Low Risk	Low Risk

Table: Overall general result of Dust Risk Assessment and summary of risk of impacts without mitigation measures

As a result on the outcomes, the following sections contain guidance on the:

- Recommended dust control and dust mitigation measures for the scheme
- Visual dust inspection process

Currently, based on the scale and scope of works proposed, automatic dust monitoring has not been proposed as necessary for the scheme.

It is recommended that the measures in the following section be implemented on site in full and as a result, the impact of dust emissions during construction of the development will be negligible.

5 Dust Control Measures

When addressing dust control, it is crucial to prevent the occurrence of statutory nuisance resulting from construction works or activities that generate dust. Therefore, it is essential to adopt a philosophy focused on preventing dust formation in the first place. Dealing with dust should follow the following approach:

Prevention

- Emphasise measures to prevent dust formation, as outlined in best practice guidance such as:

  a) 'Best in Class' Guidance on Dust and Emissions from Construction (LLECP, March 2019)
  b) *Guidance on the assessment of dust from demolition and construction* (January 2024 – v2.2) (IAQM)
  c) HSE – Construction Dust - Construction Information Sheet No 36 (Revision 3)

- Implement techniques and practices to minimise dust generation, reducing the potential for airborne emissions and nuisance.

Suppression

- Employ dust suppression techniques during dusty activities and throughout the primary construction phase.
- Utilise water-based suppression methods, such as using hoses and dampening down localised areas.

Containment

Implement effective measures to prevent dust from leaving the site boundaries.

Conduct regular inspections and implement procedures to promptly identify and address any instances of airborne dust escaping the site, in line with best practice guidance on monitoring in the vicinity of demolition and construction sites (IAQM, October 2018).

The Site Manager will ensure an adequate water supply is available on-site, considering the need for frost protection, as recommended by best practice guidance. They will also employ effective management techniques to control emissions, including:

- Proper management, supervision, and training of process operations.
- Appropriate use and efficient operation of equipment.
- Implementation of preventative maintenance programs for all plant and equipment associated with emission control.

General

- No dry sweeping of large areas will be allowed.
- Public roads and access routes will be kept clean.
- No burning of waste materials will take place on site.
- All dust control equipment will be maintained in good condition.
- All vehicles carrying loose or potentially dusty material will be fully sheeted.
- Sand and other aggregates will be stored in bunded areas.
- Material stockpiles will be sheeted, sealed, or damped down.

Mitigation Measures – Throughout Development	Implemented
Site Management	
The mitigation measures contained in this document will be implemented and adhered to on-site	✓
The name and contact details of the individual responsible for air quality and dust will be displayed on the site boundary with contact information. This display will also include the head office contact information.	✓
A site log will be maintained to record complaints and outcomes.	✓
Record and respond to all dust and air quality pollutant emissions complaints	✓
Carry out regular site inspections to monitor compliance with air quality and dust control procedures).	✓
Increase the frequency of site inspections when activities with a high potential to produce dust and emissions and dust are being carried out, or during prolonged dry or windy conditions.	✓
Record any exceptional incidents that cause dust and air quality pollutant emissions, either on or off the site, and the action taken to resolve the situation is recorded in the logbook.	✓
Preparing and Maintaining the Site	
The site layout will be planned so that plant and dust-causing activities are located away as remote as practically possible from the residential receptors around the development's area.	✓
Erect solid screens or barriers around dust generating activities, at least as high as any stockpiles on site	✓
Keep site fencing, barriers and scaffolding clean using wet methods.	✓
Fully enclose specific operations where there is a high potential for dust production and the site is active for an extensive period.	✓
Prevent site runoff of water or mud.	✓
Carry out regular dust soiling checks of buildings within 100m of site boundary and cleaning to be provided if necessary.	✓
Remove materials from site as soon as possible.	✓
Cover, seed, or fence stockpiles to prevent wind whipping.	✓
Operating Vehicle/Machinery and Sustainable Travel	
Ensure all non-road mobile machinery comply with the standards set within this guidance.	✓
Ensure all vehicles switch off engines when stationary – no idling vehicles	✓
Operations	
Ensure an adequate water supply on the site for effective dust/particulate matter mitigation (using recycled water where possible).	✓
Waste Management	
Prohibit bonfires and burning of waste materials.	✓
Reuse and recycle waste to reduce dust from waste materials	✓

Mitigation Measures – Specific to Demolition	Implemented
A soft strip inside buildings shall be completed before demolition is undertaken.	✓
Hoarding shall be installed around the building's perimeter, with monarflex screening to minimize dust flux. Scaffolding and monarflex membrane shall be the full height of building to be demolished.	✓
Water suppression shall be used during demolition operations, both hand-held water spray hoses and fine mist spray machines. Handheld sprays shall be used as the water can be directed to where it is needed.	✓
No explosive blasting or mass demolition shall be undertaken.	✓
Any debris shall be bagged and removed or damped down before demolition	✓
Cutting, grinding or sawing equipment shall only be used where fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction.	✓
Crushing plant shall be located as remote as practically possible from the off-site residential receptors within 25m of the site boundaries.	✓
Scabbling (roughening of concrete surfaces) shall be avoided if possible	✓
Dry sweeping of large areas will be avoided	✓
An adequate water supply on the site for effective dust/particulate matter suppression/mitigation shall be ensured. Handheld sprays shall be used as the water can be directed to where it is needed.	✓
Enclosed chutes, conveyors and covered skips shall be used	✓
Drop heights from loading shovels, hoppers and other loading or handling equipment shall be minimized, and fine water sprays shall be used on such equipment wherever appropriate	✓
Equipment shall be readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods	✓
A change of shoes and clothes shall be required before going off-site to reduce transport of dust.	✓
Fuel (diesel) if required shall be stored safely in bunds on-site and shall be located at a location remote as possible from the nearest off-site sensitive receptors within 20m of the site boundaries.	✓
Mitigation Measures – Specific to Trackout	**Implemented**
Use a water-assisted dust sweeper on the access and local roads to remove any material tracked out of the site.	✓
Avoid dry sweeping of large areas.	✓
Ensure vehicles leaving the site are securely covered to prevent escape of materials during transport.	✓
Implement a wheel washing system (with rumble grids where reasonably practicable).	✓
Ensure that the hard surfaced road between the wheel wash facility and the site exit is maintained.	✓
Access gates to be located at least 10m from receptors where possible.	✓
Apply dust suppressants to locations where a large volume of vehicles enter and exit the construction site	✓
Ensure all vehicles switch off engines when stationary – no idling vehicles	✓
Record all inspections of haul routes and any subsequent action in a site logbook.	✓

6 Dust Monitoring – Daily and Weekly Visual Inspections

To minimise the formation of dust and harmful emissions from the site, the following dust monitoring activities will take place:

- Handheld dust monitoring will be conducted if medium or high-dust generation works take part on-site.
- Daily visual inspections with the nearest sensitive off-site receptors located within 50-100m of the site as indicated in the receptor locations figure.

The air quality dust risk assessment has identified a Medium to Low risk of dust soiling impacts due to construction, demolition, earthworks, and trackout activities. Dust soiling impacts typically relate to the coarser fraction of dust (PM_{10}) and are associated with the loss of amenity and potential nuisance effects.

Regarding human health, the assessment has indicated a Low Risk of impacts from all on-site activities. However, with the implementation of the mitigation measures detailed in Section 6, the residual impacts are deemed 'not significant' for human health.

Relevant sections of the GLA's guidance for the site include:

Low Risk Site (Dust Soiling/Nuisance/PM_{10}):

- Determine the prevailing wind direction across the site by setting up a weather station on-site.
- Conduct assessments of dust deposition and soiling rates following recommended procedures.
- Perform visual inspections of site activities, dust controls, and site conditions, recording the findings in a daily dust log.
- Establish a procedure to notify the local authority, enabling immediate and appropriate measures to rectify any issues. Alert mechanisms may include emails or texts.

Daily Visual Inspection – Sample Inspection Tick Sheet

Week Commencing:							
Inspected Items	Frequency	Mon	Tue	Wed	Thu	Fri	Sat
Person completing the checklist	*Initials*						
Dust being controlled correctly by personnel	Daily						
Visual inspection of mud/debris on haul routes	Daily						
Visual inspection of dust soiling on local receptors	Daily						
Visual observation of dust generation from works	Daily						
Wind direction checked	Daily						
Wind speed checked	Daily						
Weather forecast checked	Daily						

7 Noise Emissions Control Measures

Current best-practice guidance to be followed for noise emissions during construction are:

- BS5288, 'Code of practice for noise and vibration control on construction and open sites';
- CIRIA Environmental good practice on site
- Guidance on the assessment of dust from demolition and construction, Version 2.2, IAQM January 2024
- Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, Version 1.1, IAQM, October 2018
- Best in Class 'Guidance on Dust and Emissions from Construction' LLECP, March 2019

The site management team will ensure the implementation of Best Practical Means (BPM) to ensure compliance with noise levels. All site personnel are required to be trained and informed about noise vibration, dust and air quality control.

All employees should be advised of the following as part of their training or during the weekly *toolbox talk*:

- The proper use and maintenance of tools and equipment
- The positioning of machinery on site to reduce the emission of noise to neighbourhood and to site personnel.
- The avoidance of unnecessary noise when carrying out manual operation and when operating plant and equipment
- Not to shout, sing or use loud site radios.

Screening should be considered as mitigation for noise impacts during the demolition.

Other BPM control measures are to include:

- Compressors and generators will not be used;
- Work practices will be adopted such that noise emissions are kept to a minimum;
- Vehicle noise will be kept as low as possible (engines will be switched off and not allowed to idle;
- Where possible noisy plant and equipment will be sited away from sensitive noise boundaries.
- Loading and unloading of vehicles, dismantling of site equipment such as scaffolding or moving equipment or materials around site will be conducted in such a manner as to minimise noise generation and where possible will be conducted away from noise sensitive areas.

Specific measures relating to the demolition phase are:

- Maximise the screening effect of existing buildings and temporary stockpiles through programming / phasing of works
- Utilise low impact methods such as munching techniques – percussive plant should only if there are no other options.
- Building to be encapsulated sheeted in Monaflex to aid in controlling dust and noise emission.
- Building openings will be kept closed/sealed to aid in controlling dust and noise emissions
- Building should be isolated to break vibration transmission paths.

8 Site Waste Management

This section can be considered the Site Waste Management Plan (SWMP) for the demolition stage of the scheme and a full SWMP will be produced for the construction stage. This document will set targets for waste re-use, recycling, and disposal, expressed as a percentage. The contractor will oversee waste management on-site and keep detailed records of waste specifics. Waste Carriers will submit monthly reports, which will detail:

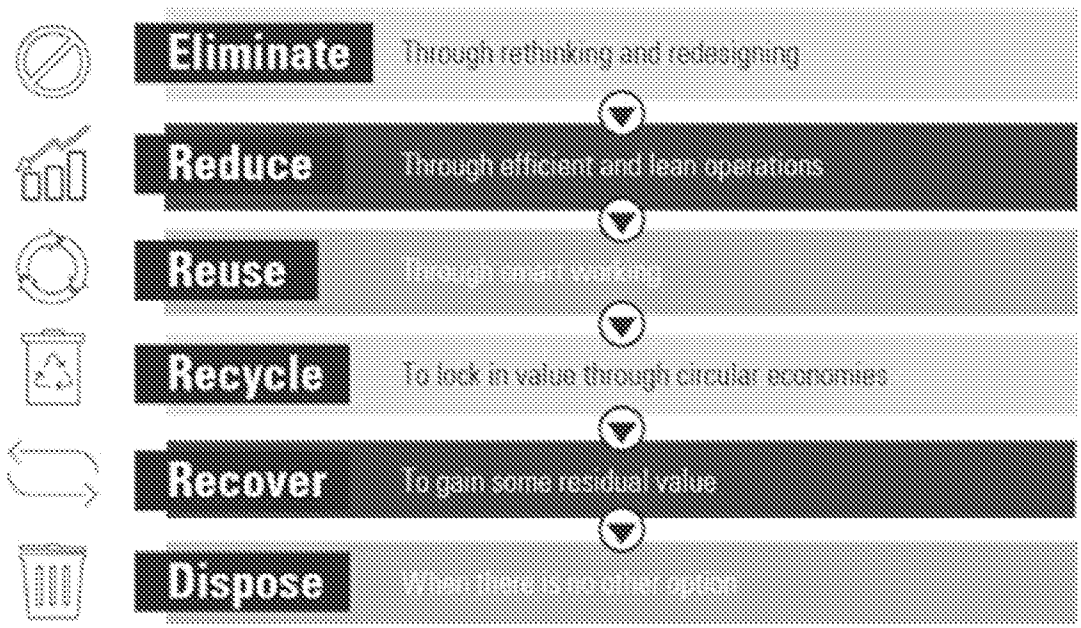
- European Waste Code (EWC)
- Waste description
- Weight in tonnes
- Percentage of waste recycled

Information on the waste carriers responsible for non-hazardous and hazardous waste will be documented, including their Waste Management Licence number and/or Pollution Prevention and Control Permit Number, where applicable.

Waste management performance for the project will be monitored with the following to be undertaken and targets set

- A comparison of set waste management targets versus actual outcomes.
- A monthly analysis of waste produced on site.
- Achieve at least 95% diversion of demolition waste from landfill.
- An aim to keep construction waste below 4.5 tonnes per 100m² of Gross Internal Floor Area (GIFA).

All on-site activities will follow the waste hierarchy:



The Contractor will ensure the project complies with current waste management best practices and will:

- Identify types and amounts of waste the project will generate.
- Segregate non-hazardous and hazardous waste for recycling and safe disposal.
- Appoint a "waste champion" on-site, to oversee waste management practices.
- Communicate the waste management strategy to all site workers.
- Keep copies of all hazardous waste consignment notes and duty of care waste transfer notes on-site for review.
- Reuse materials on-site wherever possible to lower embodied carbon.
- Follow the Waste Hierarchy wherever possible.

Appendix 1

SELSEY AVENUE

KING'S PARADE

Sandmartin

Pearl

3

2

4

LEGEND

BUILDING TO BE DEMOLISHED

PROJECT	DRAWING TITLE	DRAWING NUMBER:	REVISION:	REVISION NOTES:	SCALE:	DATE:	NOTES:
DEMOLITION OF EXISTING BUILDING **Montrose Hotel 2 Selsey Avenue Bognor Regis PO21 2QX**	**EXISTING BUILDING PLANS** **Block Plan**	**2303.1.EX.P00**			1:200@A3	30/03/23	

2303.1.EX.P00

ARUN DISTRICT COUNCIL AW/268/24/DEM

Appendix 2

PETER MINETT & PARTNERS LTD
Building Design & Construction Project Management Consultants

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 Contact (MW 2016).

Appendix A

Pricing Document

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

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

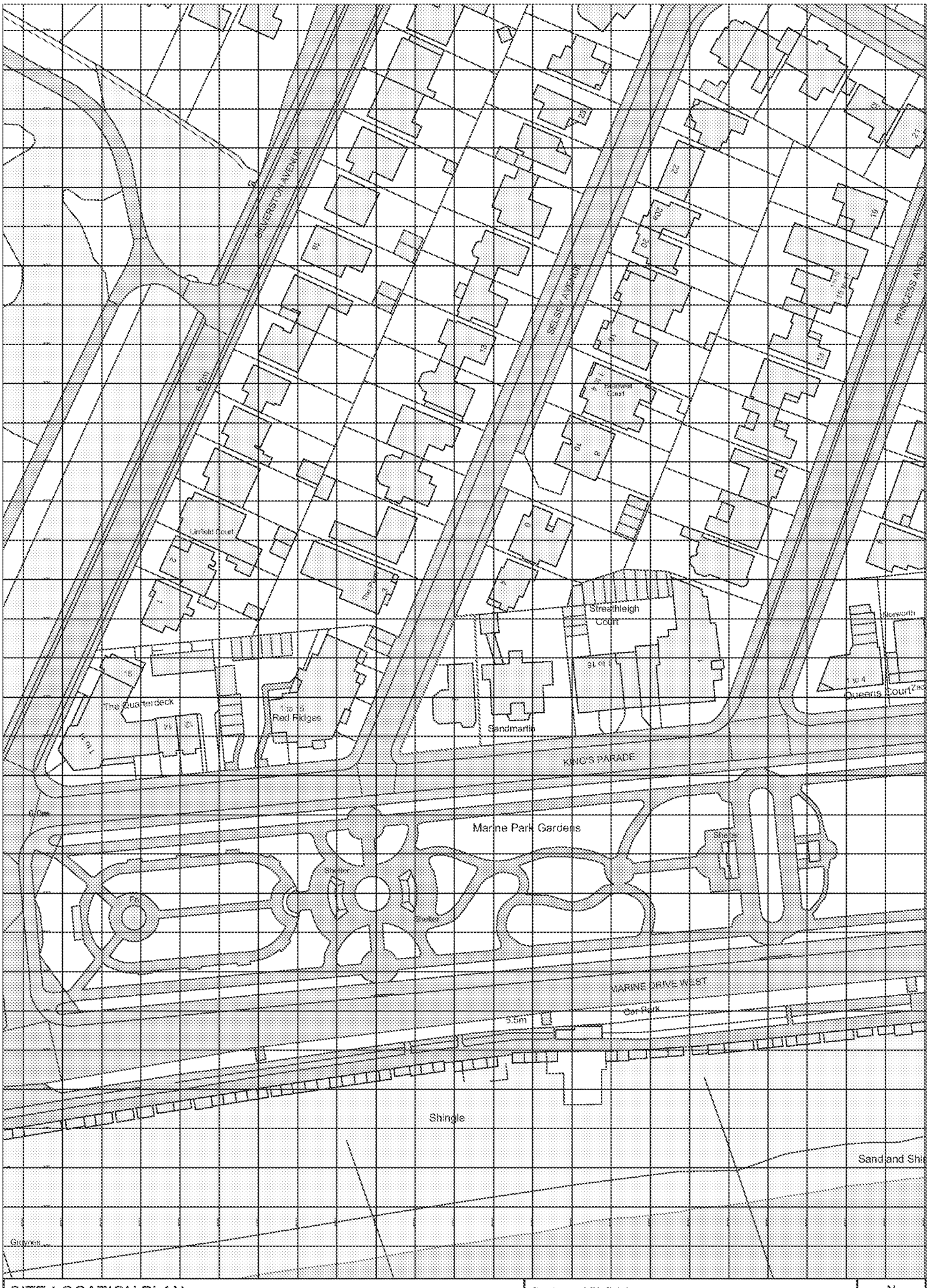
Item	Description	Unit	Quantity	Rate	Cost	Comments
	Fees (Works to be completed in advance of commencement on site)					
1	Submit and secure Section 80 Local Authority Demolition Notice and all other required regulatory and statutory notifications and or certificates.	Item	1		£ -	
2	Produce submission 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 Minett & 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					
	Preliminaries					
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					
	Works					
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 form 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					
	Total to complete the works				£ -	

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

	Programme		
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

N

0 10 20 30 40 50 60 70

LEGEND

BUILDING TO BE DEMOLISHED

PROJECT	DRAWING TITLE	DRAWING NUMBER	REVISION	REVISION NOTES	SCALE	DATE	NOTES
DEMOLITION OF EXISTING BUILDING Montrose Hotel 2 Selsey Avenue Bognor Regis PO21 2QX	EXISTING BUILDING PLANS Block Plan	2303.1.EX.P00			1:200@A3	30/09/23	

2303.1.EX.P00

Appendix C

Photographs

KINGS PARADE ELEVATION

SELSEA AVENUE ELEVATION

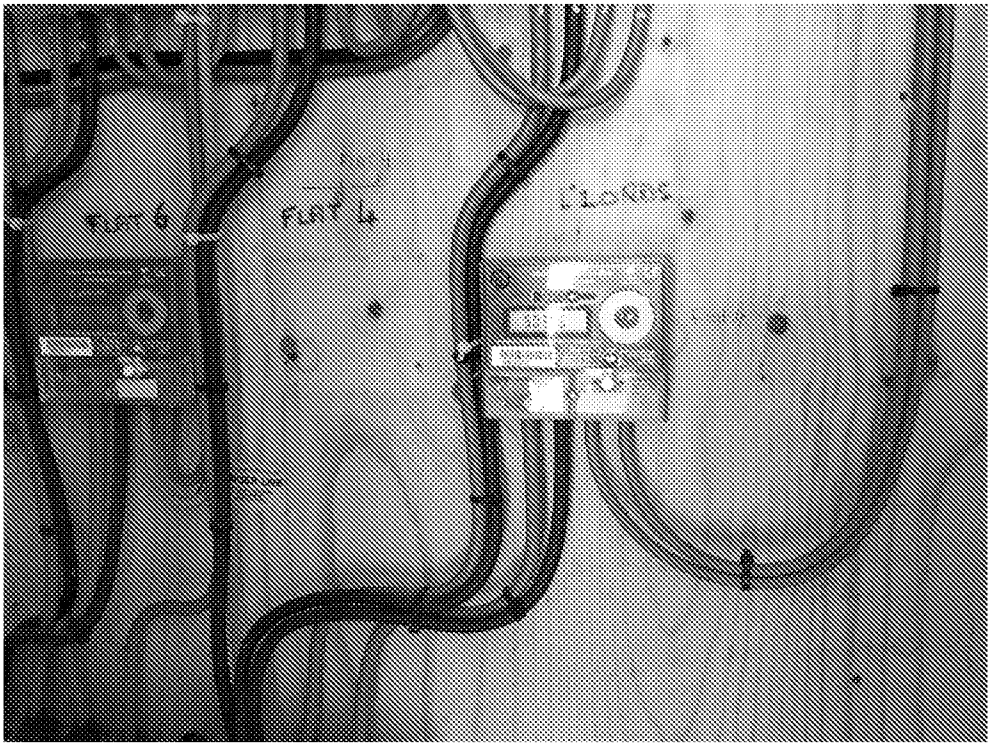
SELSEA AVENUE ELEVATION

REAR ELEVATION

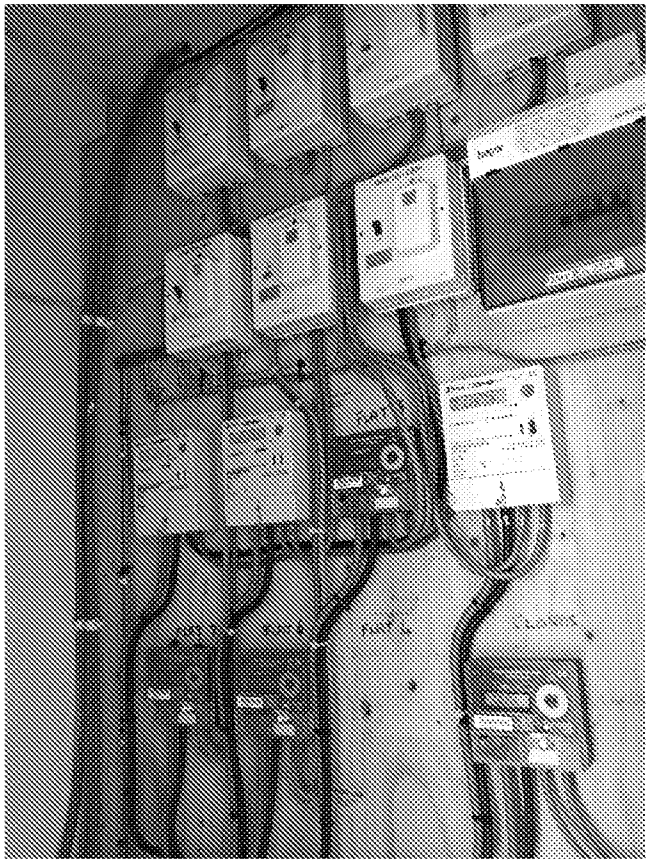
REAR CAR PARK

REAR RIGHT BOUNDARY

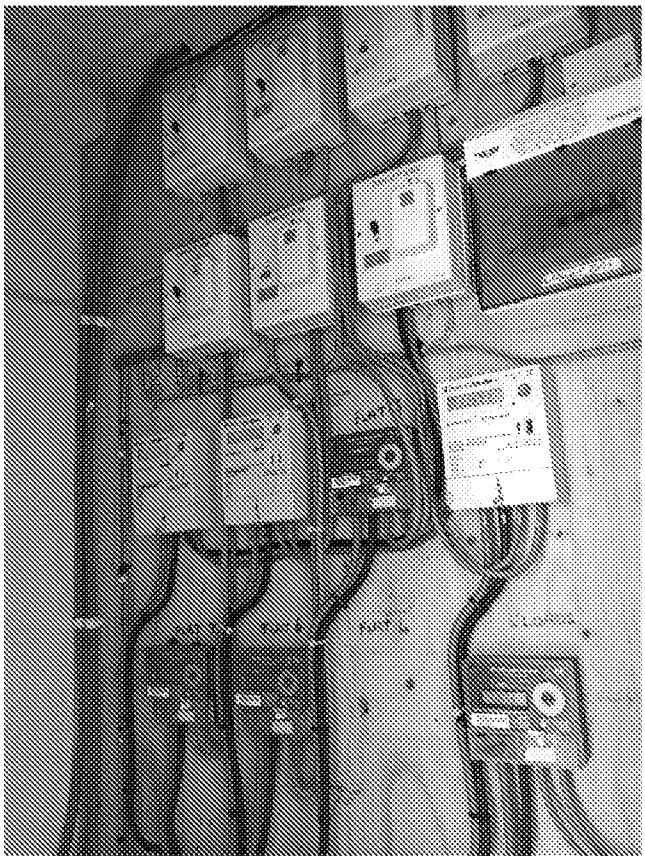
REAR RIGHT BOUNDARY



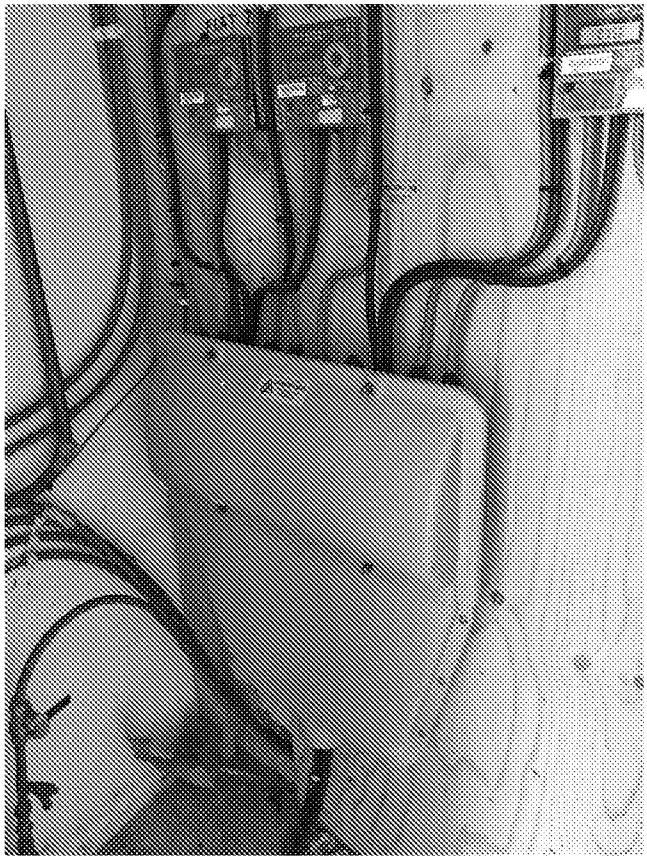
LANDLORD ELECTRICAL METER



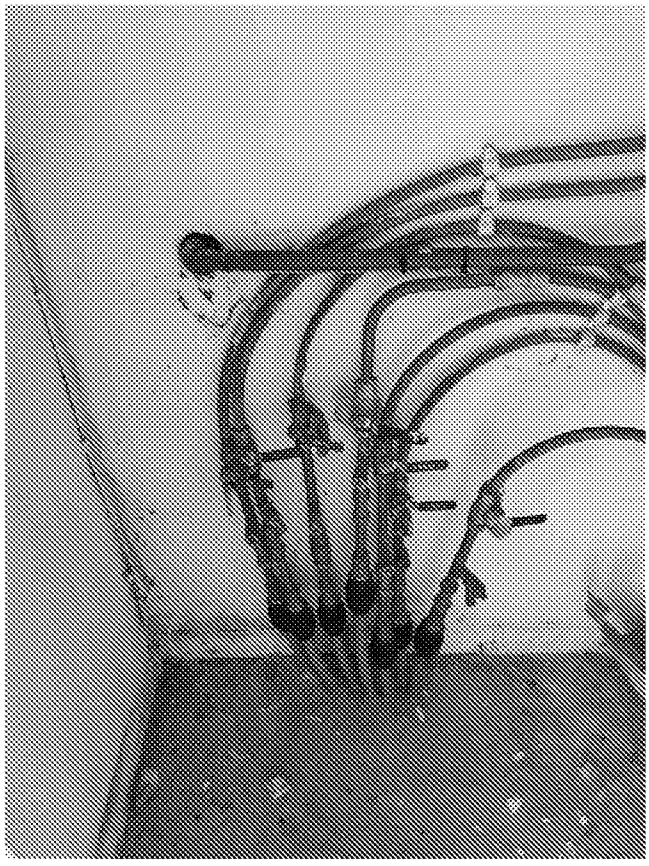
FLATS ELECTRICAL METERS



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

blue star
asbestos limited
bluestarasbestos.co.uk

DEMOLITION ASBESTOS SURVEY REPORT

BUILDING SURVEYED:

Former Montrose Hotel
2 Selsey Avenue
Bognor Regis
PO21 2QZ

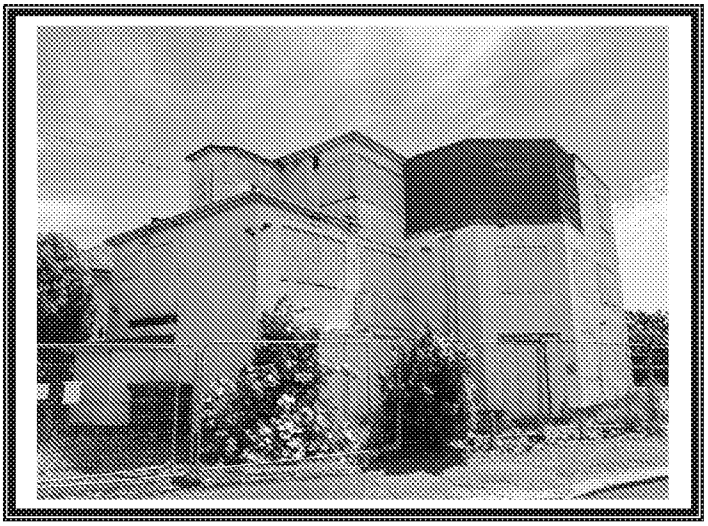


TABLE OF CONTENTS

1: EXECUTIVE SUMMARY

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 9th 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)

REPORT REVIEWED BY - Chris Herron

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

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

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)	-	9th June 2023
REPORT DATE	-	21st June 2023
REPORT REFERENCE	-	BS/3069

3: GENERAL SITE INFORMATION (continued)

- 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

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

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)

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.

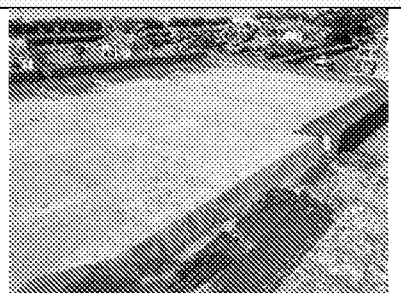
Unless otherwise stated pipe work insulation and heating plant was not inspected in entirety. Representative samples were taken at random intervals where suspect material was observed.

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.

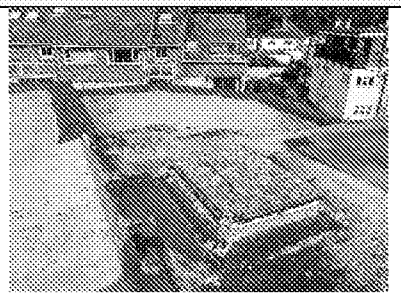
At the time of the survey, no access was gained to materials and or void areas located above, behind or attached to suspect asbestos containing materials (ACMs) sampled or presumed throughout the site. This would have required the construction of asbestos enclosures in order to gain access behind suspected 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

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	

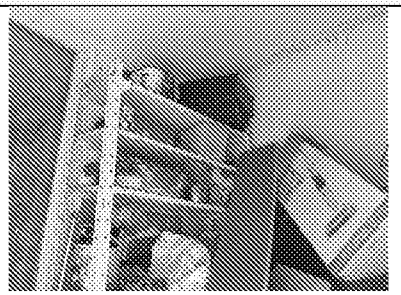
Quantity	ID	Recommendations	Comments
60m2	NAD	NA	No asbestos detected in sample.

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								

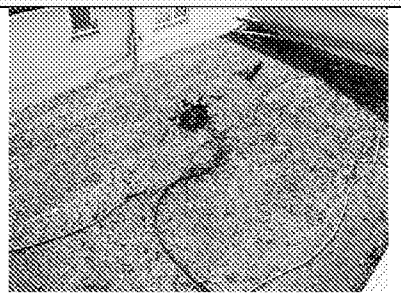
Quantity	ID	Recommendations	Comments
			Modern felt layers to timber roof deck, modern silicone seal to skylight, timber soffits and fascias.

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								

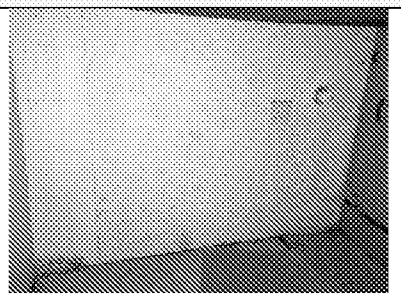
Quantity	ID	Recommendations	Comments
			No suspected asbestos containing materials observed. Plasterboard ceiling to timber deck, plasterboard walls with plastic external cladding, modern felt roof, timber soffits and fascias.

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	

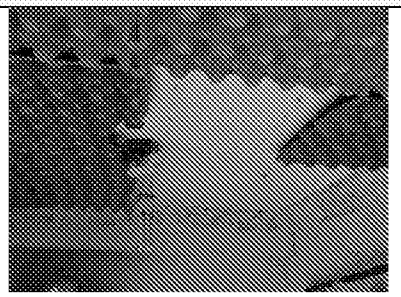
Quantity	ID	Recommendations	Comments
20m2	NAD	NA	No asbestos detected in sample. Modern felt layers to timber deck, timber soffits & fascias.

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	

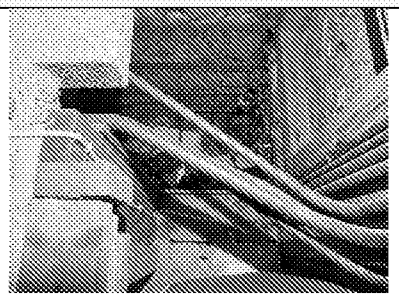
Quantity	ID	Recommendations	Comments
2m2	NAD	NA	No asbestos detected in sample. Present to solid wall. Plasterboard ceiling, solid and plasterboard walls, timber floor under laminate and modern floor tiles.

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	

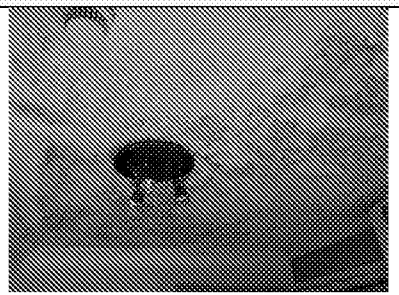
Quantity	ID	Recommendations	Comments
2m	NAD	NA	No asbestos detected in sample. Solid walls, timber floor under carpet

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	

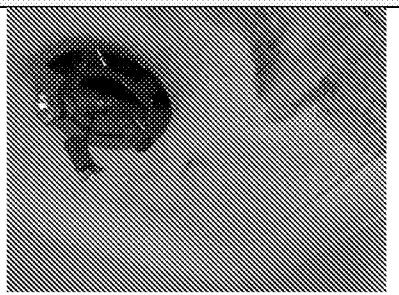
Quantity	ID	Recommendations	Comments
4m2	AD	Remove	Plasterboard ceiling, solid walls, plasterboard panel to landing, timber floor, no suspect ACMs in timber boxing.

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	

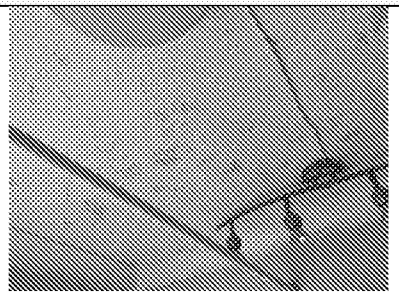
Quantity	ID	Recommendations	Comments
<1m2	NAD	NA	No asbestos detected in sample. Present to solid wall above door.

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	

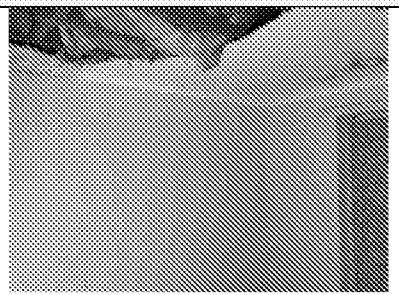
Quantity	ID	Recommendations	Comments
1m2	AD	Remove	Plasterboard ceiling.

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	

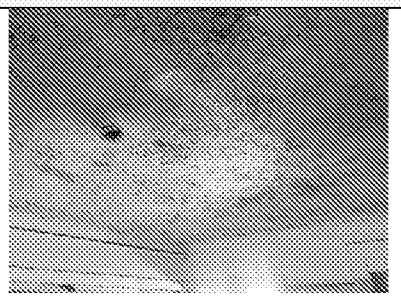
Quantity	ID	Recommendations	Comments
3m2	AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor, plastic soil pipe.

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								

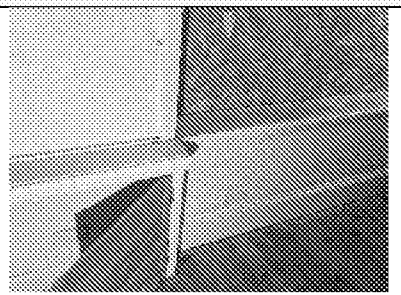
Quantity	ID	Recommendations	Comments
			No suspected asbestos containing materials observed. Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.

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	

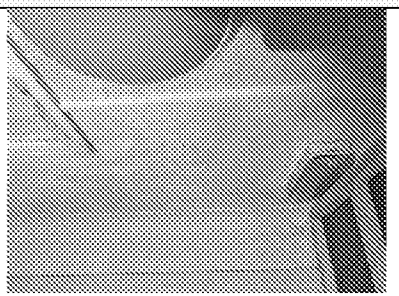
Quantity	ID	Recommendations	Comments
12m2	AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor.

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	

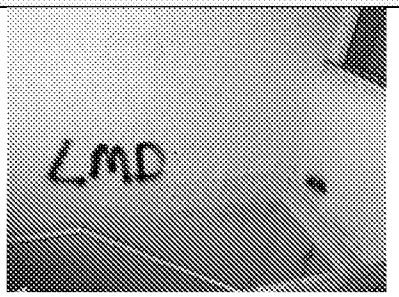
Quantity	ID	Recommendations	Comments
6m2	NAD	NA	No asbestos detected in sample. Solid wall

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	

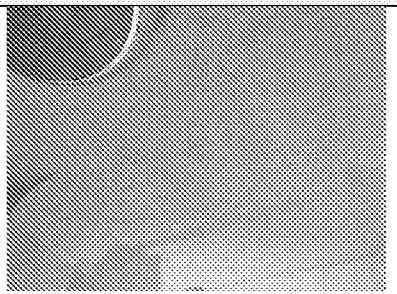
Quantity	ID	Recommendations	Comments
5m2	AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.

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	

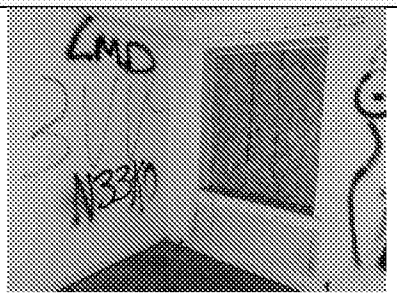
Quantity	ID	Recommendations	Comments
15m2	NAD	NA	No asbestos detected in sample. Solid and plasterboard walls.

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	

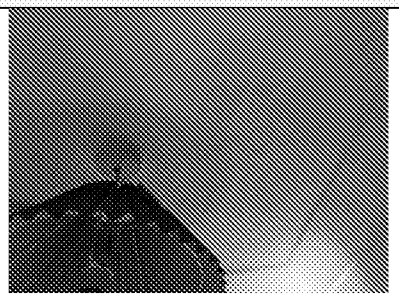
Quantity	ID	Recommendations	Comments
1m2	AD	Remove	Plasterboard ceiling, plasterboard walls, timber floor under carpet, no suspect ACMs in timber boxing.

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	

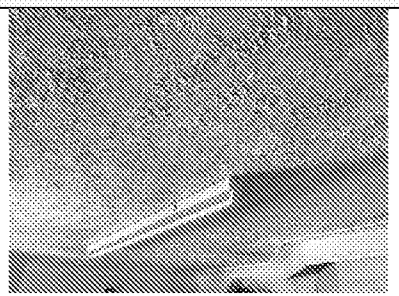
Quantity	ID	Recommendations	Comments
1m2	AD	Remove	Plasterboard ceiling.

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								

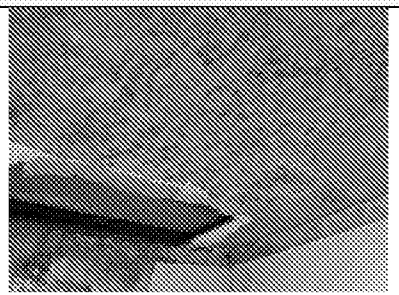
Quantity	ID	Recommendations	Comments
			No suspected asbestos containing materials observed. Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.

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	

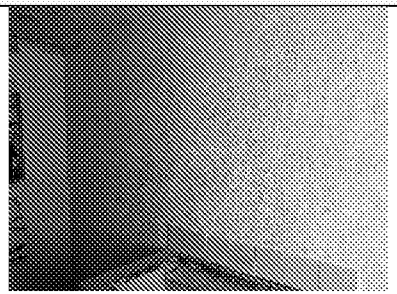
Quantity	ID	Recommendations	Comments
24m2	NAD	NA	No asbestos detected in sample. Present to solid and plasterboard walls.

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	

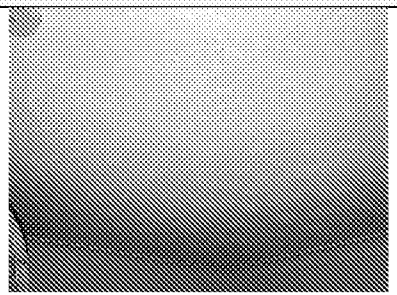
Quantity	ID	Recommendations	Comments
9m2	AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.

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	

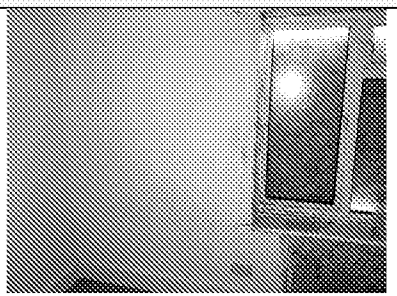
Quantity	ID	Recommendations	Comments
12m2	AD	Remove	Solid walls.

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	

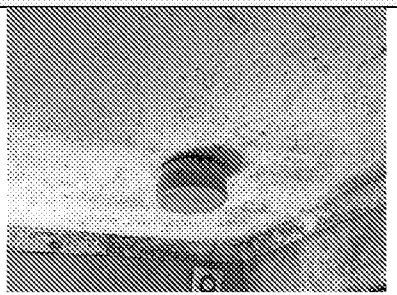
Quantity	ID	Recommendations	Comments
12m2	AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.

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	

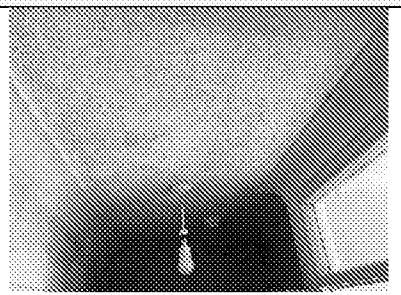
Quantity	ID	Recommendations	Comments
3m2	AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor.

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	

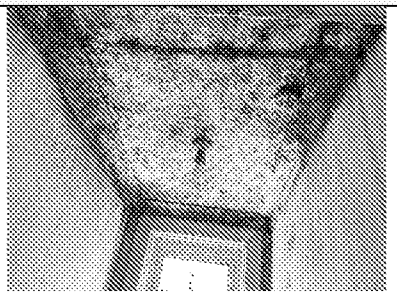
Quantity	ID	Recommendations	Comments
3m2	AD	Remove	Solid and plasterboard walls.

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	

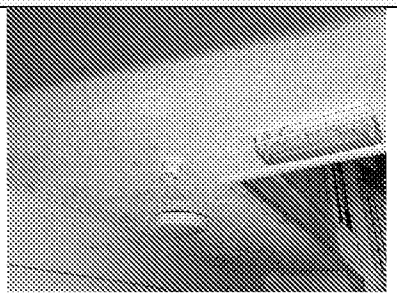
Quantity	ID	Recommendations	Comments
6m2	AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.

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	

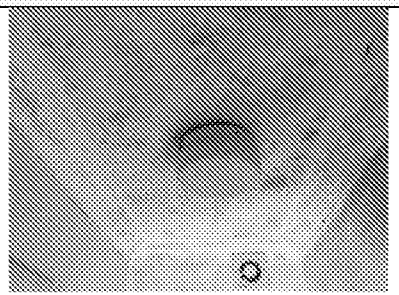
Quantity	ID	Recommendations	Comments
10m2	AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.

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	

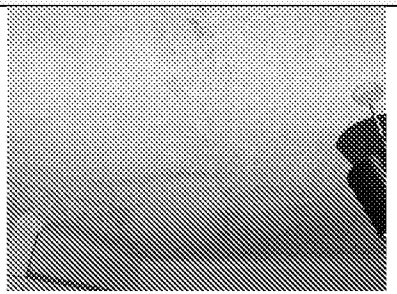
Quantity	ID	Recommendations	Comments
15m2	NAD	NA	No asbestos detected in sample. Solid and plasterboard walls.

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	

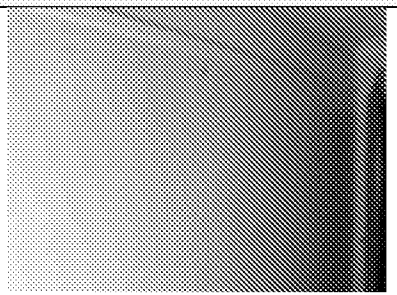
Quantity	ID	Recommendations	Comments
2m2	AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under modern vinyl.

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	

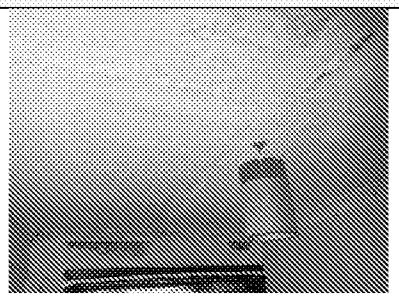
Quantity	ID	Recommendations	Comments
15m2	AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.

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	

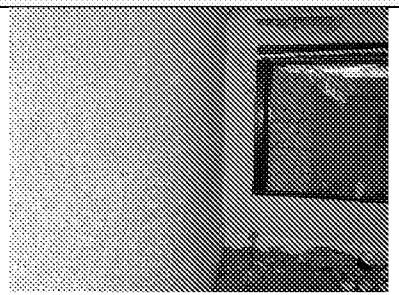
Quantity	ID	Recommendations	Comments
8m2	NAD	NA	No asbestos detected in sample. Solid wall

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	

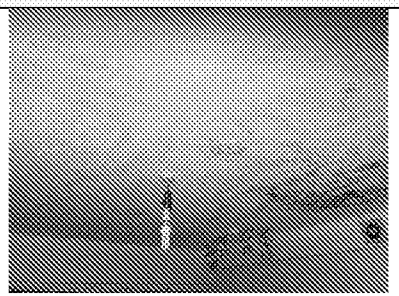
Quantity	ID	Recommendations	Comments
12m2	AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet, no suspect ACMs in plasterboard boxing.

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	

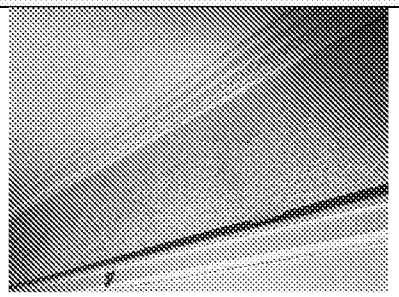
Quantity	ID	Recommendations	Comments
12m2	NAD	NA	No asbestos detected in sample. Solid and plasterboard walls.

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	

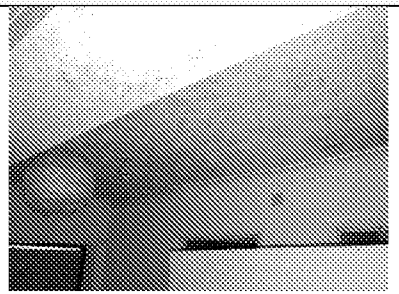
Quantity	ID	Recommendations	Comments
15m2	AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.

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	

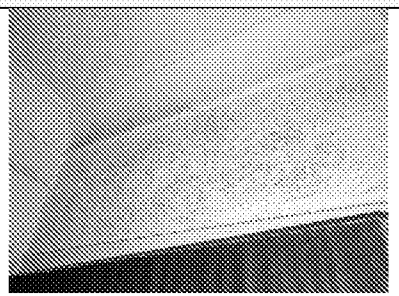
Quantity	ID	Recommendations	Comments
16m2	AD	Remove	Plasterboard ceilings, solid and plasterboard walls, timber floor under carpet, no suspect ACMs in timber and plasterboard boxings.

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	

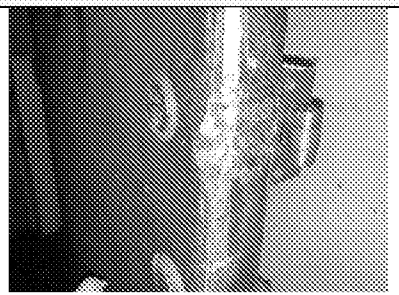
Quantity	ID	Recommendations	Comments
1m2	AD	Remove	Plasterboard ceiling.

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	

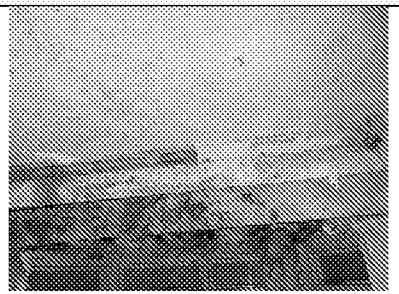
Quantity	ID	Recommendations	Comments
1 linear M	NAD	NA	No asbestos detected in sample. Solid wall.

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	

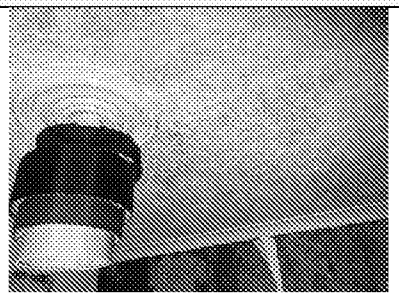
Quantity	ID	Recommendations	Comments
Small amounts	NAD	NA	No asbestos detected in sample.

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	

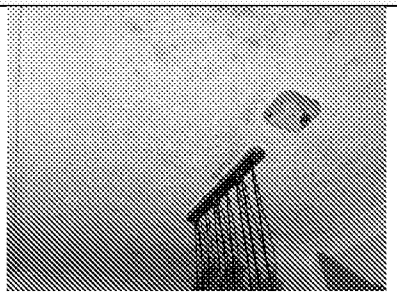
Quantity	ID	Recommendations	Comments
12m2	AD	Remove	Plasterboard ceiling, solid and plasterboard walls, solid floor under carpet.

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	

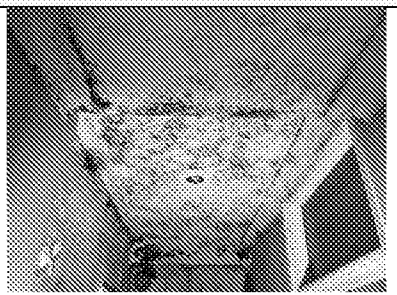
Quantity	ID	Recommendations	Comments
14m2	AD	Remove	Plasterboard ceiling, solid walls, timber floor.

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	

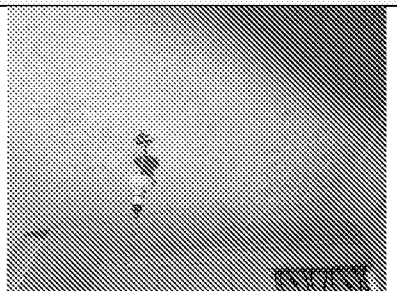
Quantity	ID	Recommendations	Comments
8m2	AD	Remove	Plasterboard ceiling, solid walls, timber floor.

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	

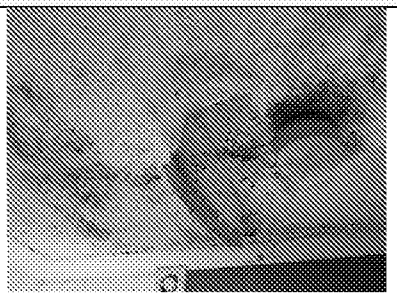
Quantity	ID	Recommendations	Comments
5m2	AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor.

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	

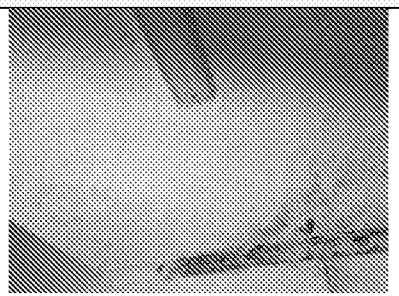
Quantity	ID	Recommendations	Comments
8m2	AD	Remove	Plasterboard ceiling, solid walls, timber floor under carpet.

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	

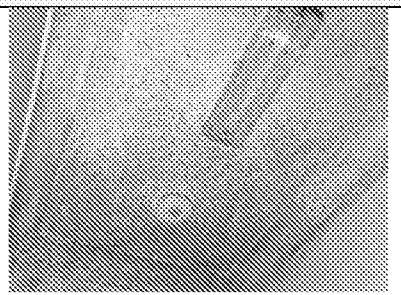
Quantity	ID	Recommendations	Comments
15m2	NAD	NA	No asbestos detected in sample. Solid and plasterboard walls.

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	

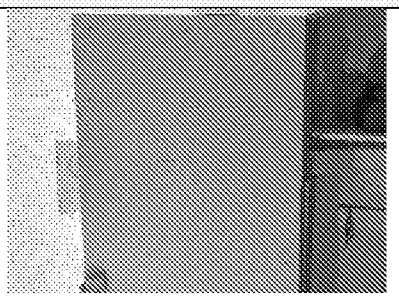
Quantity	ID	Recommendations	Comments
1m2	NAD	NA	No asbestos detected in sample. Solid walls, solid floor.

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	

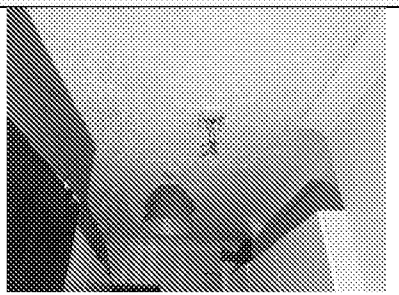
Quantity	ID	Recommendations	Comments
2m2	AD	Remove	Plasterboard ceiling, solid walls, timber floor under carpet.

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	

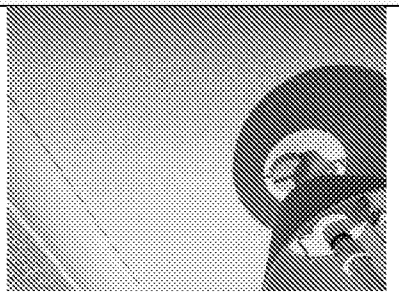
Quantity	ID	Recommendations	Comments
3m2	NAD	NA	No asbestos detected in sample.

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	

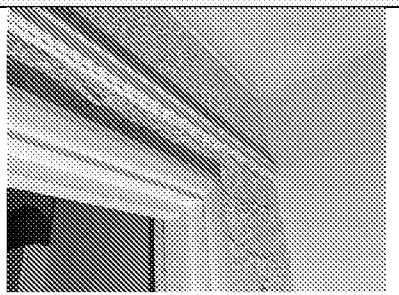
Quantity	ID	Recommendations	Comments
6m2	AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor.

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	

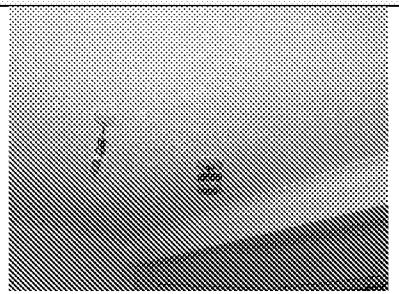
Quantity	ID	Recommendations	Comments
1m2	AD	Remove	Plasterboard ceiling, solid walls, timber floor under carpet.

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	

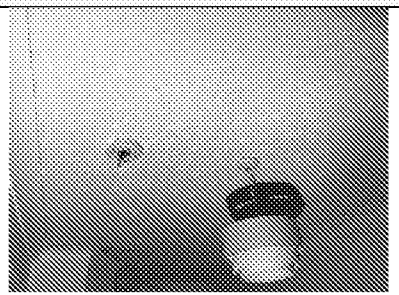
Quantity	ID	Recommendations	Comments
1.5m2	NAD	NA	No asbestos detected in sample. Solid wall

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	

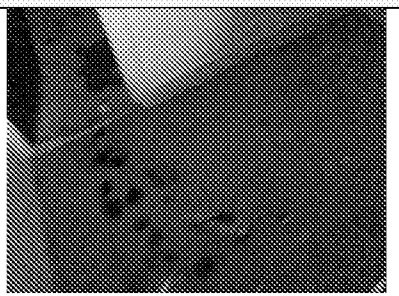
Quantity	ID	Recommendations	Comments
12m2	AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.

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	

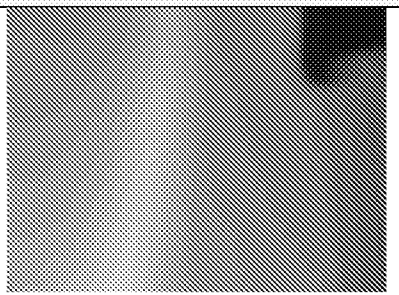
Quantity	ID	Recommendations	Comments
18m2	AD	Remove	Plasterboard ceiling, solid and plasterboard walls, timber floor under carpet.

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	

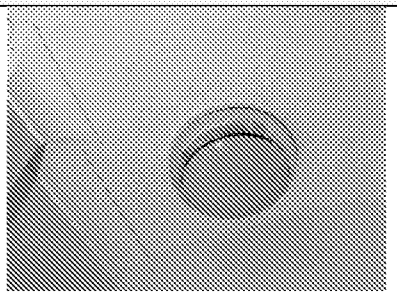
Quantity	ID	Recommendations	Comments
6m2	NAD	NA	No asbestos detected in sample. Solid wall.

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	

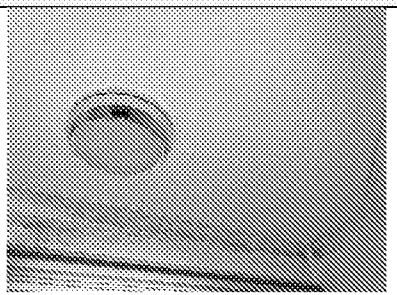
Quantity	ID	Recommendations	Comments
10m2	AD	Remove	Plasterboard ceiling, solid walls, timber floor under carpet.

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	

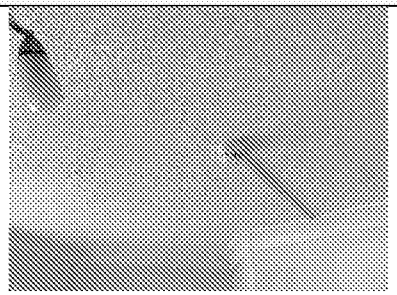
Quantity	ID	Recommendations	Comments
1m2	AD	Remove	Plasterboard ceiling, solid walls, solid floor

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	

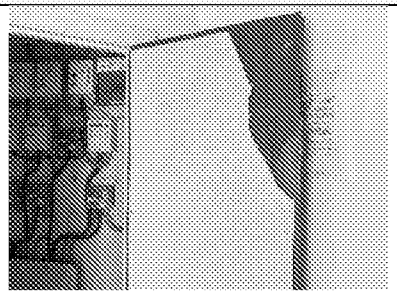
Quantity	ID	Recommendations	Comments
4m2	AD	Remove	Plasterboard ceiling, solid and plasterboard walls, solid floor under modern vinyl, no suspect ACMs in plasterboard boxing

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.

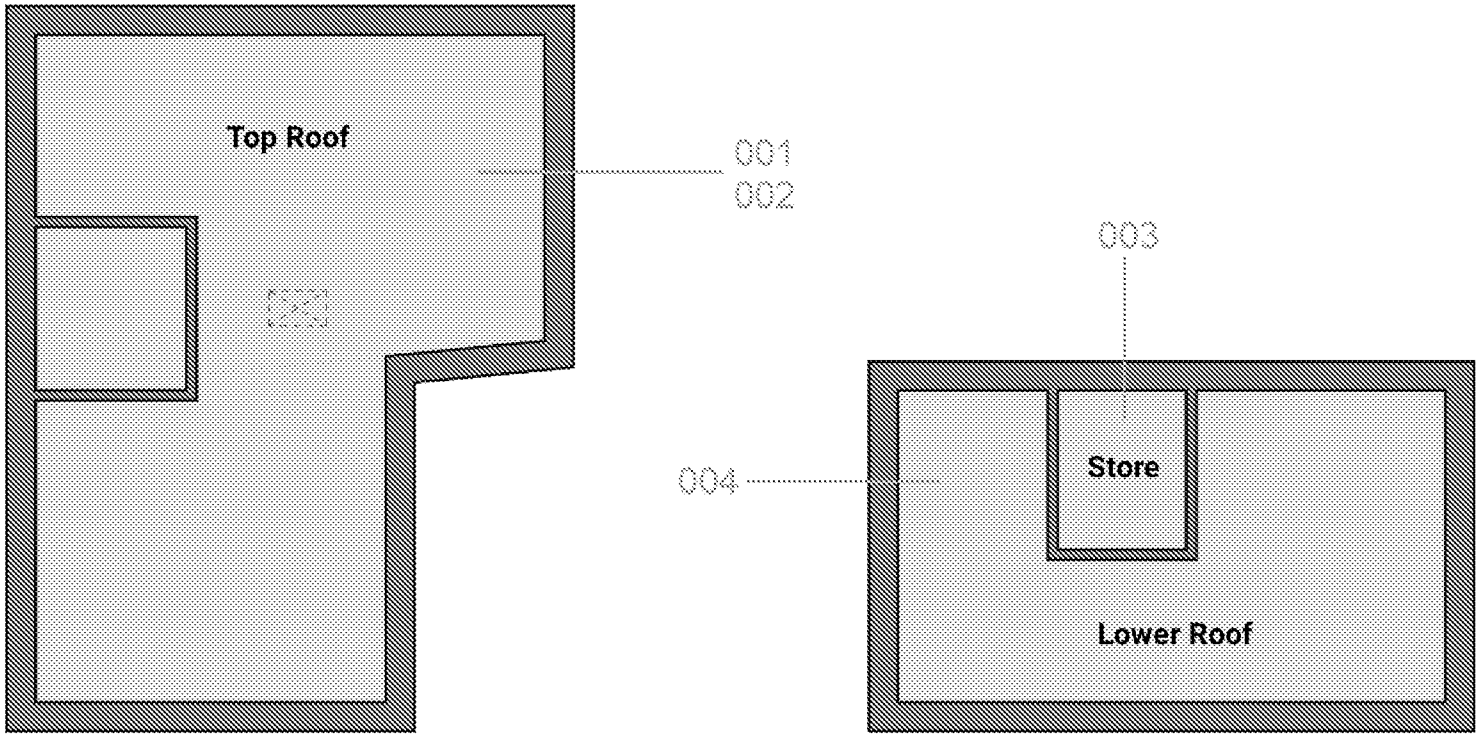
Ref	Sample No	Floor	Location	Description	Accessibility	(A) Product Type	(B) Condition	(C) Surface Treatment	(D) Asbestos Type	Material Assessment Score (A + B + C + D)	Priority	Photo
66	As sample 018	Ground	Electric Cupboard	Insulating board door panel	Low	2	3	2	0	0	NA	

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



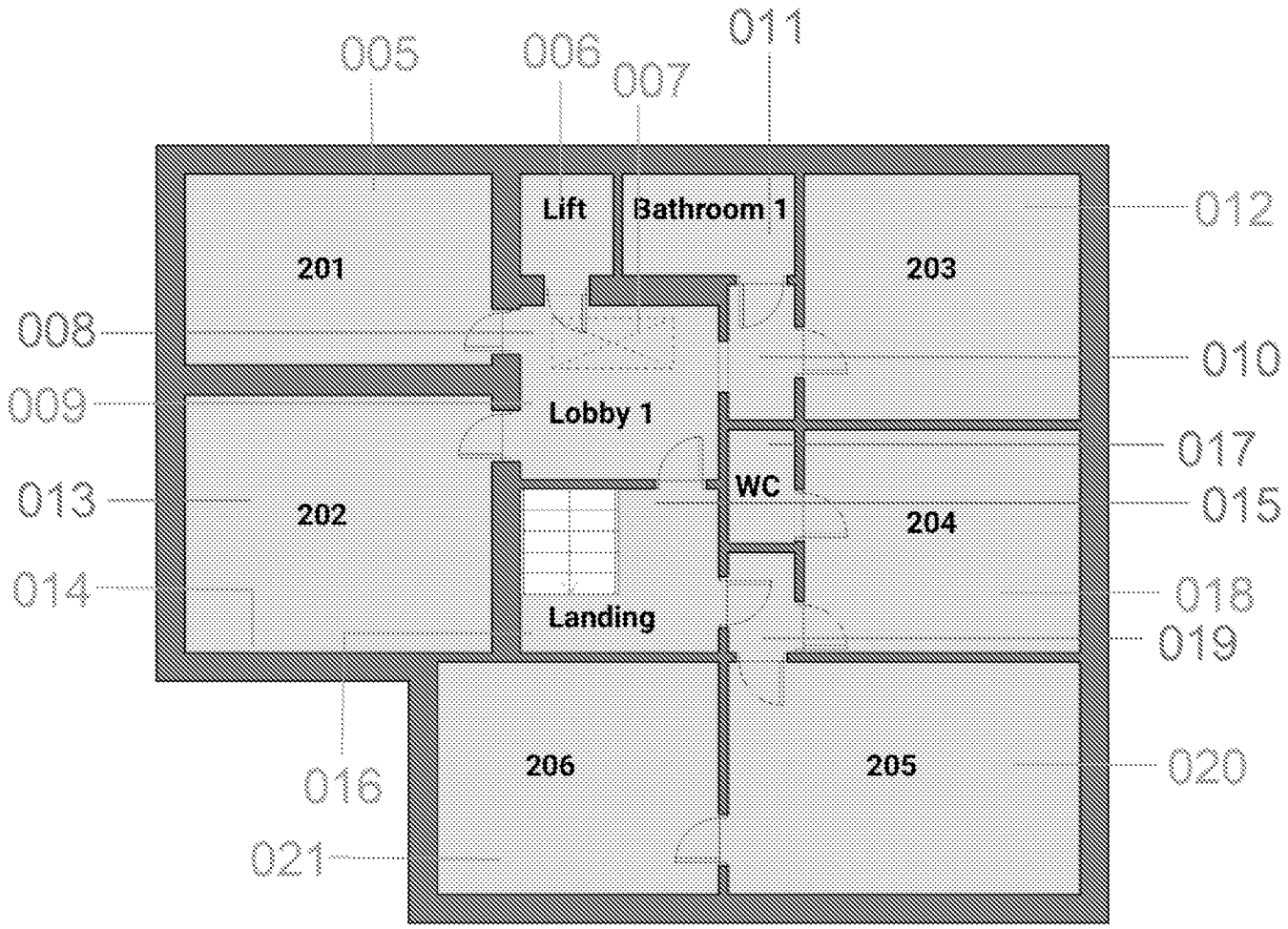
blue star
asbestos limited

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 ACM	
[illegible]	
No access or limited access gained	



blue star
asbestos limited

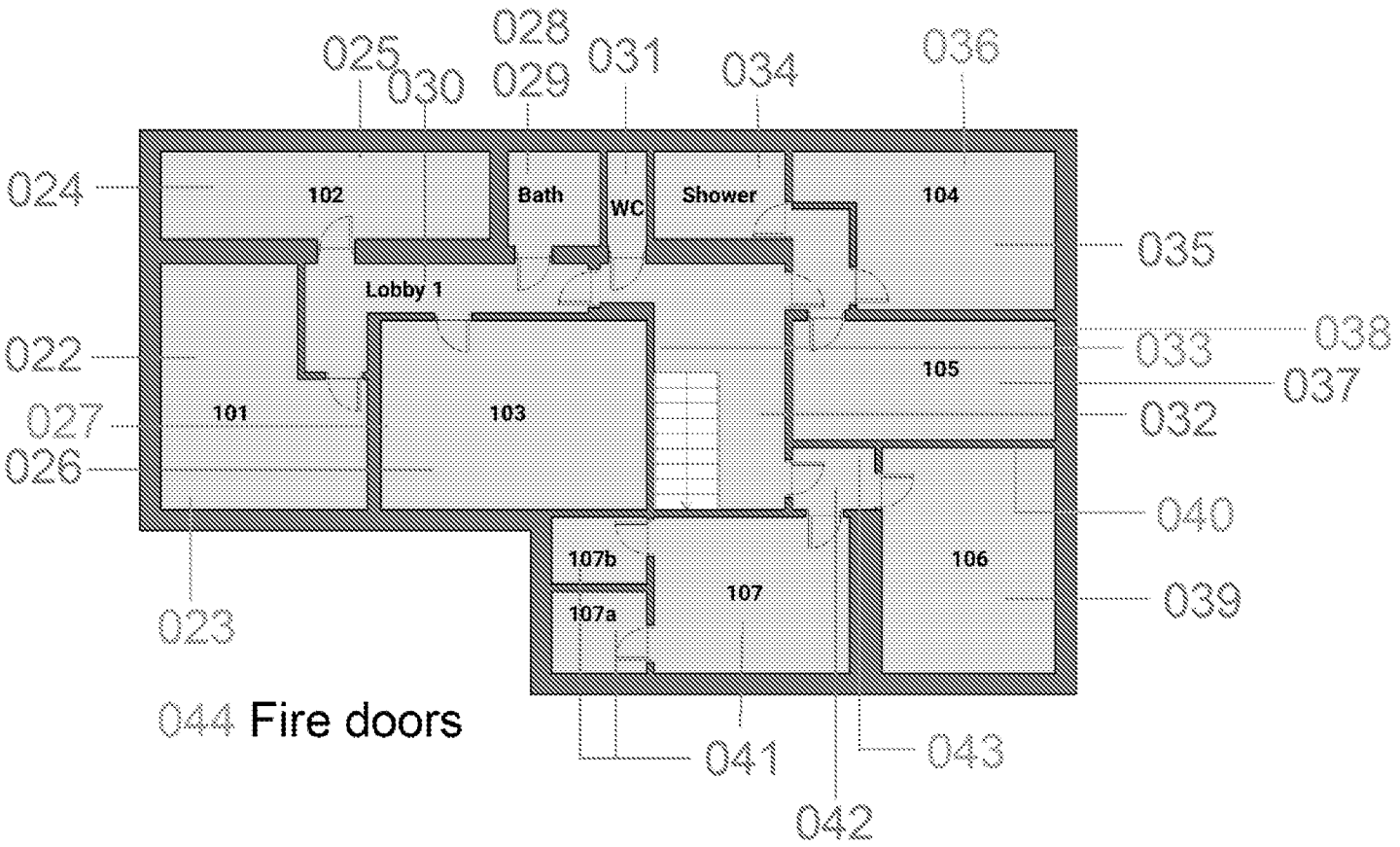
THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE MAIN BODY OF THE REPORT AND THE MATERIALS REGISTER

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

KEY

Positive ACM	
Non-Asbestos	
No access or limited access gained	

.



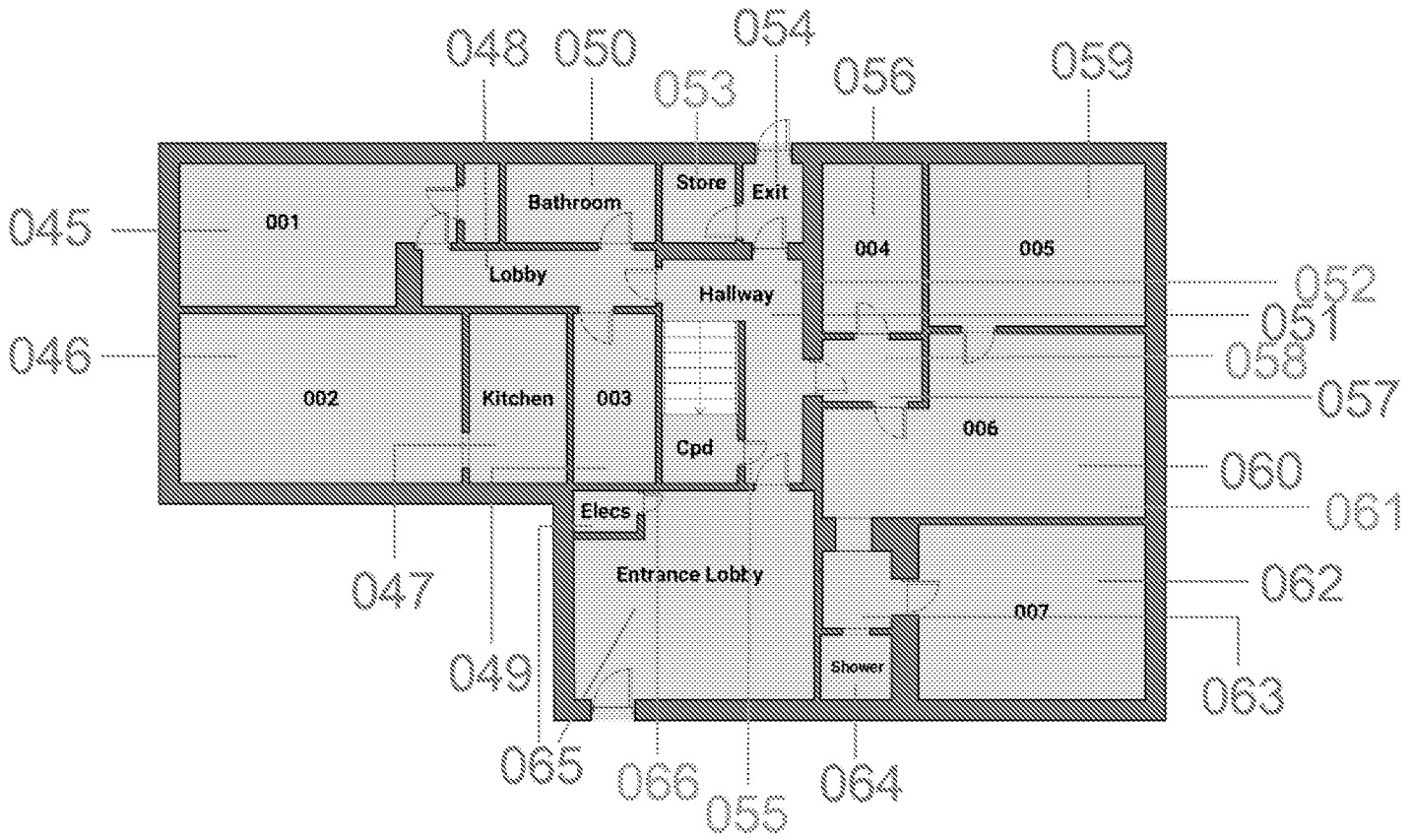
blue star asbestos limited

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 ACMs	
Non-Asbestos	
No access or limited access gained	



blue star
asbestos limited

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 ACM	
Non-Asbestos	
No access or limited access gained	

8: SAMPLE ANALYSIS SHEET(S)

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

UKAS TESTING
1227

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

[redacted]

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: [redacted] Authorised signatory PRINT NAME: Francesca Buassi DATE AUTHORISED: 19/06/2023

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

UKAS TESTING
1227

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

[redacted]

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.
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6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.
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Analytical Laboratories Ltd.
12 The Gardens
Broadcut, Fareham
Hampshire
PO16 8SS

UKAS TESTING 1227

[redacted]

Our Ref: J265655 FI: 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.
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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.
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8. Samples are retained for 6 months, report kept for 5 years from the date of authorisation of this report.

SIGNATURE: [redacted] Authorised signatory PRINT NAME: Francesca Buassi DATE AUTHORISED: 19/06/2023

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

UKAS TESTING
1227

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

[redacted]

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:
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.
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SIGNATURE: [redacted] Authorised signatory PRINT NAME: Francesca Buassi DATE AUTHORISED: 19/06/2023

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

UKAS TESTING
1227

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

[redacted]

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
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.
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.
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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: [redacted] Authorised signatory PRINT NAME: Francesca Buassi DATE AUTHORISED: 19/06/2023