



Homes
England

Date: 10 March 2021

Our Ref: RFI3321

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Making homes happen

██████████
By Email Only

Windsor House
Homes England – 6th Floor
50 Victoria Street
London
SW1H 0TL

Dear ██████████

RE: Request for Information – RFI3321

Thank you for your recent email, which was processed under the Environmental Information Regulations 2004 (EIR). You requested the following information:

we are writing to yourselves to determine if Homes England has any documentation relevant to the Hitchin Hospital site, including any documentation regarding the transfer and/or disposal of the site, or documentation regarding any investigations in to asbestos, particularly relating to the period 1977-1995.

Response

We can confirm that we do hold information that falls within the scope of your request, which is attached as Annex A.

Regulation 13 – Personal Data

We have redacted information in Annex A on the grounds that it constitutes third party personal data and therefore engages Regulation 13 of the EIR.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

Regulation 13 is an absolute exception which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exception is engaged.

The full text in the legislation can be found on the following link;
<http://www.legislation.gov.uk/ukxi/2004/3391/regulation/13/made>

Right to Appeal

If you are not happy with the information that has been provided or the way in which your request has been handled you may request an internal review by writing to;

OFFICIAL



Homes
England

Making homes happen

Date: 10 March 2021
Our Ref: RFI3321
Tel: 0300 1234 500
Email: infogov@homesengland.gov.uk

The Information Governance Team
Homes England – 6th Floor
Windsor House
50 Victoria Street
London
SW1H 0TL

Or by email to infogov@homesengland.gov.uk

You may also complain to the Information Commissioner however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link

<https://ico.org.uk/>

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

The Information Governance Team
For Homes England

OFFICIAL



Homes &
Communities
Agency

SPSL Due Diligence Site Acquisition Report DRAFT

Site Name: Hitchin Hospital, Herts.

Site ID: SXC1011_HMLR


Address: Hitchin Hospital, Oughton Head
Way, Hitchin, Hertfordshire SG5
2JZ

Selling Body: NHS Property Services Ltd
(Midlands & East)

Consultant Name URS
Date February 2014

NPPF (2012) - Appendix A		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

1. Executive Summary	
Site Address	Hitchin Hospital, Oughton Head Way, Hitchin, Hertfordshire SG5 2JZ
Selling Body	NHS Property Services Ltd (Midlands & East)
Site Area (Ha)	0.69 ha (Hospital)
Indicative Net Developable Area (Ha)	See Section 7 masterplan.
Indicative Residential Capacity	27 residential units on the hospital site comprising detached, semi-detached and terraced houses – see section 7 masterplan.
Summary	
Site Overview	
<p>The site is known as Hitchin Hospital, Oughton Head Way, Hitchin, and comprises land of the old hospital together with a small substation site to the east (though it is <u>not</u> proposed that the HCA will purchase the substation site). The site is located within North Hertfordshire where the current development plan comprises the North Hertfordshire District Local Plan No. 2 with alterations, April 1996 Saved Policies from September 2007. Given the status of the development plan, the policies contained within the NPPF also apply and should be given material weight upon determination of any planning application. Under the saved local plan, the site was identified on the inset proposals map as part of a comprehensive housing proposal (HR16/4) together with land to the north and south. The areas of the site to the north and south have now been developed leaving the hospital building and immediate surroundings.</p> <p>The Hospital building does not appear to be listed, the site is also not within a conservation area, however the trees within the site may be subject to a TPO.</p> <p>The site has potential to be redeveloped for residential development, however it is recommended that pre application advice is sought from the council. Planning obligation charges would apply.</p>	
Potential Residential Showstoppers	
<p>There are no identified potential residential showstoppers however there are a number of significant cost items that are likely to have an impact on the viability of the site. These include:</p> <ul style="list-style-type: none"> -Planning obligations -Building demolition (including asbestos removal) 	
Delivery Risk by March 2015	
<p>No significant risks have been identified to date. Planning obligations may be lower than estimated however at this stage education contributions are being sought for each new market dwelling. Services information is due to arrive shortly.</p>	
Overall Delivery Risk by March 2015	
	4

Site Name: Hitchin Hospital		 Homes & Communities Agency
Site ID:		

Overall Cost Risk	5
Likely Abnormal Costs	£564,000

Recommended Future Work
x


Timetable for Recommended Future Work
x

Topic


Section 6 Planning Policy	<p>The site is known as Hitchen Hospital, Oughton Head Way, Hitchin, and comprises land of the old hospital together with a small substation site to the east. The site is located within North Hertfordshire where the current development plan comprises the North Hertfordshire District Local Plan No. 2 with alterations, April 1996 Saved Policies from September 2007. Given the status of the development plan, the policies contained within the NPPF also apply and should be given material weight upon determination of any planning application. Under the saved local plan, the site was identified on the inset proposals map as part of a comprehensive housing proposal (HR16/4) together with land to the north and south. The areas of the site to the north and south have now been developed leaving the hospital building and immediate surroundings.</p> <p>The Hospital building does not appear to be listed, the site is also not within a conservation area, however the trees within the site may be subject to a TPO.</p> <p>The site has potential to be redeveloped for residential development, however it is recommended that pre application advice is sought from the council. Planning obligation charges would apply. Based on the Planning obligations SPD a two bed house would yield £5,375 per dwelling which we suggest to raise to around £8,000 per unit on average taking account of additional negotiable contributions for other issues. Assuming a two bed average this would equate to £216,000. The development would also be liable to provide 25% affordable housing.</p>	
	Delivery Risk	
	Cost Risk	
	Likely Abnormal Costs	£216,000

Section 7 Capacity and Master Planning Implications	<p>The masterplan Option 2 as produced by the NHS Trust's commissioned architects yields circa 27 detached, semi-detached and terraced units. The density proposed in this option is considered more appropriate and in keeping with the characteristics and market in the immediate area.</p>	
	Delivery Risk	
	Cost Risk	
Likely Abnormal Costs		£


Section 8 There are two alternative access options for the main site. One involves

PROTECT - COMMERCIAL		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		


Highways	<p>the use of the established route to the hospital which includes the use of a road that is heavily parked and has stretches where two way working is not practicable at all times. Traffic from residential development is likely to be lower than the previous use on the site.</p> <p>The alternative route is through a reasonably new residential development to the north. We have been advised verbally by the NHS that it has retained the rights of access over the land required for the connection to Symonds Road.</p>
	Delivery Risk
	Cost Risk
	Likely Abnormal Costs £
Section 9 Services / Utilities Location and Capacity	<p>Groundwise Searches Ltd has been commissioned to provide the location and description of known public utility service records for the site and vicinity. Further detail is provided in section 8 below with the utility records included in the Appendix. (awaiting plans which will identify if any services need to be diverted).</p> <p>Based on the density of units per hectare as described in section 8 of this report, supply loadings have been estimated to support future residential development:</p> <ul style="list-style-type: none"> • Electricity – 74.25 kVa • Water Usage – 12,555 litres/day • Gas – 162 kW • Telecommunications – 30 lines • Foul water flows – 1.25 l/s • Surface water flows – 59.8 l/s <p>A high level budget estimate has been produced based on typical utility cost estimates, SPONS and the assumed unit density to provide indicative costs to supply the major services (water, electricity, gas and foul sewer) to the proposed site. It does not include for the internal development supply (ie, to the properties). The estimate assumes that there is sufficient capacity within the existing network to serve the proposed development. It is recommended the utility service providers are contacted at an early stage to determine whether there is indeed sufficient capacity or whether additional works are required. Supply route to follow main road but not considered abnormal.</p>
	Delivery Risk
	Cost Risk
	Likely Abnormal Costs £
Section 10 Ground Conditions	<p>There are not considered to be any significant constraints to the future redevelopment of the site for residential purposes.</p> <p>A low to moderate/low potential for contamination to have resulted from the site's current/historical use has been identified.</p> <p>A ground investigation should be undertaken to confirm the ground model</p>

Site Name:		Hitchin Hospital	 Homes & Communities Agency
Site ID:			

	and identify the extent of any geotechnical and contamination constraints present at the site.
	Delivery Risk 4
	Cost Risk 4
	Likely Abnormal Costs £ 50,000
Section 11 Ecological Issues	<ul style="list-style-type: none"> No important habitats were recorded on the site. If bats are present a licence would be required to cover any work impacting on them. The presence of protected species could constrain works. <p>Further surveys have been recommended for reptiles and bats</p>
	Delivery Risk 4
	Cost Risk 4
	Likely Abnormal Costs £ 15,080 (midpoint)
Section 12 Flood Risk	Not part of this assessment.
	Delivery Risk 1
	Cost Risk 1
	Likely Abnormal Costs £
Section 13 Building Constraints	<p>The building fabric and structure to the Laburnum House surveyed in February 2014, was generally found to be in serviceable/fair condition with no significant visible structural defects with the exception of local cracking to a number of the external wall panels and internal cracking to the walls of the corridor leading to the former first floor gym.</p> <p>The building fabric and structure to the hospital building adjacent to Laburnum House surveyed in February 2014, was generally found to be in serviceable/fair condition with no significant visible structural defects to the majority of the building with the exception of a significant structural transverse crack across the northern end of the building along the line of the internal walls to the end office and storeroom. It appears that some structural movement of the building has occurred at this location.</p> <p>The building fabric and structure to the Apple Trees building surveyed in February 2014, was generally found to be in serviceable/fair condition with no significant visible structural defects with the exception of local cracking to a number of the external wall panels. Access to inspect the internal accommodation of this building was prohibited.</p> <p>The demolition of the buildings can be undertaken using traditional demolition techniques which will be familiar to all experienced demolition contractors.</p> <p>Demolition of buildings (including asbestos removal would cost approximately £270,400.</p>
	Delivery Risk 4
	Cost Risk 5
	Likely Abnormal Costs £ 270,000

		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

Section 14 Archaeology and Heritage	<p>There are no listed or locally listed buildings on the site, however Laburnum House and Cherry Tree House are of some historic interest and should be recorded prior to demolition. A burial ground on the site was mentioned by NHS representatives, and though no evidence has been found, this presents a risk until further assessment is undertaken. Abnormal costs relate to archaeological assessment and historic building recording; costs have the potential to rise should the presence of a burial ground be confirmed</p> <ul style="list-style-type: none"> • £5,000 for archaeological assessment • £8,000 for historic building recording of Laburnum and Cherry Tree House 	
	Delivery Risk	3
	Cost Risk	5
	Likely Abnormal Costs	£ 13,000
Section 15 Other Issues		
	Delivery Risk	
	Cost Risk	
	Likely Abnormal Costs	£


Site Name:		Hitchin Hospital	 Homes & Communities Agency
Site ID:			

2. Table of Contents


1. Executive Summary	1
2. Table of Contents.....	6
3. Previous Information Referred To	7
4. Site and Locality Description	8
5. Planning Policy	11
6. Capacity and Master Planning Implications.....	18
7. Highways.....	20
8. Services / Utilities Location and Capacity	23
9. Ground Conditions.....	25
10. Ecological Issues.....	29
11. Flood Risk.....	34
12. Building Constraints.....	35
13. Archaeology and Heritage	38
14. Other Issues	42
15. Recommended Future Work	43
16. Timetable for Recommended Future Work.....	44
17. Appendices	45

Appendices

Appendix 1: Supporting Information As Applicable

19/01/2016		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

3. Previous Information Referred To
Previous Reports
<ul style="list-style-type: none"> • To follow.
Other Information
<ul style="list-style-type: none"> • X

 Homes & Communities Agency	
Site Name:	Hitchin Hospital
Site ID:	

4. Site and Locality Description

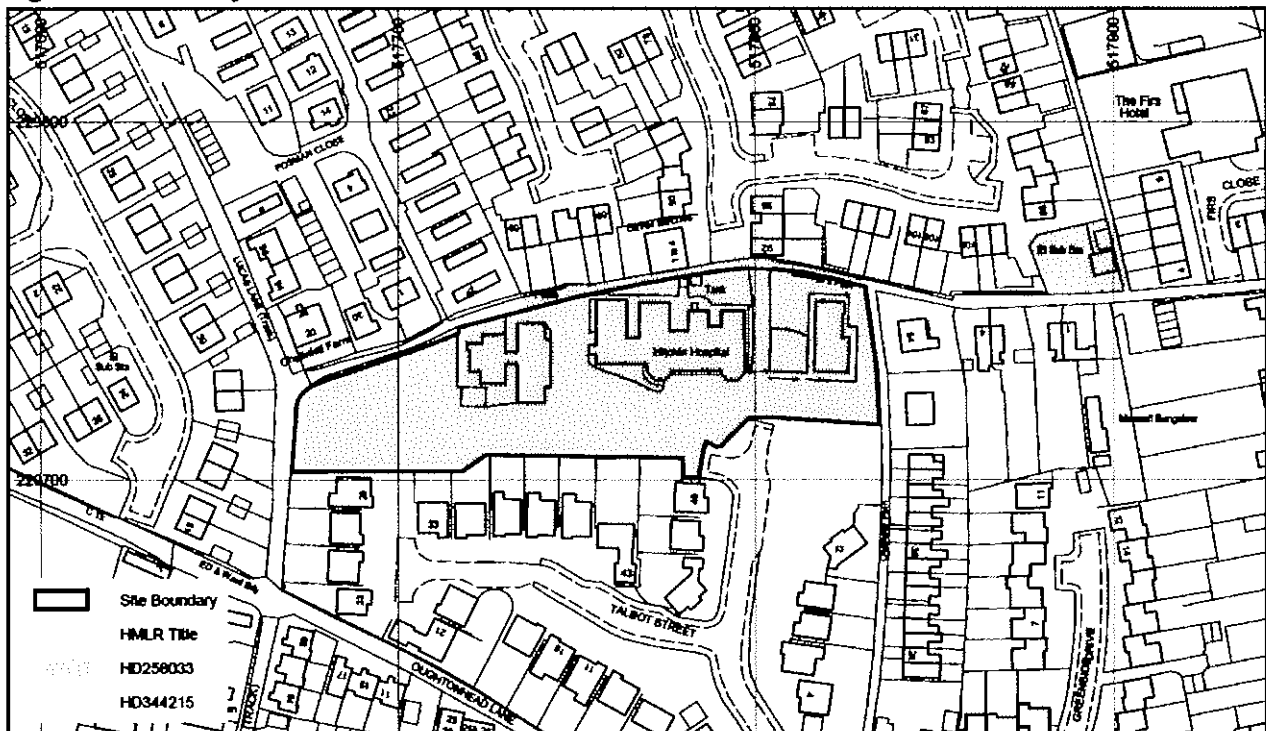
Site Description

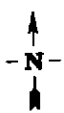

The 0.69 hectare site is known as Hitchin Hospital, Oughton Head Way, Hitchin, and comprises land of the old hospital together with a small substation site to the east (though it is not proposed that the HCA will purchase the substation site). The site is located in the west of Hitchin around 2km west of the train station. It is located in a mainly new residential area with detached and terraced housing on four sides.


The site contains the former hospital buildings of Cherry Tree House, Laburnum House and the boiler room, associated car parking and grassed areas with soft landscaping around the site edges. An open grassed areas exists in the far western part of the site.

The two historic buildings – Laburnum House and Cherry Tree House are both two storey and of brick constructions with newer extensions to their rears. The newer boiler room is also of brick construction and of single storey construction.

Figure 1 – Study Site



TITLE HITCHIN HOSPITAL BEDFORD ROAD HITCHIN		(DRAFT)		 - N -	 Homes & Communities Agency	Spatial and Market Intelligence Tel: 0800 334000 Email: spatialmarketintelligence@hca.gov.uk
REF NO: SXC1011 HMLR	DATE: 24/01/2014	SCALE: 1:1,250	REV: A4			

		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

--

Site Locality Description

The site surroundings are as follows, clockwise from north: Maxwell's public footpath runs along the northern edge of the site and to the direct north of this are the detached and semi-detached residential properties that are accessed from Fosman Close and Symonds Road; to the east are some older period terraced houses; to the south are the new detached properties of Talbot Street; and to the west are the semi-detached properties of Westbury Close.

The site area is located in a quiet, suburban and highly residential location and medium density residential uses are therefore considered appropriate for future development of the site.

Photographs

- Photo 1 – x

- Photo 2 –x

- Photo 3 – x

- Photo 4 – x

- Photo 5 – x


- Photo 6 – x


- Photo 7 – x

- Photo 8 – x

- Photo 9 –x

- Photo 10 –x

14 St. Eric's Highway, Suite 100, Hitchin, Hertfordshire, AL4 1JH		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

PROTECT - COMMERCIAL		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

5. Planning Policy

Overview

The site is known as Hitchin Hospital, Oughton Head Way, Hitchin, and comprises land of the old hospital together with a small substation site to the east. The site is located within North Hertfordshire where the current development plan comprises the North Hertfordshire District Local Plan No. 2 with alterations, April 1996 Saved Policies from September 2007. Given the status of the development plan, the policies contained within the NPPF also apply and should be given material weight upon determination of any planning application. Under the saved local plan, the site was identified on the inset proposals map as part of a comprehensive housing proposal (HR16/4) together with land to the north and south. The areas of the site to the north and south have now been developed leaving the hospital building and immediate surroundings.

The Hospital building does not appear to be listed, the site is also not within a conservation area, however the trees within the site may be subject to a TPO.

The site has potential to be redeveloped for residential development, however it is recommended that pre application advice is sought from the council. Planning obligation charges would apply.

Implications for Site Disposal (and Subsequent Residential Development Occurring Shortly Afterwards) by March 2015

Decision-making


At present (since 1996) the statutory development plan for North Hertfordshire comprises the District Local Plan No.2 with Alterations. Under the Planning & Compulsory Purchase Act 2004, those policies expired on 27 September 2007, except for those which were given permission from the Secretary of State to endure beyond this date. That permission has been granted in respect of 33 of the policies.

Following the publication of the National Planning Policy Framework (NPPF) in March 2012, policies in the Local Plan need to be considered alongside those of the NPPF. Policies which are inconsistent with the NPPF will have less weight applied to them. The Council believes that most policies in the Local Plan remain broadly consistent with the NPPF and therefore still have significant weight in determining applications. There are four particular policies where the Council has identified an inconsistency between the Local Plan and the NPPF:

- Policy 6 on development in rural areas beyond the green belt: the NPPF is more permissive of rural businesses being allowed to grow.
- Policy 25 on the re-use of rural buildings: NPPF effectively contains its own policy on this subject.
- Policy 26 on housing provision: the overall housing target is no longer relevant.
- Policy 36 on employment provision: the policy is broadly consistent with the NPPF, with the notable exception that the NPPF allows for the loss of designated employment land where there is no reasonable prospect of the site being used for the allocated employment use.

In addition to the Local Plan, there is a suite of Supplementary Planning Guidance (SPG) which supports the local plan. The current documents considered of most relevance to this site are listed below:

- Design SPD July 2011

		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

- Planning Obligations SPD, 2006 SPD November 2006
- Vehicle Parking at New Development 2011 SPD November 2011

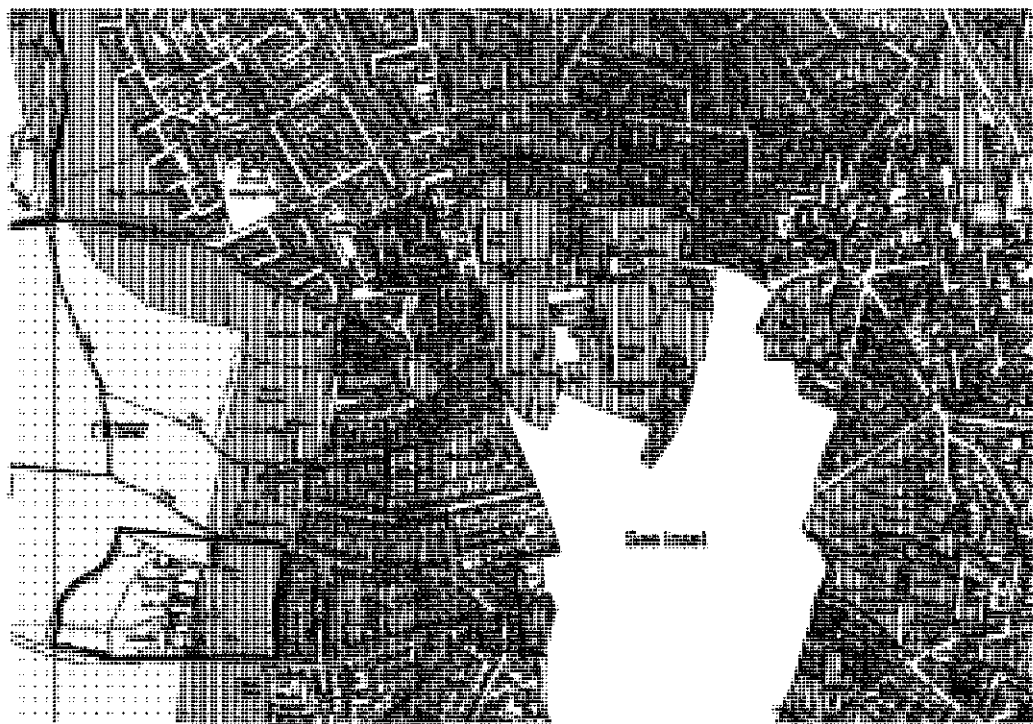
These should be reviewed in detail if progressing with the application.

North Hertfordshire District Local Plan No. 2 with alterations, April 1996 Saved Policies from September 2007

Within the current statutory development plan, the site is identified to be located on the edge of Hitchin outside the defined town centre inset and boundary. Saved Policy Proposals Map B Hitchin (extract below) identifies the Hospital site as part of Proposals HR16/4 comprising a wider site which includes land around Symonds Road to north and Talbot Street (south). The northern and southern part of the proposal site has since been redeveloped. The small substation site to the east of the hospital is also within this designation.

The Site is shown broadly in the centre of the extract of the proposals map below, the hospital is the lower half of the larger site with the red line boundary. The map key confirms that the red line relates to Proposal HR16/4, the dark green hash lines covering the middle of the site refers to Policy 21 on Consolidation Of Landscape Pattern and the area surrounding the site to the east and south highlighted by the light green hash identifies land within "Landscape Pattern Open Space Designation".

Extract of Saved Policy Proposals Map B Hitchin



Policy 26: Housing Proposals (red line) confirms "that provision is made for about 8000 dwellings between 1986 and 2001. For housing proposals, the Council will accord with strategic guidance by permitting development:

- i. on sites listed in Part 5 and shown on the Proposals Map;
- ii. on sites within Residential Areas and elsewhere, if the proposal is acceptable in that location within the environment and character of the existing area; and

		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

iii. Involving conversions or changes of use, if acceptable for that building and in land use and environmental terms.

Development proposals which involve the loss of land from existing employment use, and allocated for that purpose to meet the District's employment needs, will generally be refused. Developers of large housing sites in urban areas must have regard to the provisions of Policy 29A concerning affordable housing."

Saved sections of Part 5 under this policy include: HR16/9 Former Hitchin General Hospital, Oughtonhead Way: Retention of mature trees, and of hedgerow by footpath on eastern boundary. Off-street parking essential.

The council have confirmed that Policy 26 the overall housing target is no longer relevant and has been superseded by the policies contained within the NPPF.

With regard to the surrounding site designation as Landscape and Open Space Patterns in Towns, under policy 21. This primarily seeks to protect the general pattern of the landscape features and of public and private open spaces and would be a further consideration if the site was developed.

The site does not appear to be listed or fall within a conservation area. TPO/103 is listed as applying to Hitchin General Hospital and Bearton Farm site Oughtonhead Way/Bedford Road, further information as to where this applies would be required from the council.

The planning history of relevance identifies that

91/00500/1 | Renewal of outline permission granted on appeal 15.8.88 for residential development of 160 dwellings and new roundabout at junction of Bedford Road/Lancaster Avenue. (All matters reserved) | Former Hitchin Hospital, Oughton Head Way, Hitchin

91/01070/1 Demolition of buildings north of Maxwells Path and adjacent to Lucas Lane Former Hitchin Hospital, Oughton Head Way, Hitchin Ref. No: 91/01070/1 | Received: unknown | Validated: Fri 06 Sep 1991 | Status: Decided

92/00047/1 Demolition of buildings south of Maxwell's path and adjacent Lucas Lane. Former Hitchin Hospital, Oughton Head Way, Hitchin Ref. No: 92/00047/1 | Received: unknown | Validated: Wed 15 Jan 1992 | Status: Decided

86/01199/1 Outline Application (all matters reserved) for residential development following demolition of existing 86/01199/1 Former Hitchin Hospital, Oughton Head Way, Hitchin Ref. No: | Received: unknown | Validated: Sat 19 Apr 1986 | Status: Withdrawn

86/01841/1 Outline Application (all matters reserved) for residential development and provision of car park ...Former Hitchin Hospital, Oughton Head Way, Hitchin Ref. No: 86/01841/1 | Received: unknown | Validated: Wed 15 Jun 1988 | Status: Decided

86/00367/1LB To demolish buildings and to construct new North West and South West elevations. Hitchin Hospital, Bedford Road, Hitchin, SG5 1GN. Ref. No: 86/00367/1LB | Received: unknown | Validated: Wed 23 Apr 1986 | Status: Decided


There are also applications for works to trees within the site.

Unfortunately none of the documents related to the applications are held on line given the lapsed period of time. These documents would need to be requested from the councils archive.

National Planning Policy Framework

The NPPF sets out the government's requirements for the planning system in terms of the decision-making process and is a material consideration in planning decisions.

Core to the NPPF is the "presumption in favour of sustainable development" which should be seen as a 'golden thread' running through decision taking and should be the "basis of every decision

NORTH HERTFORDSHIRE DISTRICT COUNCIL		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

made". The NPPF also recognises that there is a need to "significantly boost the supply of housing" and sets out measures that local authorities should employ in order to achieve this. The importance of delivering a wide choice of homes including family homes and affordable homes is highlighted. Para. 69 states that planning decisions should aim to achieve places which promote safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas. Para. 73 notes that access to high quality open spaces can make an important contribution to the health and well-being of communities.

Any application submitted would need to have regard for the policies of the saved local plan and proposal HR16/9 as well as the NPPF.

Emerging Planning Policy of significance

Under the new system the saved policies from the North Hertfordshire District Local Plan No. 2 with Alterations adopted 1996 (NHDC) will be replaced by the North Hertfordshire Local Plan (NHDC). The timetable for the Local Plan currently shows the next published document being in February 2014, which is a consultation under regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. However in a report on Strategic Planning Matters to the Council's December 2013 Cabinet, the council have confirmed that due to work being undertaken by Luton and Central Bedfordshire on the levels of need for housing arising from Luton. It is not possible to provide a robust housing target for North Hertfordshire. A new timetable for the emerging NHDC will therefore need to be prepared.

The initial work on producing the evidence base to support the emerging plan has begun and includes the following:

Housing Growth Targets 2011-2031 February 2012- The consultation paper outlines eight different options for housing growth, ranging from 15,800 new homes down to 2,500 homes. The Council's preferred option (Option F) was indicated as 7,000 new homes, based on meeting affordable housing needs. The site is not identified within this document.

Core Strategy and the Development Policies Preferred Options Papers September 2007- Consultation from 20 September to 31 October 2007- This forms part of the early stages of the production of the plan and asks key questions to gather information. It also contains proposed revisions to the development plan policies which may apply if the site was developed.

Housing Additional Location Options: July 2013- In 2013 consultation took place on additional housing options for the district up to 2031. A number of additional sites were formally suggested to the Council as alternatives to those listed in the consultation paper. In order that these additional sites may be fairly assessed they were consulted upon between Friday 5 July and Friday 2 August 2013. The deadline for comments has now passed however the site is not identified within this document.

As detailed above, no decisions have yet been made on the number of homes that should be built in the district or on the sites which could be used. The responses to this and the earlier consultations will help to inform those decisions. The site is not identified as an allocation within the initial or recent Strategic Housing Assessment work.

The emerging plan will require monitoring in parallel with any redevelopment options for the site. Given that the Council is in the process of preparing a new plan, opportunity may exist for submitting representations to ensure the development of the site for residential (or other uses) is taken into consideration by the Council in any emerging documents.

Overall

		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

A telephone discussion held between Emma Franks (Senior Planner, URS) and James Gran Duty Planner confirmed the current status of policy. With regards to obtaining historical planning application information he said to email planning.control@north-herts.gov.uk. He recommended speaking to Tom Ray (Principal Planning Officer, North Hertfordshire Council) who is on leave until 24th February, as he has some knowledge of the sites history.

With regard to the sites redevelopment, the officer suggested retaining the historic building within the site where possible and emphasised the need to enter in to pre application discussions with the council prior to submitting any planning application.

Cost Implications

Planning Obligations Supplementary Planning Document (SPD) (November 2006) provides guidance on when and how the Council will enter into planning obligations and the type of facilities and other benefits the Council expects developers to provide.

Community Infrastructure Levy

As agreed at the Council's Cabinet meeting on the 30 July 2013, the Council is not currently looking to implement a Community Infrastructure Levy (CIL). It will keep the situation under review and may choose to prepare a CIL in future if circumstances change.

Planning Obligations Supplementary Planning Document (SPD) (November 2006)

This provides a standard charge which may be applied for new developments. The standard charges within this SPD relate to developments of one or more dwellings. A dwelling can be defined as any self-contained unit of residential accommodation.


Site Name:		Hitchin Hospital	 Homes & Communities Agency
Site ID:			

Table 1: North Hertfordshire Council's Standard Charges for dwellings

	Occupancy Rate	Number of Bedrooms Per Dwelling			
		1	2	3	4+
		1.26	1.78	2.51	3.07
Standard Charge	Cost Per Person In £	Cost Per Dwelling in £			
Community Centres/Halls	£188	£236.88	£334.64	£471.88	£577.16
Leisure	£311	£391.86	£553.58	£780.61	£954.77
Play Space	£296	£372.96	£526.68	£742.96	£908.72
Pitch Sport	£146	£183.96	£259.88	£366.46	£448.22
Informal Open Space	£160	£201.60	£284.80	£401.60	£491.20
Sustainable Transport (*Applies to applications outside the town centre, that comply with the Vehicle Parking Provision SPD see section 5.8 for within the Town Centre)		£625	£750	£1,125	£1,500
Waste Collection Facilities & Recycling (*For flats see section 4.7)		£71	£71	£71	£71
Total Contributions Per Dwelling		£2,083	£2,781	£3,960	£4,951

Notes

Schemes of 5 houses and 10 (one or two bedroom) flats or above will also be required to meet County Council requirements outlined in section 6 of this SPD.

Contributions are based at and will be indexed from first quarter of 2006. See Section 8.3 for further details.

See the background paper accompanying this SPD for further details relating to the above figures in this table.

For Sustainable Transport in circumstances where the number of spaces is different a charge of £500 will apply per space as outlined in paragraph 5.8.7.

Table 8: Hertfordshire County Council Standard Charges for Dwellings


Contributions required per dwelling						
Open market, shared equity, key worker & other						
Number of bedrooms	1	2 (flat/app)	2 (house)	3	4	5 or more
Primary	£0	£573	£1,127	£2,745	£3,415	£4,369
Secondary	£0	£474	£969	£3,204	£4,198	£6,820
Nursery education	£0	£112	£224	£453	£539	£596
Childcare	£0	£46	£90	£166	£184	£241
Youth	£0	£11	£20	£59	£78	£126
Library	£102	£129	£153	£206	£228	£266
Total all headings	£102	£1,346	£2,694	£6,834	£8,851	£12,417
Affordable dwellings for social rent only						
Number of bedrooms	1	2 (flat/app)	2 (house)	3	4	5 or more
Primary	£0	£2,043	£2,043	£3,680	£5,649	£6,957
Secondary	£0	£960	£960	£1,834	£2,680	£3,358
Nursery education	£0	£290	£290	£810	£887	£1,046
Childcare	£0	£121	£121	£224	£318	£373
Youth	£0	£18	£18	£38	£59	£77
Library	£51	£71	£71	£102	£110	£128
Total all headings	£51	£3,603	£3,603	£6,688	£9,700	£11,939

Notes


Contributions are based at and will be indexed from PUBSEC base index of 168 (This is the indicative index for 202005 - as of June 2006)

The figures for social rented affordable housing are different, as population figures indicate that child yield is higher. These would be considerably higher than shown but have been discounted to allow for the fact that some occupants of new affordable housing are likely to move locally and are already using the services.

Further details relating to the figures contained within this table are in the background paper supporting this SPD.

		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

<p>Affordable Housing Affordable housing will require consideration as part of any future planning application and must be factored into any costs being attributed to the site by the project valuers as part of the site valuation process. The most current policy on affordable housing is given within Policy 29A of the saved Local Plan. Policy 29A requires 25% affordable housing on sites of twenty or more dwellings. The mix of affordable housing products will vary through negotiation and shall be provided taking into account the Council's evidence of housing need and any viability constraints identified, reflecting the different markets in different value zones however typically this will be a 70/30 mix of rented and intermediate housing.</p> <p>Other Issues There are a number of issues listed below where it is not appropriate to have a standard charge, as it is difficult to predict and quantify likely impacts. These are:</p> <ul style="list-style-type: none"> • Biodiversity and Environmental Issues • Economic Development • Information Technology • Community Facilities • Development and Flood Risk • Sustainable Construction Methods • Community Safety • Allotments <p>Costs towards these issues will be negotiated on a site by site basis.</p>	
Delivery Risk	
Abnormal Costs	
<p>Based on Tables 1 and 8 of the SPD a two bed house would yield £5,375 per dwelling which we suggest to raise to around £8,000 per unit on average taking account of additional negotiable contributions for other issues.</p>	
Cost Risk	
Likely Abnormal Costs £ 216,000	
Recommended Future Work	
<p>Pre-application planning discussions to clarify planning issues and technical assessments that should be completed to achieve planning consent. Preparation of planning application.</p>	
Timetable for Recommended Future Work	
<p>Following site acquisition.</p>	

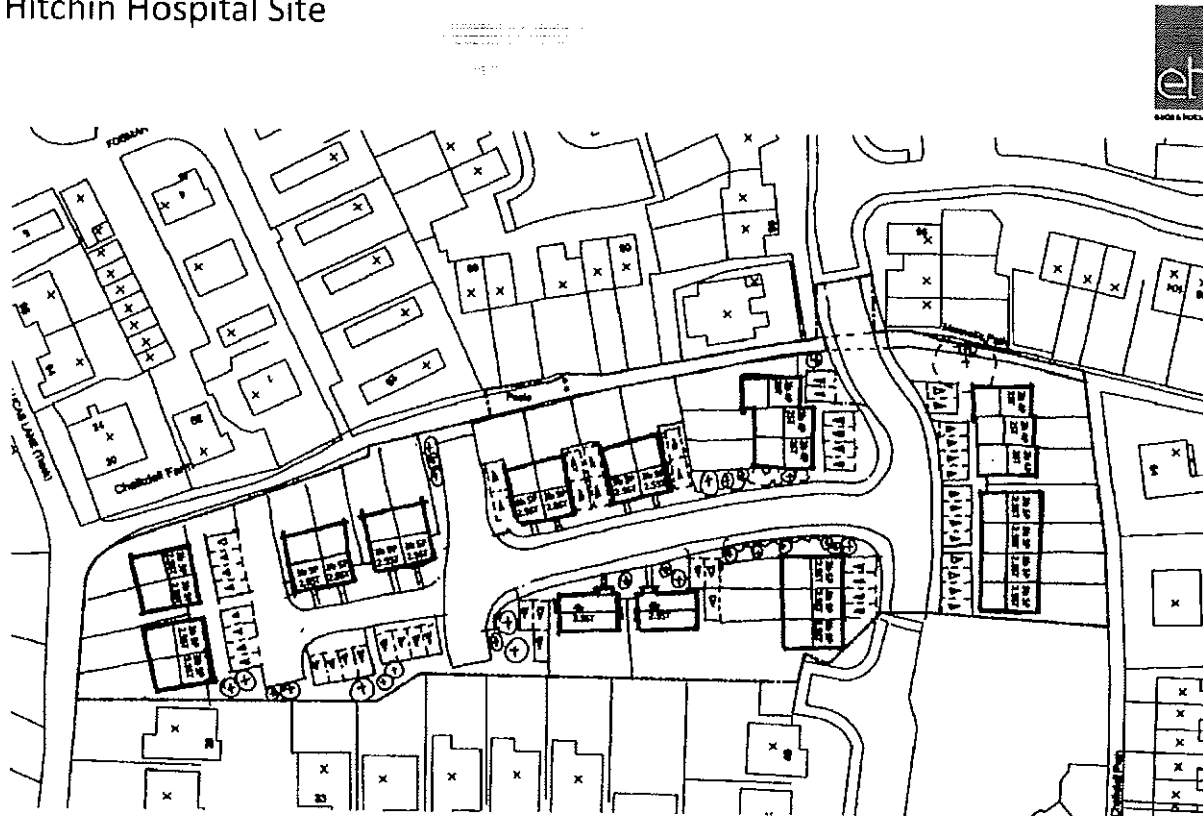
Site Name: Hitchin Hospital		 Homes & Communities Agency
Site ID:		

6. Capacity and Master Planning Implications

Overview

The masterplan Option 2 as produced by the NHS Trust's commissioned architects yields circa 27 detached, semi-detached and terraced units. The density proposed in this option is considered more appropriate and in keeping with the characteristics and market in the immediate area.

Hitchin Hospital Site




Architect: [illegible]
Drawing No: [illegible]
Scale: [illegible]
Date: [illegible]

Site Layout Option 2


Drawing no: 2013-03-002 Scale: 1:500 Date: 1 Jan 2011

Implications for Site Disposal (and Subsequent Residential Development Occurring Shortly Afterwards) by March 2015

Delivery Risk	
Abnormal Costs	
Cost Risk	
Likely Abnormal Costs	£

HITCHIN HOSPITAL		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

Recommended Future Work
Timetable for Recommended Future Work

PROTECT - COMMERCIAL		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

7. Highways

Overview

The hospital originally covered a larger area than the site that is being considered in this review. The full extent of the hospital can be seen from a combination of the Land Registry plan HD258033 and The HCA drawing SXC1011_HMLR (marked 'draft'). Access to the full site was taken from Oughton Head Way by the southern end of Chalk Dell path which runs along the eastern side of the original site. The two coloured areas on the Land Registry plan HD258033 have been disposed of and have become residential developments. When the southern site was developed Talbot Road was constructed, which as well as serving the new housing also provided an access to the retained hospital site.

Oughton Head Way connects to the county highway network at the junction of Bedford Road (A505) with Old Park Road. The junction forms the northern end of a gyratory that also includes Paynes Park. The layout of this junction does not allow traffic coming from the north along Bedford Road turn right into Oughton Head Way. Traffic must travel round the full gyratory which adds about a kilometre to the journey to the site. The junction is partially signalised and includes a pedestrian phase. Pedestrians wishing to cross the southbound movement of traffic along Bedford Road do so using a zebra crossing.

Oughton Head Way has a variable width and for much of its length is heavily parked. Between its junctions with Gaping Lane and Talbot Road there are two sections of highway that are marked out for parking. However because of the number of properties that do not have off-street parking facilities the parking bays have insufficient capacity to cater for demand with the consequence that where there is the width available there is at times parking on both sides of the highway. In parts there is insufficient space for two cars to pass, and it is necessary for motorists to pull into a gap in the parking or at a point where the carriageway is wider to let approaching cars pass. All of the properties on the section of Talbot Way between Oughton Head Way and the site have provision for off-street parking with the result that the presence of parked cars on the carriageway is less prevalent and when it does occur less obstructive.

There is a small area of land between the end of the carriageway of Talbot Road and the site boundary. While it would be logical that the NHS has protected its interests by ensuring that this slither of land is either 'highway land' or it has retained rights to pass over it, it would be prudent to obtain evidence of this.

The land coloured yellow to the north of the retained site has also been developed for residential use with all of the internal roads called Symonds Road. The estate appears to be contained within the area shaded yellow. Access to the housing is from a roundabout on the A600 Bedford Road that is a replacement for the previous priority junction where Lancaster Avenue met Bedford Road. The HCA drawing SXC1011_HMLR (marked 'draft') shows an area, coloured salmon pink, at the southern end of the arm of Symonds Road that runs by plots 90 to 96. This appears to match with a grassed area at the end of the carriageway. We were advised by a representative of the NHS that this was land over which it maintained a right to construct an access to the retained land.

This estate is separated from the site by a footpath called Maxwell's Path. It would appear from the ownership plans that this path at one time ran through the grounds of the hospital and would

		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

have been crossed by the internal road network, the southern part of which still remains. This would probably account for the presence of railings across the footpath to slow down cyclists.

In addition to the main site which includes Laburnum House there is a small site to the north east that accommodates the electricity sub-station. The NHS has provided a plan that shows a strip of land that runs between plots 62 and 63. We were advised that the NHS has retained this strip to provide vehicular access to this second site. Note that these are not the actual numbers of the properties.

Both sites are within 400 metres of bus stops on Fishponds Road and Bedford Road that provides access to services that operate within Hitchin and also provide connections to Bedford and towns and villages en route.

There is a parade of shops on Redhill Road and a Waitrose foodstore that are both about 600 metres by foot. The Waitrose store is on the edge of the town centre.

The document **Planning Obligations Supplementary Planning** which forms part of the District Council's LDF sets out details of a charge to encourage sustainable travel. This would provide funds that would be spent on local schemes, as identified in the Local Transport Plan (LTP) and in the urban transport plans for Hitchin, Letchworth Garden City, Baldock and Royston. Details of the charges are set out in "Table 9: Sustainable Transport Second Strand Approach: Standard Charges for Residential Developments based on the Vehicle Parking Provision SPD".

Implications for Site Disposal (and Subsequent Residential Development Occurring Shortly Afterwards) by March 2015


Two options for the layout of the larger site have been prepared by EHW a local architectural practice. The main difference between the two layouts is the mix of dwelling sizes which results in the number of dwellings varying between 18 and 27.

The basic layout that is common to both schemes shows a link to the existing residential estates both to the north and the south. Whilst the trip generation associated with the redevelopment of the main hospital site will not be high, the introduction of a route through the site could result in traffic from the area to the south using it as a link to travel to and from Bedford Road avoiding the gyratory and/or the delays caused by the parked cars on Oughton Head Way. This would change the character of Symonds Road and would be likely to result in objections from residents in that estate and also residents who live along the section of Talbot Road that would form part of the alternative route to Bedford Road, which would be attractive to some living to the south of Talbot Road.

The scheme produced by EHW is not achievable as the link to Symonds Road passes over third party land and very close to the dwelling that is adjacent to Maxwell's Path.

Although there is merit in providing access through the residential development to the north, there is no history of traffic using that route. If a developer were minded to utilise the strip of land that is coloured salmon pink on the HCA drawing SXC1011_HMLR (marked 'draft'), the actual boundary should be scrutinised carefully to check that there is adequate width to provide an access road that complies with the relevant standards that are set out in Hertfordshire County Council design guide.

The alternative route to the south, although it passes more dwellings and uses a road that is heavily parked, has the advantage that historically it was the access route to the hospital and a housing development would be more than likely to represent a lower intensity of use.

Site Name:		Hitchin Hospital	 Homes & Communities Agency
Site ID:			

At the Kick-Off Meeting it was noted that the access to the site was 'tight' and its use for construction traffic was questioned. This route would have been the only route available for traffic associated with the demolition of the buildings on the southern part of the original hospital site and the construction of the Talbot Road residential development.

The North Hertfordshire District Council LDF Supplementary Planning Document **Vehicle Parking at New Development** includes the guidance that transport assessments will be required for residential development in excess of 25 units. On that basis the scheme shown on Option 1 would not require an assessment but Option 2 with 27 units would. The document continues with the following proviso:

"In addition to the development types listed above, Transport Assessments should also be produced:

- Where traffic levels to and from the proposed development are likely to exceed 5% of the two way traffic flow on the adjoining highway from which it takes access
- Where traffic congestion exists or will exist within the assessment period; and
- In sensitive locations such as adjacent or close to traffic lights or roundabout junctions."

The provision of a shared driveway connected to Symonds Road to serve the development of the electricity sub-station site should be sufficient.

Delivery Risk		6
Abnormal Costs		
There are not expected to be any abnormal costs.		
Cost Risk		4
Likely Abnormal Costs		£0.26m
Recommended Future Work		
A discussion should be held with the District and County Councils to investigate in more detail their reaction to the alternative access options.		
Timetable for Recommended Future Work		
It is recommended that the discussions take place before developing a Masterplan for the site.		

PROTECT - COMMERCIAL		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

8. Services / Utilities Location and Capacity

Overview

Utility Assessment

URS has carried out a high level assessment to estimate the public utility 'loadings' required to service the site to support future residential development. The assessment estimates the demand for electricity, water, gas and telecommunications, which would generally be required to supply new homes.

At this stage, the preliminary loadings assessment is based on the estimated number of dwellings per hectare. This estimate is derived from an assumption that 85% of the gross area is developable with 15% built-in redundancy for Greenfield areas (eg. Recreation areas, attenuation ponds). The density of houses per hectare is based on our assessment of the development potential of the site in the context of the locality.

For Hitchin Hospital, North Hertfordshire, we have estimated loadings to accommodate **27 units**.

Unit Calculation


The supply to each home has been derived from the following standards:

Electricity	BS 7671
Gas	CIBSE GIDE BSRIA
Telecommunications	No. of homes (with 10% allowance for future development)
Potable Water	BS 6700, CIBSE GUIDE
Foul Water	Sewers for Adoption 6 th Edition
Surface Water	Modified Rational Method

The table below provides an estimate of the supply required to support a residential development of 27 homes, based on the criteria stipulated above.

Electrical Loads	Average
Residential	74.25
Totals	74.25 kVA

Gas Usage	
Residential	162 kW
Totals	162 kW

Site Name: Hitchin Hospital		 Homes & Communities Agency
Site ID:		

Telephone Lines	
Residential	30 lines
Totals	30 lines
Water Usage	
Residential	12,555 litres/day
Totals	12,555 litres/day
Foul Flow Rates	
Residential	1.25 litres/second
Totals	1.25 litres/second
Surface Water Run Off Rates	
Residential	59.8 litres/second
Totals	59.8 litres/second
Service plan analysis to follow.	
Implications for Site Disposal (and Subsequent Residential Development Occurring Shortly Afterwards) by March 2015	
Delivery Risk	
Abnormal Costs	
Cost Risk	
Likely Abnormal Costs £	
Recommended Future Work	
Timetable for Recommended Future Work	

PROTECT - COMMERCIAL		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

9. Ground Conditions

Overview

A geo-environmental assessment has been undertaken to identify the risks from ground contamination and assess the suitability of the site to support residential development. It has reviewed data from available sources including the following:

- Site description
- Surrounding land uses
- Geology
- Hydrogeology
- Hydrology
- Site history
- Environmental setting (landfill, pollution etc.)

A preliminary risk assessment was undertaken to consider:


- Potential contaminants in the soil and groundwater at the site – low to moderate/low risk
- Ground gas/vapours – very low/low risk
- Asbestos in building materials – moderate/low risk

A low potential for contamination to have resulted from the main site's use as part of a workhouse and then hospital (as well as the presence of a suspected former pauper's graveyard) and the use of the smaller site as an electricity sub-station has been identified. There is no evidence to suggest that the main site has historically disposed of waste through on site burial or burning, which has been known to be the case on some old hospital sites. However, the potential cannot be fully discounted and evidence of disturbed or mounded ground should be looked for during any future site inspection or ground investigation.

Occasional point sources of possible contamination have been identified which may warrant some consideration as part of any geo-environmental/geotechnical investigations, including current/former tanks (on both the main site and smaller site, and approximately 50 m south and 110 m north of main site) and electricity sub-stations (on the smaller site, and the next closest being approximately 50 m west of main site). In addition, the following have been identified: Chalkdell Farm (adjacent north of the main site), a former maintenance/depot type garage (approximately 80 m south of main site), car service/maintenance facility (approximately 80 m north east of main site), a Shell fuel station (approximately 100 m north east of main site), a former garage/warehouse/depot and current tyre depot/maintenance garage (approximately 115 m north east of main site), former warehouses and associated tank (approximately 140 m and 150 m north east of main site), former brick works and associated pits (apparently now infilled) (approximately 200 m north east of main site), former gravel pits (apparently now infilled) (approximately 200 m west of main site) and a former iron foundry (off site approximately 240 m south of main site)

Made ground is anticipated in areas that have been subject to historical development; this covers the majority of the main site and the eastern and western parts of the smaller site.

The main site is mapped to be underlain by glaciofluvial deposits (chalky sand and gravel) and is

PROTECT - COMMERCIAL		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

recorded as being in a buried (sediment-filled) channel. It is considered that the Glacial Till (chalky, sandy, stony clay), which would have once underlain the site prior to glaciofluvial activity, will have been partially, if not completely, eroded and replaced by the younger glaciofluvial deposits; the Glacial Till may be present together with the glaciofluvial deposits near surface at the smaller site which is located towards the edge of the mapped extent of glaciofluvial materials. The extent to which the underlying solid geology at the site has been eroded by the buried channel is uncertain, but based on the review of the geological map and the relative age of the solid geology underlying the superficial deposits, it appears that the buried channel (and associated natural superficial deposits) may be 50 m or more in thickness. Such thicknesses may not be as significant for the smaller site which is located towards the edge of the buried channel.

The solid geology beneath both the main and smaller site comprises the Lower Chalk (Upper Cretaceous). The older (Lower Cretaceous) Gault Formation (grey mudstone) may be present in the far west of the main site where the buried channel has cut through deeper and removed the overlying Lower Chalk. There are no faults passing through the site, with the closest being a cluster of minor faults trending west to east with downthrows north and south approximately 250 m west of the main site.

A ground investigation should be undertaken to confirm the ground model and identify the extent of any geotechnical and contamination constraints present at the site. Should significant areas of Made Ground be identified, then further consideration of ground gas may be required. The site is not in a radon affected area, with 0 – 1% of homes being at or above the action level. In accordance with BRE's 2007 guidance document, neither basic nor full radon protection would be required.


Implications for Site Disposal (and Subsequent Residential Development Occurring Shortly Afterwards) by March 2015

A low potential for contamination to have resulted from the main site's use as part of a workhouse and then hospital (as well as the presence of a suspected former pauper's graveyard) and the smaller site's use as an electricity sub-station has been identified. There is no evidence to suggest that the main site has historically disposed of waste through on site burial or burning, which has been known to be the case on some old hospital sites. However, the potential cannot be fully discounted and evidence of disturbed or mounded ground should be looked for during any future site inspection or ground investigation. Occasional point sources of possible contamination have been identified which may warrant some consideration as part of any geo-environmental/geotechnical investigations.

A 50 m outdoor Swimming Pool (part of an apparent sports complex) is located approximately 320 m east of the main site whilst Bearton Pond is located approximately 330 m north east. The nearest significant water feature is a tributary flowing north to the River Oughton approximately 825 m north west of the main site. The River Hiz, trending south-west to north-east, is located approximately 950 m east of the main site.

The section of the River Hiz closest to the site is recorded as 'Does Not Require Assessment' with regards to chemical quality. The closest assessed section of the River Hiz is described as having moderate ecological potential. No chemical or ecological quality designations are available for the River Oughton.

The risk to the surface water features surrounding the site from any contamination is assessed as

		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

low on the basis of the distance to the more sensitive River Oughton and River Hiz receptors in relation to the site.

The glaciofluvial deposits are designated as a Secondary A aquifer. There is no designation associated with the Glacial Till. With regards to solid geology, the Lower Chalk deposits are designated as a Principal aquifer, whilst the Gault Formation, which may be present in the far west of the main site, is designated as unproductive strata. Groundwater vulnerability beneath the site is designated as high. The risk to groundwater from any contamination has been assessed as moderate/low.

Where new structures are planned, the nature of the near surface soils should be clarified by further intrusive investigation. In particular any investigation should take into consideration the NHBC Standards Chapter 4.2 and 4.4 (and/or published BRE guidance) relating to the design of foundations on shrinkable soils, the proximity of trees (especially given the presence of trees at both the main site and smaller site) and the potential lateral and vertical variability of the near surface soils and potential for differential settlement should buildings be founded over variable materials. For example, significant thicknesses of variable and/or poorly consolidated superficial sands and gravels (e.g. associated with the glaciofluvial deposits) may render a shallow foundation solution unsuitable.


Made ground, given its vertical and lateral variability, is considered unsuitable as a founding stratum. Subject to the outcome of ground investigation, it may be possible through specific design, ground improvement and/or excavation/engineered re-compaction for superficial material to be used to provide a more consistent shallow founding base. Alternatively, if after ground investigation this is deemed unsuitable and/or made ground is proven to be particularly thick, a deeper foundation solution (e.g. piling) could be considered.

On the basis that only a nominal thickness of Made Ground is expected and assuming the underlying glaciofluvial deposits and/or Glacial Till are at least medium dense and/or firm to stiff within 3 m bgl and becoming denser/stiffer with depth, then a shallow foundation solution is considered feasible for a typical low rise development. This will need to be confirmed by ground investigation.

Other controlling factors on foundations options include:

- Given the historical development at both the main site and smaller site, hardstanding, buried structures or below ground obstructions may hinder any shallow foundation solution if/where present;
- Aggressive ground conditions. BRE Special Digest 1 (SD1:2005) 'Concrete in Aggressive Ground' does not indicate the Lower Chalk solid geology to be known to contain pyrite. However, ground investigation should be targeted to provide data for each potential founding strata in order to provide quantitative assessment of the potential for aggressive ground conditions. This may be relevant for the smaller site given its location towards the edge of the buried channel where natural superficial deposits may be thinner and the bedrock closer to the surface;
- The potential interference with buried services which are to be retained;
- Proposed temporary/permanent earthworks. The shoring and stability of excavations and slope stability should be considered where necessary; and

Groundwater conditions. Shallow groundwater should be considered as part of any foundation solution; site-specific groundwater levels would need to be confirmed during future ground investigation. Any granular strata (i.e. as part of the Made Ground, glaciofluvial deposits or Glacial

The City of Hitchin Local Plan 2014-2020		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

Till) below the groundwater table may become unstable and potentially affect the stability of any excavations for foundations or services. Whilst it is ideal to design to avoid impact from groundwater, depending on the proposed development and should a shallow groundwater regime be present, this may not be possible and temporary support and/or suitable dewatering control may be required.

Delivery Risk	6
----------------------	----------

Abnormal Costs

Likely abnormal costs will be revealed at site investigation stage. It is not possible to provide estimates for contamination remediation, for example, without undertaking site surveys. The requirement for large scale remediation at this site, based on the evidence presented is considered a low risk.

At this stage an allowance for the following costs has been made:

- £50,000 for digging out buried foundations, obstructions and hard standing from areas of historical development

Cost Risk	4
------------------	----------

Likely Abnormal Costs	£50,000
------------------------------	----------------

Recommended Future Work

A ground investigation should be undertaken to confirm the ground model and identify the extent of any geotechnical and contamination constraints present at the site.

The ground investigation should aim to classify and assess the physical parameters of the deposits beneath the site.

It is recommended that any asbestos present within buildings is identified and removed by specialist Contractors in accordance with statutory requirements prior to any demolition or refurbishment works taking place.

Timetable for Recommended Future Work

Ground Investigation Q2 2014 to Q3 2014

		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

10. Ecological Issues

Overview

URS undertook a Phase 1 Habitat Survey of land at Hitchin Hospital, Hitchin, Hertfordshire on 14th February 2014. This survey recorded the habitats and species of flora present as well as recording evidence of, or the potential for, protected and/or notable species within the site.

Desk Study

There is one national statutory designated site, located approximately 400m to the west of the site, which is Oughtonhead Lane Site of Special Scientific Interest (SSSI). This site is designated for its geological interest.

There is one regional /local statutory designated site, located approximately 700m to the west of the site. This is Oughtonhead Common Local Nature Reserve (LNR) and is designated for its wide variety of wildlife habitats as well as the River Oughton which flows alongside the common.

There are ten non-statutory designated sites, these include: Oughton Head, Cadwell Marsh & Burymead Springs, River Purwell - Walsworth Common, Westmill Lane – Ickleford, Hitchin Road Verge (S. of Pirton), The Willows (Hitchin), Charlton Mill Pool, Priory Park Icehouse, Windmill Hill and Hitchin Railway Cutting. All of these sites are Local Wildlife Sites (LWS). The closest of these is Oughtonhead LWS which is approximately 700m to the north west of the site.

Species records received from the data search include:

Mammals


- Brown Long-eared Bat (*Plecotus auritus*)
- Common Pipistrelle (*Pipistrellus pipistrellus*)
- Eurasian Badger (*Meles meles*)
- European Otter (*Lutra lutra*)
- European Water Vole (*Arvicola amphibious*)
- Natterer's Bat (*Myotis nattereri*)
- Noctule Bat (*Nyctalus noctula*)
- Pipistrelle (*Pipistrellus pipistrellus*)
- Serotine (*Eptesicus serotinus*)
- Soprano Pipistrelle (*Pipistrellus pygmaeus*)
- West European Hedgehog (*Erinaceus europaeus*)
- Western Barbastelle (*Barbastella barbastellus*)

Birds

- Barn Owl (*Tyto alba*)
- Common Kestrel (*Falco tinnunculus*)
- Common Kingfisher (*Alcedo atthis*)
- Common Quail (*Coturnix coturnix*)
- Common Redstart (*Phoenicurus phoenicurus*)
- Common Snipe (*Gallinago gallinago*)
- Eurasian Sparrowhawk (*Accipiter nisus*)
- Peregrine Falcon (*Falco peregrinus*)
- Red Kite (*Milvus milvus*)

Reptiles

- Slow-Worm (*Anguis fragilis*)

Environmental Impact Assessment		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

- Grass snake (*Natrix natrix*)
- Common Lizard (*Zootoca viviparous*)

Invertebrates

- Stag Beetle (*Lucanus cervus*)
- Small Blue (*Cupido minimus*)
- Small Heath (*Coenonympha pamphilus*)
- Wall (*Lasiommata megera*)

Vascular Plants

- Bluebell (*Hyacinthoides non-scripta*)
- Bottle Sedge (*Carex rostrata*)
- Dittander (*Lepidium latifolium*)
- Dwarf Spurge (*Euphorbia exigua*)
- Few-flowered Fumitory (*Fumaria vaillantii*)
- Field Gromwell (*Lithospermum arvense*)
- Fine-leaved Sandwort (*Minuartia hybrid*)
- Galingale (*Cyperus longus*)
- Good-King-Henry (*Chenopodium bonus-henricus*)
- Narrow-fruited Cornsalad (*Valerianella dentate*)
- Opposite-leaved Pondweed (*Groenlandia densa*)
- Sainfoin (*Onobrychis viciifolia*)
- Welsh Poppy (*Meconopsis cambric*)
- Wild Clary (*Salvia verbenaca*)

Walkover

Habitats

Amenity Grassland

Amenity grassland was the most dominant habitat on the site, it comprised of species including; perennial rye-grass *Lolium perenne*, common bent *Agrostis capilaris*, daisy *Bellis perennis*, dandelion *Taraxacum officinale* agg., germander speedwell *Veronica chamaedrys*, common ragwort *Senecio jacobaea* and cocksfoot *Dactylis glomerata*. This habitat had not been managed for a while and has become rank and tussocky.

Scrub

There were isolated areas of scrub in the east of the site. Species recorded here included elder *Sambucus nigra*, ivy *Hedera helix*, bramble *Rubus fruticosus* agg., stinking hellebore *Helleborus foetidus* and a planted rose species *Rosa* sp..

Introduced Shrubs

Shrubs were planted across the site, with the majority being adjacent to Laburnum House. These areas contained species including; a spindle species *Euonymus* sp., a heather *Erica* sp., a cotoneaster species *Cotoneaster* sp., Japanese laurel *Aucuba japonica* and a conifer species.

Buildings

There are five buildings on site, these were built at different times and have different styles. In the west of the site is a small brick building, a large brick built building with a sloping roof and a flat roof building, called Appletree House. These could not be accessed due to the presence of asbestos and structural instability.

The building at the eastern end of the site is Cherrytree House which is a brick built building with a sloping roof. No obvious entrances into the building including missing/broken tiles, gaps around lead flashing or gaps in soffit boards were noted during the walk around the building. Access was gained to the ground and first floor of the building, no evidence of roosting bats was recorded in the building. Access to the loft was not

		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

possible within this walkover survey.

The main hospital building within the centre of the site is Laburnum House. Again access was gained to the ground and first floor of this building, no evidence of roosting bats was recorded in the building. Access to the lofts was not obtained within this survey. There were a number of broken, missing and dislodged tiles were located on the south facing roof of the building. These gaps have the potential for roosting bats to be present within these voids. There were also some gaps within some of the soffits on the south and east sides of the building. There are two newer extensions to the rear of the building; both had flat roofs and no possible entrances for bats were noted.

Sub-station Site

This area is included in the report but is not directly attached to the site and is located just to the east. This site consists of two small buildings containing the sub-station. These are both brick built with the larger having a flat roof and the smaller a pitched tiled roof. Both were maintained and no gaps around tiles, soffit boards or felting of the flat roof were observed, indicating that there was no potential for bats to enter these buildings. Access was also gained to the inside of the building and checked for evidence for roosting bats, none was found.

The habitat outside of the buildings was a mix of butterfly bush *Buddleia davidii*, bramble, false oat-grass *Arrhenatherum elatius*, ivy, herb Robert *Geranium robertianum* and bare ground. Maintenance had been carried out recently, to cut back the scrub that is forming in this area. There was also a hedge next to the public footpath on the southern side of the site which has the potential for limited use by breeding birds.

Implications for Site Disposal (and Subsequent Residential Development Occurring Shortly Afterwards) by March 2015

Habitats

Amenity grassland habitat dominates the site which through lack of management is becoming rank and tussocky. Especially in the western part of the grassland which provides suitable potential habitat for the more common reptile species such as slow worm. The scrub and trees on the eastern and northern provide suitable habitat for nesting birds. The buildings on site provide the potential to support roosting bats, the scrub and trees may also provide suitable foraging habitat for bats and commuting routes.

Species


Only species considered likely to form an ecological constraint to future works are included in this section.

Bats

All bat species and their breeding sites or resting places are protected in the UK under Schedules 5 & 6 of the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CROW) Act 2000 (as amended), and the Conservation of Habitats and Species Regulations 2010 (as amended). The relevant sections of this legislation make it an offence to:

- deliberately (intentionally) damage or destroy any breeding site or resting place (i.e. bat roost);
- deliberately or recklessly obstruct access to any bat roost;
- deliberately, intentionally or recklessly disturb a bat (1) whilst it is occupying a structure or place which it uses for that purpose or (2) in such a way as to be likely to significantly affect the ability of any significant group of animals of that species to survive, breed, or rear or nurture their young or (3) in such a way as affect the local distribution of abundance of that species; and
- deliberately (or intentionally) kill, injure or capture (or take) a bat.

Works likely to result in the destruction or disturbance to potential bat roost features such as trees have the potential to cause an offence under the relevant wildlife legislation.

PROTECT - COMMERCIAL		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

Breeding birds

The Wildlife and Countryside Act (1981), as amended, makes it an offence (with exception to species listed in Schedule 2) to intentionally kill, injure, or take any wild bird or their eggs or nests. Special penalties are available for offences related to birds listed on Schedule 1, for which there are additional offences of disturbing these birds at their nests, or their dependent young. Section 1 (5)(a), as amended by the CROW Act 2000, which creates the offence of recklessly disturbing any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or disturbing dependent young of such a bird.

Clearance of the site to facilitate development works during the bird breeding season carried a risk of causing an offence under the Wildlife & Countryside Act 1981 (as amended) due to the likelihood that ground and tree/scrub nesting bird species are likely to be using such habitats for nesting purposes.

Reptiles

Common reptiles (i.e. Grass snake, slow worm and common lizard receive protection under the Wildlife and Countryside Act 1981 (as amended) making it an offence to intentionally or recklessly kill or injure these species.

Clearance of the site in order to facilitate development works carries a risk of causing death or injury to reptile species which would cause an offence under the above legislation.

Delivery Risk

4

Abnormal Costs

Likely costs (include reasons for professional expert view and/or sources) adding to abnormal

Extended Phase 1 habitat survey £1,580.00

This comprises a site walkover to map all habitats, record plant species and scope the site for signs of protected species. An update desk study will also be required if the work is delayed by more than two years from the date of this report. A full Phase 1 survey report will be required.

Bat Roost Surveys of buildings £900.00

The internal spaces of all buildings, including roof voids and cellars will be searched for signs of bats using the Bat Conservation Trust 2012 guidelines. A brief report will be required.

Bat emergence/ return surveys of buildings £2,000.00 to £5,000.00

At this stage it is difficult to provide cost estimates for bat emergence/ return surveys as the potential for the buildings to support bats is not known. An accurate cost would be produced upon completion of a bat roost potential survey of the insides of the buildings; however, we have provided a budget range here. The surveys would include nocturnal surveys of each building to record bats leaving the building at dusk and returning at dawn. A brief report will be required.


Bat activity survey, including automated surveys £5,500.00

A transect would be walked on six evenings and one morning to record bat activity around the site. Furthermore, two static bat detectors would be left on site for three nights each month for six months to record bat activity. All data collected would be analysed by a licenced bat ecologist. A brief report including a map of key flightlines and foraging areas will be required.

Reptile presence/absence survey £3,600.00

Eight visits to the site will be required to install reptile refuges across the site and check them for use by reptiles. A brief report will be required.

The above costs apply only to detailed presence/potential absence surveys for the above species, in the event that bat, badger or reptiles are recorded within the proposed development site mitigation measures

PROTECT COMMERCIAL		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

may need to be designed and implemented. Costs for such works would be provided upon completion of the above surveys.

Cost Risk	9
Likely Abnormal Costs	£ 13,580 - £16,580

Recommended Future Work

Bat Roost Potential

A bat roost potential survey is required for features to be lost, disturbed or damaged as a result of works within the proposed development site. This would take the course of a licensed bat worker inspecting lofts for bat roost potential. Such a survey would determine the requirement to carry out detailed emergence/re-entry surveys and activity surveys which would identify the location of roost sites within features deemed to provide suitable roost habitat, and how bats are using the site at present. Should a bat roost be recorded that is scheduled to be affected by future development works it may be necessary to apply for a European Protected Species Mitigation Licence in order to facilitate such works without causing an offence under the relevant legislation.

Reptiles


In order to determine the presence/likely absence of reptiles of the suitable habitat within the proposed development site it is recommended that a detailed survey is undertaken prior to site clearance commencing. Should reptiles be recorded during this survey then it may be necessary to design and implement relevant mitigation prior to carrying out development related works within the site.

Breeding birds


In order to reduce the risk of committing an offence under the relevant wildlife legislation it is recommended that site clearance is undertaken outside of the main nesting season, i.e. between October and March, inclusive. If clearance works cannot practically be undertaken outside the breeding bird season then an experienced ecologist should supervise all clearance works during this period.

Timetable for Recommended Future Work

Ecological feature	Appropriate survey period
Bat roost / nesting bird potential survey	All year
Bat activity surveys	May – September (inclusive)
Badger survey	December – March
Reptile surveys	April – June & September

11. Flood Risk Assessment		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

11. Flood Risk	
Overview	
Not part of this assessment.	
Implications for Site Disposal (and Subsequent Residential Development Occurring Shortly Afterwards) by March 2015	
Delivery Risk	
Abnormal Costs	
None identified.	
Cost Risk	
Likely Abnormal Costs	£
Recommended Future Work	
Timetable for Recommended Future Work	

		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

12. Building Constraints

Overview

The building fabric and structure to the Laburnum House surveyed in February 2014, was generally found to be in serviceable/fair condition with no significant visible structural defects with the exception of local cracking to a number of the external wall panels and internal cracking to the walls of the corridor leading to the former first floor gym.

The building fabric and structure to the hospital building adjacent to Laburnum House surveyed in February 2014, was generally found to be in serviceable/fair condition with no significant visible structural defects to the majority of the building with the exception of a significant structural transverse crack across the northern end of the building along the line of the internal walls to the end office and storeroom. It appears that some structural movement of the building has occurred at this location.

The building fabric and structure to the Apple Trees building surveyed in February 2014, was generally found to be in serviceable/fair condition with no significant visible structural defects with the exception of local cracking to a number of the external wall panels. Access to inspect the internal accommodation of this building was prohibited.

The demolition of the buildings can be undertaken using traditional demolition techniques which will be familiar to all experienced demolition contractors.

Any demolition schemes must be designed to maintain and protect the adjacent buildings.

If the building services are common with the adjacent buildings then appropriate arrangements must be made to ensure that all services into the adjacent buildings are maintained as required.


Trial pits should be excavated to determine the type and extent of the foundations prior to demolition.

Removal of any hazardous materials from the stores should be undertaken by a specialist company.

All mature trees to be maintained and protected throughout the demolition and building process unless approvals to remove the trees are obtained.

All services to be location and isolated prior to the demolition works.

URS calculated costs of demolition including uplift for removal of asbestos content as per the most recent asbestos report supplied by the NHS Trust. The estimated costs are as follows:

Site Name: Hitchin Hospital		 Homes & Communities Agency
Site ID:		


Site	Block	Building name	Notes	GEA (m2)	Building Height (m)	Volume M ³
Hitchin Hospital	1	Boiler Room (west of Main Building) - 1 storey	GEA x 3 metre average building storey height assumed.	323	3	970
	2	Hitchin Hospital (Main Building) - 2 storey	GEA x 3 metre average building storey height assumed.	714	6	4282
	3	Hitchin Hospital Annexe (east of Main Building) - 2 storey	GEA x 3 metre average building storey height assumed.	198	6	1186
	Total GEA			1235		
Total Volume						6438

Cost of demolition per cubic metre	£25.00	
Demolition	£160,947	
Cost of breakout per square metre	£5.00	Area M2
Breakout	£10,334	2067
Prelims	£25,692	
OH&P	£9,848.66	
Contingency	£20,682.19	
Fees	£27,300.49	
Total cost of demolition + breakout	£254,805	
GRAND TOTAL (incl. ASEBESTOS removal)	£270,404.62	


	without prelims etc	with prelims etc
asbestos uplift	£10,000	£15,600.00

Implications for Site Disposal (and Subsequent Residential Development Occurring Shortly Afterwards) by March 2015

Delivery Risk

PROJECT INFORMATION		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

Abnormal Costs	
<p>Prior to demolition the buildings should be cleared of all stored materials and equipment.</p> <p>The hospital building adjacent to Laburnum House has an internal below ground service duct which appears to cross the building in the east to west direction.</p> <p>The site is surrounded by residential developments and this may mean that a restriction on site working hours will have to be imposed.</p>	
Cost Risk	
Likely Abnormal Costs	£ 270,400
Recommended Future Work	
<p>Given the condition of the building the short term recommended works are limited to the routine maintenance of the buildings and to the repair of the masonry cracks and spalled masonry.</p> <p>If the hospital building adjacent to Laburnum House is to be retained during the redevelopment then a monitoring regime should be established at the transverse structural crack to determine if structural movement is continuing. Once the results of this monitoring are known then a remedial works/strengthening scheme should be developed.</p>	
Timetable for Recommended Future Work	

Planning and Environmental Information		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

13. Archaeology and Heritage

Overview


URS Heritage was instructed to compile a short assessment of the buildings on the Hitchin Hospital site. A site visit was undertaken at Hitchin Hospital on the 14th of February 2014. Buildings and areas investigated included an electricity sub-station, the three Hospital buildings comprising Cherry Tree House, Laburnum House and the boiler room, and the grounds. There are no listed buildings or scheduled monuments identified on the site.

Policy for designated heritage assets is contained within the Town and Country Planning Act (Listed Buildings and Conservation Areas) 1990, which is implemented further by the National Planning Policy Framework 2012. Local policy for the historic environment in Hull is within the current saved Local Plan from 2000, which is in use during the development of a new Local Plan following the withdrawal of the Core Strategy. Heritage policies include those pertaining to Listed Buildings (BE25-BE30) and Archaeology (BE31-BE34).

The main building of the hospital site is called Laburnum House, and is believed to have been built in 1886 to provide a hospital block for the then Hitchin Poor Law Institution. The building is constructed of buff coloured bricks with brick chimney stacks and is two storeys high. The roof is slate with ridge tiles and lead flashing. Many of the windows appear to have been replaced; some are timber and others of modern materials. Fire escapes are located on the eastern and western gables.

Although the interior has been modernized as the building operated as a hospital until recently, a number of the radiators and doors are of older design. The rooms vary in size and include those for medical procedures, offices, store rooms, bathrooms and toilets. A lift connects the two floors and looks to date from the 1950's or 60's. A trapdoor in a small room next to the entrance allowed access to cables and wires. An iron ladder on the first floor leads to a door to the loft.

Due to its historic associations with the Hitchin Poor Law Institution, Laburnum House is of some interest. However, the building is not listed, and has not been identified as a locally listed building. There is a low risk that the local authority may add the building to their local list, which would not preclude demolition but may lead to a preference for refurbishment and reuse. Should demolition be undertaken, Laburnum House would merit historic building recording.

		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		




Laburnum House

Cherry Tree House is located on the eastern side of the site and is a two story building constructed from pale buff coloured bricks; related in appearance and age to Laburnum House. The roof is of slate with ridge tiles and lead flashing, and has five individual chimney stacks. A metal fire escape is located on the northern gable end. The majority of the windows are timber sashes, with some more modern replacement. There is a lawn surrounding the building which slopes downhill from west to east.

The interior comprises 14 individual rooms on ground and first floors with a central corridor and staircase. The rooms appear to have been used as offices or consulting rooms as well as toilets and a kitchen on each floor. Three fire places have been identified that are probably original to the building, one of which has a decorative iron front.

Like Laburnum House, Cherry Tree House holds some historic interest. The building is not listed, or on the local authority local list. There is a very low risk of local listing, however should the building be demolished it would merit historic building recording.

Hitchin Hospital		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		




Cherry Tree House

The boiler room is located on the western side of the grounds and is an ancillary building constructed from pale coloured brick with a slate roof and a small extension to the west. The building has a material relationship with the larger hospital buildings, but is of negligible heritage value. There is a negligible risk of opposition to its demolition.

The electricity sub-station lies the east of the main hospital complex just to the north of a pathway. The sub-station is an L-shaped modern brick building with two rooms, one containing the generator, the other circuitry. The sub-station is located in a small square plot of land with bramble cover, on fairly flat ground. The building has no heritage value.



Electricity Sub-station

		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

The grounds to the hospital include a driveway, lawned areas, pathways and a small field at the western end of the site. There are no visible features or earthworks within any of the grounds that suggest archaeology may be present.

The field at the western end of the site grassed with one or two small trees present. At the site visit, the NHS representatives suggested that this area or part of it may have been used as a paupers graveyard but there is no proof of this, and no evidence of such following a brief study of historic maps. The northern end of the small field was formerly occupied by the Hitchin Poor Law Institution. Should buried remains be present at the site, a full investigation would be necessary to inform their extent, and specialist archaeological works would have to be undertaken to clear the site.

Implications for Site Disposal (and Subsequent Residential Development Occurring Shortly Afterwards) by March 2015

There are no listed or locally listed buildings on the site, and a very low risk of any of the buildings being added to the local list. The potential burial ground, at present unconfirmed, presents a risk, and further investigation should be undertaken to clarify the location and extent of any burials.

Delivery Risk

3

Abnormal Costs

The principal abnormal costs relate to the appraisal and consents required to reuse listed buildings on the site. These costs have the potential to rise should the presence of a burial ground be confirmed

- £5,000 for archaeological assessment
- £8,000 for historic building recording of Laburnum and Cherry Tree House

Cost Risk

5


Likely Abnormal Costs | £ 13,000

Recommended Future Work


Archaeological investigation should be undertaken to determine the presence of burial ground, or other archaeological potential. This would comprise first a desk based assessment, then site investigation. Historic building recording is recommended for Laburnum House and Cherry Tree House.

Timetable for Recommended Future Work


Archaeological desk based assessment should be undertaken prior to purchase, all other assessments and historic building recording should be undertaken prior to demolition and construction.

Site Name:		Hitchin Hospital	 Homes & Communities Agency
Site ID:			

14. Other Issues	
Overview	
NA	
Implications for Site Disposal (and Subsequent Residential Development Occurring Shortly Afterwards) by March 2015	
	Delivery Risk
Abnormal Costs	
	Cost Risk
	Likely Abnormal Costs £
Recommended Future Work	
Timetable for Recommended Future Work	

PROTECT - COMMERCIAL		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		


15. Recommended Future Work
Overview
<u>To follow</u>

[Redacted]		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

16. Timetable for Recommended Future Work

Overview

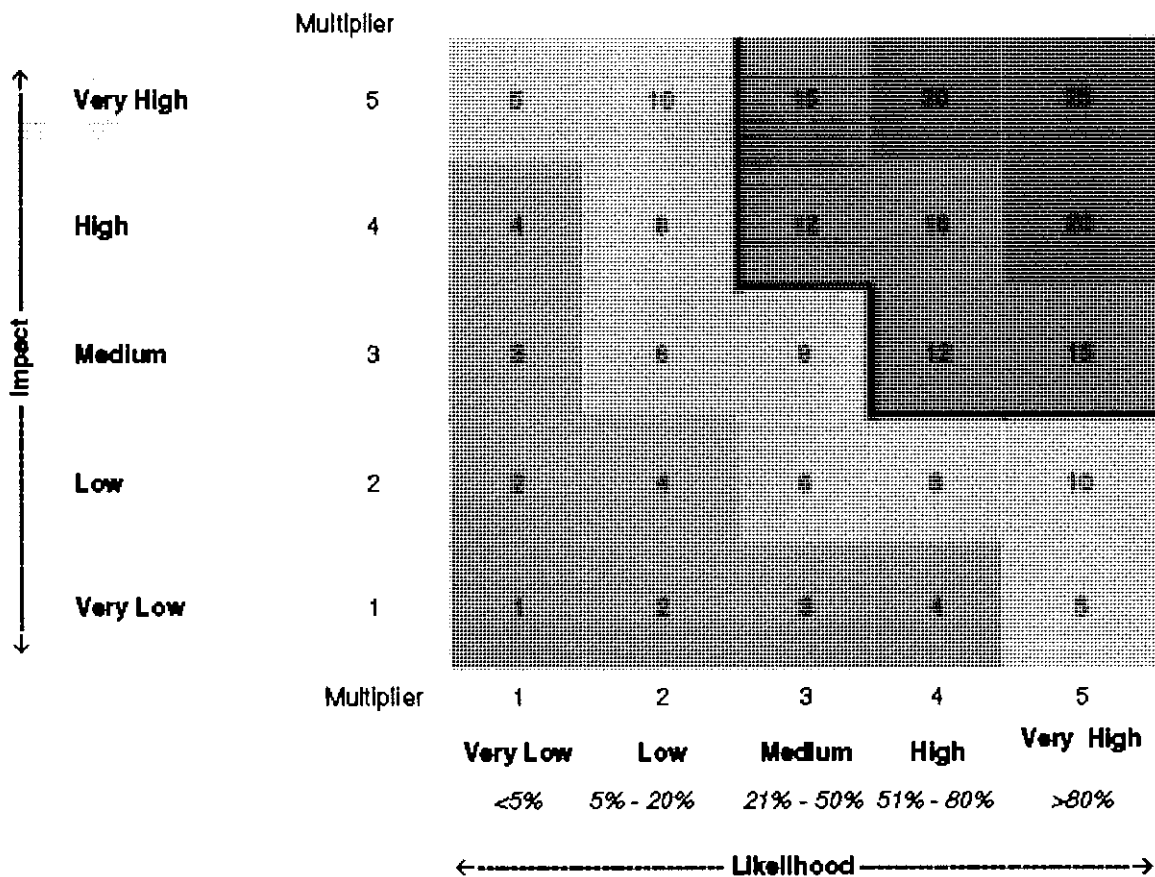
To follow

 Homes & Communities Agency	
Site Name:	Hitchin Hospital
Site ID:	

17. Appendices


Appendix A : HCA Risk Matrix

HCA RISK SCORING MATRIX INCORPORATING RISK THRESHOLD



KEY TO SEVERITY SCORE

Very High	20 - 25	Unacceptable level of risk exposure which requires corrective action to be taken and constant active monitoring
High	12 - 18	A high level of risk exposure which requires corrective action to be taken and active monitoring
Medium	5 - 10	Acceptable level of risk exposure subject to regular active monitoring measures
Low	1 - 4	Acceptable level of risk exposure subject to regular passive monitoring measures

Local Authority Application Form		 Homes & Communities Agency
Site Name:	Hitchin Hospital	
Site ID:		

Appendix 1: Supporting Information As Applicable

.....

.....

.....

.....

.....

.....

Homes and Communities Agency (Bedford)

**Hitchin Hospital, Bedford Road, Hitchin,
SG5 2JZ**

WYG Asbestos Refurbishment / Demolition Survey Report

1 Jul 2014



230



Document Control

Project:
Client: Homes and Communities Agency (Bedford)
Job Number: J006916
File Origin: 18

Document Checking:

Prepared by:	Reg 13(1)	Signed:	Reg 13(1)
Asbestos Consultant			
Verified by:	Reg 13(1)	Signed:	Reg 13(1)
Associate			

Issue	Date	Status
1	1 Jul 2014	Initial Revision



Contents Page

0.0	Executive Summary.....	4
1.0	Introduction.....	5
2.0	Site Details.....	6
3.0	Survey Methodology.....	10
4.0	Survey Conditions.....	12
5.0	Asbestos Register.....	14
6.0	Recommendations.....	26
7.0	Glossary of Terms.....	30
8.0	References.....	31

Table Contents

Table 1	Areas of No Access.....	13
---------	-------------------------	----

Appendix Contents

- Appendix A – Report Conditions for WYG Asbestos Refurbishment / Demolition Survey
- Appendix B – Inspection Reports
- Appendix C – Material Risk Assessment Criteria
- Appendix D – Site Sketches
- Appendix E – Analysis Certificates



0.0 Executive Summary

Site Address	The site address is Hitchin Hospital, Bedford Road, Hitchin SG5 2JZ.
General Site Description	The site comprises 3 buildings. The site is used as a disused health centre..
Date and type of survey undertaken	It is understood from the client that the survey was undertaken to provide a higher level of information to refurbishment/demolition contractors/assist with the compliance of the Control of Asbestos Regulations (CAR) 2012. A WYG Asbestos Refurbishment / Demolition Survey was undertaken in accordance with HSG 264 Asbestos; The Survey Guide. The WYG Asbestos Refurbishment / Demolition Survey was conducted on the 11 Jun 2014 to 17 Jun 2014 by Stuart Binnie of WYG Environment Planning Transport Ltd. Sample analysis techniques were UKAS accredited in accordance with HSG 248 – Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures, 2005.
Summary of Asbestos Containing Materials Identified	A total of 85 no. samples were analysed following the survey. Of these, 32 no. samples were confirmed as asbestos. This led to the identification of 68 no. items. These include the following material types: <ul style="list-style-type: none">● Asbestos Cement● Asbestos Insulating Board● Asbestos Insulation/Coating● Asbestos Textiles/Paper● Dust/Debris● Reinforced Composite● Well Bound Material
Areas of No Access	Every effort was made to access all areas of the site. Inaccessible areas and limitations of a WYG Asbestos Refurbishment / Demolition Survey are detailed in Sections 4.2 and 4.3 of this report. Inaccessible areas should be presumed to contain asbestos containing materials (ACM's) until such time as an inspection can be made that proves otherwise, as required by the Control of Asbestos Regulations (CAR) 2012.
This sheet is intended to provide a summary only of the asbestos survey findings. It does not provide a definitive engineering analysis for the purposes of costing or construction and is subject to the limitations of this WYG Asbestos Refurbishment / Demolition Survey.	



1.0 Introduction

1.1 General

WYG Environment Planning Transport Ltd (WYG) was commissioned by Homes and Communities Agency (Bedford) to undertake a WYG Asbestos Refurbishment / Demolition survey at the Hitchin Hospital, Bedford Road, Hitchin SG5 2JZ.

Reg 13(1) undertook the survey on 11 Jun 2014 to 17 Jun 2014.

1.2 Objectives

A WYG Asbestos Refurbishment / Demolition survey was undertaken at the site in order to meet the following objectives:

- To identify the presence, location and condition of reasonably accessible asbestos containing materials (ACM's).
- To produce a report to identify areas of confirmed and suspected asbestos and to provide an indication as to their location, condition and extent.

1.3 Report Conditions

This report has been prepared in accordance with the accepted service details, terms and conditions of our accepted proposal letter Q006910. The report is further subject to the conditions detailed in Appendix A.



2.0 Site Details

2.1 Location

The site address is Hitchin Hospital, Bedford Road, Hitchin.

2.2 Buildings

The site comprises 3 buildings. The site is used as a disused health centre..

Specific areas included within the survey scope are as follows:

- Laburnum House/Roof Void/1 Lift Motor Room
- Laburnum House/Roof Void/2 Roof space next to lift motor room
- Laburnum House/Roof Void/3 Main Roof Space
- Laburnum House/External/1 Externals
- Laburnum House/External/2 Gas meter hut
- Laburnum House/External/3 Oil Tank
- Laburnum House/Ground Floor/1 Boiler House
- Laburnum House/Ground Floor/2 Patient Room
- Laburnum House/Ground Floor/3 Corridor
- Laburnum House/Ground Floor/4 Treatment Room
- Laburnum House/Ground Floor/5 Toilet
- Laburnum House/Ground Floor/6 Wet Room
- Laburnum House/Ground Floor/7 Patient Room
- Laburnum House/Ground Floor/8 Patient Room
- Laburnum House/Ground Floor/9 Sluice Room
- Laburnum House/Ground Floor/10 Patient Toilet
- Laburnum House/Ground Floor/11 Corridor / Stairwell
- Laburnum House/Ground Floor/12 Lift
- Laburnum House/Ground Floor/13 Toilets
- Laburnum House/Ground Floor/14 Understairs Cupboard
- Laburnum House/Ground Floor/15 Office
- Laburnum House/Ground Floor/16 Linen Cupboard
- Laburnum House/Ground Floor/17 Corridor
- Laburnum House/Ground Floor/18 Store
- Laburnum House/Ground Floor/19 Toilets
- Laburnum House/Ground Floor/20 Lobby
- Laburnum House/Ground Floor/21 Patient Room
- Laburnum House/Ground Floor/22 Patient Room
- Laburnum House/Ground Floor/23 Toilet
- Laburnum House/Ground Floor/24 Patient Room
- Laburnum House/Ground Floor/25 Toilet
- Laburnum House/Ground Floor/26 Patient Room
- Laburnum House/Ground Floor/27 Store
- Laburnum House/Ground Floor/28 Store
- Laburnum House/Ground Floor/29 Toilet



- Laburnum House/Ground Floor/ Undercroft
- Laburnum House/1st Floor/1 Gym Room
- Laburnum House/1st Floor/2 Corridor
- Laburnum House/1st Floor/3 Kitchen
- Laburnum House/1st Floor/4 Kitchen
- Laburnum House/1st Floor/5 Toilet
- Laburnum House/1st Floor/6 Patient room
- Laburnum House/1st Floor/7 Bathroom
- Laburnum House/1st Floor/8 Patient Room
- Laburnum House/1st Floor/9 Mail room
- Laburnum House/1st Floor/10 Lift Shaft
- Laburnum House/1st Floor/11 Corridor
- Laburnum House/1st Floor/12 Linen Cupboard
- Laburnum House/1st Floor/13 Washroom
- Laburnum House/1st Floor/14 Old Toilet
- Laburnum House/1st Floor/15 Patient Room
- Laburnum House/1st Floor/16 Stairwell
- Laburnum House/1st Floor/17 Washroom
- Laburnum House/1st Floor/18 Lobby
- Laburnum House/1st Floor/19 Office
- Laburnum House/1st Floor/20 Day Room
- Laburnum House/1st Floor/21 Toilets
- Laburnum House/1st Floor/22 Office
- Laburnum House/1st Floor/23 Store room
- Laburnum House/1st Floor/24 Office
- Laburnum House/1st Floor/25 Toilet
- Laburnum House/1st Floor/26 Store
- Laburnum House/1st Floor/27 Store
- Cherry Tree/Roof Void/1 Roof Space
- Cherry Tree/External/1 External
- Cherry Tree/1st Floor/1 Landing
- Cherry Tree/1st Floor/2 Corridor
- Cherry Tree/1st Floor/3 Office
- Cherry Tree/1st Floor/4 Office
- Cherry Tree/1st Floor/5 Office



- Cherry Tree/1st Floor/6 Office
- Cherry Tree/1st Floor/7 Office
- Cherry Tree/1st Floor/8 Office
- Cherry Tree/1st Floor/9 Cupboard
- Cherry Tree/1st Floor/10 Office
- Cherry Tree/1st Floor/11 Cupboard
- Cherry Tree/1st Floor/12 Kitchen
- Cherry Tree/1st Floor/13 Cupboard
- Cherry Tree/1st Floor/14 Cupboard
- Cherry Tree/1st Floor/15 Toilet
- Cherry Tree/1st Floor/16 Office
- Cherry Tree/1st Floor/17 Office
- Cherry Tree/1st Floor/18 Cupboard
- Cherry Tree/1st Floor/19 Cupboard
- Cherry Tree/1st Floor/20 Cupboard
- Cherry Tree/1st Floor/21 Cupboard
- Cherry Tree/1st Floor/22 Office
- Cherry Tree/1st Floor/23 Office
- Cherry Tree/Ground Floor/1 Office
- Cherry Tree/Ground Floor/2 Cupboard
- Cherry Tree/Ground Floor/3 Office
- Cherry Tree/Ground Floor/4 Corridor
- Cherry Tree/Ground Floor/5 Office
- Cherry Tree/Ground Floor/6 Cupboard
- Cherry Tree/Ground Floor/7 Kitchen
- Cherry Tree/Ground Floor/8 Office
- Cherry Tree/Ground Floor/9 Cupboard
- Cherry Tree/Ground Floor/10 Toilet
- Cherry Tree/Ground Floor/11 Toilet
- Cherry Tree/Ground Floor/12 Toilet
- Cherry Tree/Ground Floor/13 Office
- Cherry Tree/Ground Floor/14 Cupboard
- Cherry Tree/Ground Floor/15 Office
- Cherry Tree/Ground Floor/16 Office
- Cherry Tree/Ground Floor/17 Office



- Cherry Tree/Ground Floor/18 Office
- Cherry Tree/Ground Floor/19 Lobby
- Cherry Tree/Ground Floor/20 Boiler Room
- Apple Tree/Ground Floor/1 Entrance / Corridor
- Apple Tree/Ground Floor/2 Toilet
- Apple Tree/Ground Floor/3 Disabled Toilet
- Apple Tree/Ground Floor/4 Office
- Apple Tree/Ground Floor/5 Kitchen
- Apple Tree/Ground Floor/6 Office
- Apple Tree/Ground Floor/7 Office
- Apple Tree/Ground Floor/8 Office
- Apple Tree/Ground Floor/9 Kitchen
- Apple Tree/Ground Floor/10 Reception
- Apple Tree/Ground Floor/11 Rear Corridor
- Apple Tree/Ground Floor/12 Office
- Apple Tree/Ground Floor/13 Store
- Apple Tree/Ground Floor/14 Office
- Apple Tree/Ground Floor/15 Corridor
- Apple Tree/Ground Floor/16 Treatment room
- Apple Tree/Ground Floor/17 Office
- Apple Tree/Ground Floor/18 Male toilets
- Apple Tree/Ground Floor/19 Kitchen
- Apple Tree/Ground Floor/20 Store
- Apple Tree/Ground Floor/21 Female toilets
- Apple Tree/Ground Floor/22 Electric Cupboard
- Apple Tree/Ground Floor/23 Boiler Room Store
- Apple Tree/Ground Floor/24 Boiler Room
- Apple Tree/Ground Floor/25 External Store
- Apple Tree/Roof Void/1 Roof Space
- Apple Tree/External/1 External
- Apple Tree/External/2 Gas meter



3.0 Survey Methodology

A WYG Asbestos Refurbishment / Demolition survey, using the methodology set out in HSG 264 was undertaken. Each accessible area was inspected to locate materials presumed or strongly presumed to contain asbestos, all of which must be removed prior to demolition and/or major refurbishment.

Photographs of each sample location were taken, however where similar materials were identified these are referenced to similar homogeneous materials.

Each sample is assessed using a material assessment algorithm, which assigns a score of risk to each individual ACM based the following criteria:

- Product Type;
- Extent of Damage or Deterioration;
- Surface Treatment; and
- Asbestos Type

Each criterion has various scores and when all the scores for each are added together a value of risk is generated for the material. This is only a requirement of HSG 264 for Management Surveys; however, the algorithm values have been applied during this survey as we understand that contractors may visit the site prior to demolition.

All samples were analysed by a UKAS accredited laboratory using Polarised Light Microscopy and Dispersion Staining techniques in accordance with HSG 248.

Priority must be determined by carrying out a risk assessment (ie a priority assessment) which will take into account factors such as:

- the location of the material;
- the extent of the material;
- the use to which the location is put;
- the occupancy of the area;
- the activities carried on in the area; and
- the likelihood/frequency with which maintenance activities are likely to take place.

The priority assessment can only be carried out with the detailed knowledge of all these factors. The surveyor can help in this process, by obtaining information which will contribute to the priority assessment, particularly in small or simple premises where information on occupancy and use is straightforward. However, such help must be undertaken with caution. It is the duty holder, under CAR 2012, who is required to make the risk assessment using their detailed knowledge of the activities carried out in the premises. Priority assessments provided are outside the scope of our UKAS accreditation.

The combined material and priority assessment results should be used to establish the priority for those ACMs needing remedial action and the type of action that will be taken. There are various remedial options available: in many cases the ACMs can be protected or enclosed, sealed or encapsulated, or repaired. These options should be considered first. Where such actions are not practical, ACMs should be removed. Further information on risk assessments and management of asbestos is available in *A comprehensive guide to managing asbestos in premises*.

Sampling of suspect materials is completed in accordance with HSG264 and our accreditation by UKAS to ISO 17020. By its nature, sampling building materials may include a limited damage and WYG accept no responsibility for making



good such areas, unless agreed in writing advance of the survey.



4.0 Survey Conditions

4.1 Access Constraints

All areas within the scope of works were accessed (unless stated in Section 4.3) for the presence of ACM's and where ACM's were presumed and/or strongly presumed samples were taken. These presumptions are based upon surveyors experience associated with identification of a particular material.

4.2 Survey Limitations

Whilst the surveyors made every effort, WYG cannot guarantee that all asbestos containing materials have been identified, or that survey results are definitive. Specific areas of the site where suitable access was not available are recorded in Section 4.3 of this document.

Features that generally fall outside the scope of a WYG Asbestos Refurbishment / Demolition survey include:

- Within solid floor voids (e.g. Concrete Slab), where no inspection hatch is present.
- Areas behind or above suspected asbestos containing materials¹
- Within solid concrete floors where asbestos shuttering may have been used
- Within confined spaces etc. where reasonable access is unavailable²
- Within live plant or electrical apparatus
- Beneath lagging or cladding of live pipes where a burn hazard may be present
- Concealed pipe runs, where reasonable access is unavailable
- Areas that are considered to present a significant Health & Safety risk.
- Within live plant or electrical apparatus
- Areas where access may involve damaging the fabric of the building

¹ Areas behind or above suspected asbestos containing materials are required to be inspected by HSG264. Where such areas could not be identified prior to the commission of the survey, a provisional sum should have been allowed for by the client to enable the surveyor to return to site with a licensed asbestos contractor in order to gain access. Such access may also necessitate 14-day (ASB5) notification to the HSE and may require concurrent air monitoring to be carried out. Should this type of access have been required, we liaises and sought agreement from the project team before commencing beyond the agreed project scope.

² Where access is restricted due to confined space or other health & safety concerns, these areas will be detailed in the report and recommendations given for the most appropriate means of investigation, and if necessary, any additional costs which would be entailed. A strategy of using representative samples of suspected asbestos materials has been used to minimise the number of samples taken to a practical level and keep to a minimum the disturbance of potential asbestos containing materials at the site. Because of this strategy the results of the survey should be interpreted such that all visually similar materials in the same area must be assumed to be composed of the same material until proven otherwise.

In accordance with The Control of Asbestos Regulations 2012, it must be assumed that materials visually assessed as asbestos containing materials contain amphibole asbestos fibres (i.e. Amosite and Crocidolite), unless sampled to prove otherwise.



4.3 Areas of No Access

Table 1 Areas of No Access

Room Number	Area of No Access	Reason
	Undercroft	Confined space - not accessible

4.4 Survey Specific Notes

There is always a possibility that asbestos materials other than those highlighted by this report are present in those areas not accessed fully at the time of the survey.

Inaccessible areas should be presumed to contain amphibole asbestos and appropriate management planning should be implemented in order to control access and maintenance activities to these areas until such a time as they can be accessed and the presence or absence of asbestos containing materials can be confirmed.

A strategy of using representative samples of suspected asbestos materials has been used to minimise the number of samples taken to a practical level and keep to a minimum the disturbance of potential asbestos containing materials. Because of this strategy the results of the survey should be interpreted such that all visually similar materials in the same area must be assumed to be composed of the same material until proven otherwise.

In accordance with The Control of Asbestos Regulations 2012, it must be assumed that materials visually assessed as asbestos containing materials contain amphibole asbestos fibres (i.e. Amosite and Crocidolite), unless strongly presumed otherwise or sampled to prove otherwise.

Asbestos products and non-asbestos products in some areas of the building are located in close proximity to each other. Care must be taken when removing the asbestos in order that contamination of the non-asbestos materials is not caused, as this will increase disposal costs.

Material assessments have been undertaken on the various items inspected. These assessments are carried out according to the material assessment algorithm appended to this report, which is based on the assessment criteria in HSG 264.



5.0 Asbestos Register

Inspection Number	Area	Feature	Material Type – (Friability)	Asbestos Fibre	Material Assessment Score	Priority Assessment Score	Total Assessment Score	Sample Number	Recommendations
1	Laburnum House, Roof Void, Lift Motor Room (1)	Fuse carriers within circuit	Asbestos Cement (Low)	(1) Chrysotile	4	N/A	N/A	BB000223	Remove if likely to be disturbed
2	Laburnum House, Roof Void, Lift Motor Room (1)	Resistor packs	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	6	N/A	N/A	BB000224	Remove if likely to be disturbed
4	Laburnum House, Roof Void, Lift Motor Room (1)	Brake pad to lift motor	Reinforced Composite (Low)	(1) Chrysotile	4	N/A	N/A	BB000226	Remove if likely to be disturbed
8	Laburnum House, 1st Floor, Stairwell (16)	Stair nosing	Reinforced Composite (Low)	(1) Chrysotile	3	N/A	N/A	BB000230	Remove if likely to be disturbed
10	Laburnum House, 1st Floor, Day Room (20)	Damp proof course within wall cavity	Well Bound Material (Low)	(1) Chrysotile	2	N/A	N/A	BB000232	Remove if likely to be disturbed
11	Laburnum House, 1st Floor, Day Room (20)	Damp proof course beneath window sill	Well Bound Material (Low)	(1) Chrysotile	3	N/A	N/A	BB000233	Remove if likely to be disturbed



Inspection Number	Area	Feature	Material Type – (Friability)	Asbestos Fibre	Material Assessment Score	Priority Assessment Score	Total Assessment Score	Sample Number	Recommendations
18	Laburnum House, Roof Void, Main Roof Space (3)	Debris to pipework	Dust/Debris (High)	(1) Chrysotile	10	N/A	N/A	BB000237	Restrict access and remove
21	Laburnum House, Ground Floor, Boiler House (1)	Ceiling panels	Asbestos Insulating Board (Medium)	(2) Chrysotile + Amosite	5	N/A	N/A	BB000240	Remove if likely to be disturbed
24	Laburnum House, Ground Floor, Boiler House (1)	Residue to calorifier	Asbestos Insulation/Coating (High)	(2) Chrysotile + Amosite	11	N/A	N/A	BB000243	Restrict access and remove
26	Laburnum House, Ground Floor, Boiler House (1)	Gasket to pipework	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	N/A	N/A	BB000245	Remove if likely to be disturbed
27	Laburnum House, Ground Floor, Boiler House (1)	Cement flue	Asbestos Cement (Low)	(1) Chrysotile	4	N/A	N/A	BB000246	Remove if likely to be disturbed
28	Laburnum House, Ground Floor, Boiler House (1)	Debris to floor	Asbestos Insulation/Coating (High)	(2) Amosite	11	N/A	N/A	BB000247	Restrict access and remove



Inspection Number	Area	Feature	Material Type – (Friability)	Asbestos Fibre	Material Assessment Score	Priority Assessment Score	Total Assessment Score	Sample Number	Recommendations
33	Laburnum House, Ground Floor, Treatment Room	Rope seal to fuse carriers (as sample BB000250)	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	N/A	N/A	BB000250	Remove if likely to be disturbed
34	Laburnum House, Ground Floor, Treatment Room (4)	Flash guards within fuse carriers	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	7	N/A	N/A	BB000250	Remove if likely to be disturbed
44	Laburnum House, Ground Floor, Corridor / Stairwell	Stair nosing (as sample BB000230)	Reinforced Composite (Low)	(1) Chrysotile	3	N/A	N/A	BB000230	Remove if likely to be disturbed
48	Laburnum House, Ground Floor, Toilets (13)	Toilet cistern	Well Bound Material (Low)	(2) Amosite	4	N/A	N/A	BB000255	Remove if likely to be disturbed
57	Laburnum House, Ground Floor, Patient Room	Damp proof course within wall cavity (as sample BB000232)	Well Bound Material (Low)	(1) Chrysotile	2	N/A	N/A	BB000232	Remove if likely to be disturbed
58	Laburnum House, Ground Floor, Patient Room	Damp proof course beneath window sill (as sample BB000233)	Well Bound Material (Low)	(1) Chrysotile	3	N/A	N/A	BB000233	Remove if likely to be disturbed



Inspection Number	Area	Feature	Material Type – (Friability)	Asbestos Fibre	Material Assessment Score	Priority Assessment Score	Total Assessment Score	Sample Number	Recommendations
65	Laburnum House, Ground Floor, Patient Room	Boxing panels (as sample BB000240)	Asbestos Insulating Board (Medium)	(2) Chrysotile + Amosite	8	N/A	N/A	BB000240	Restrict access and remove
66	Laburnum House, Ground Floor, Patient Room (26)	Debris in ceiling void	Asbestos Cement (Low)	(1) Chrysotile	6	N/A	N/A	BB000259	Remove if likely to be disturbed
67	Laburnum House, Ground Floor, Patient Room	Debris in ceiling void (as sample BB000240)	Asbestos Insulating Board (Medium)	(2) Chrysotile + Amosite	9	N/A	N/A	BB000240	Remove if likely to be disturbed
68	Laburnum House, Ground Floor, Patient Room	Wall panels to outer shell and within ceiling void (as sample BB000240)	Asbestos Insulating Board (Medium)	(2) Chrysotile + Amosite	8	N/A	N/A	BB000240	Remove if likely to be disturbed
70	Laburnum House, Ground Floor, Store	Panels to outer shell and within ceiling void (as sample BB000240)	Asbestos Insulating Board (Medium)	(2) Chrysotile + Amosite	7	N/A	N/A	BB000240	Remove if likely to be disturbed
72	Laburnum House, Ground Floor, Store	Panels to outer shell and within ceiling void (as sample BB000240)	Asbestos Insulating Board (Medium)	(2) Chrysotile + Amosite	7	N/A	N/A	BB000240	Remove if likely to be disturbed

Inspection Number	Area	Feature	Material Type – (Friability)	Asbestos Fibre	Material Assessment Score	Priority Assessment Score	Total Assessment Score	Sample Number	Recommendations
74	Laburnum House, Ground Floor, Toilet	Panels to outer shell and within ceiling void (as sample BB000240)	Asbestos Insulating Board (Medium)	(2) Chrysotile + Amosite	7	N/A	N/A	BB000240	Remove if likely to be disturbed
75	Laburnum House, External, Externals	Wall panels (as sample BB000240)	Asbestos Insulating Board (Medium)	(2) Chrysotile + Amosite	8	N/A	N/A	BB000240	Remove if likely to be disturbed
76	Laburnum House, External, Externals	Cement flue (as sample BB000246)	Asbestos Cement (Low)	(1) Chrysotile	4	N/A	N/A	BB000246	Remove if likely to be disturbed
77	Laburnum House, External, Externals (1)	Damp proof course to extension	Well Bound Material (Low)	(1) Chrysotile	3	N/A	N/A	BB000260	Remove if likely to be disturbed
82	Cherry Tree, 1st Floor, Corridor (2)	Door panel	Asbestos Insulating Board (Medium)	(2) Chrysotile + Amosite	7	N/A	N/A	BB000264	Remove if likely to be disturbed
83	Cherry Tree, 1st Floor, Kitchen	Door panel (as sample BB000264)	Asbestos Insulating Board (Medium)	(2) Chrysotile + Amosite	6	N/A	N/A	BB000264	Remove if likely to be disturbed



Inspection Number	Area	Feature	Material Type – (Friability)	Asbestos Fibre	Material Assessment Score	Priority Assessment Score	Total Assessment Score	Sample Number	Recommendations
84	Cherry Tree, 1st Floor, Kitchen (12)	Bitumen pads to underside of sink and drainer	Well Bound Material (Low)	(1) Chrysotile	3	N/A	N/A	BB000265	Remove if likely to be disturbed
85	Cherry Tree, 1st Floor, Toilet (15)	Toilet cistern	Reinforced Composite (Low)	(2) Amosite	3	N/A	N/A	BB000266	Remove if likely to be disturbed
86	Cherry Tree, Ground Floor, Corridor	Door panels (as sample BB000264)	Asbestos Insulating Board (Medium)	(2) Chrysotile + Amosite	7	N/A	N/A	BB000264	Remove if likely to be disturbed
87	Cherry Tree, Ground Floor, Kitchen	Door panel (as sample BB000264)	Asbestos Insulating Board (Medium)	(2) Chrysotile + Amosite	9	N/A	N/A	BB000264	Remove if likely to be disturbed
88	Cherry Tree, Ground Floor, Kitchen	Bitumen pads to underside of sink and drainer (as sample BB000265)	Well Bound Material (Low)	(1) Chrysotile	3	N/A	N/A	BB000265	Remove if likely to be disturbed
89	Cherry Tree, Ground Floor, Toilet	Toilet cistern (as sample BB000266)	Reinforced Composite (Low)	(2) Amosite	3	N/A	N/A	BB000266	Remove if likely to be disturbed



Inspection Number	Area	Feature	Material Type – (Friability)	Asbestos Fibre	Material Assessment Score	Priority Assessment Score	Total Assessment Score	Sample Number	Recommendations
90	Cherry Tree, Ground Floor, Office (13)	Loose lagging within floor void	Asbestos Insulation/Coating (High)	(2) Chrysotile + Amosite	11	N/A	N/A	BB000267	Restrict access and remove
92	Cherry Tree, Ground Floor, Corridor	Loose lagging within floor void (as sample BB000267)	Asbestos Insulation/Coating (High)	(2) Chrysotile + Amosite	11	N/A	N/A	BB000267	Restrict access and remove
93	Cherry Tree, Ground Floor, Office	Door panel (as sample BB000264)	Asbestos Insulating Board (Medium)	(2) Chrysotile + Amosite	6	N/A	N/A	BB000264	Remove if likely to be disturbed
96	Cherry Tree, Ground Floor, Boiler Room (20)	Wall debris	Asbestos Insulation/Coating (High)	(2) Chrysotile + Amosite	11	N/A	N/A	BB000271	Restrict access and remove
98	Cherry Tree, Ground Floor, Boiler Room (20)	Debris to floor	Dust/Debris (High)	(1) Chrysotile	10	N/A	N/A	BB000273	Restrict access and remove
99	Cherry Tree, Ground Floor, Boiler Room (20)	Debris to floor	Dust/Debris (High)	(1) Chrysotile	10	N/A	N/A	BB000274	Restrict access and remove



Inspection Number	Area	Feature	Material Type – (Friability)	Asbestos Fibre	Material Assessment Score	Priority Assessment Score	Total Assessment Score	Sample Number	Recommendations
130	Apple Tree, Ground Floor, Treatment room (16)	Paper backing to fibreglass lagged pipework	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	6	N/A	N/A	BB000284	Remove if likely to be disturbed
131	Apple Tree, Ground Floor, Corridor	Paper backing to fibreglass lagged pipework (as sample BB000284)	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	4	N/A	N/A	BB000284	Remove if likely to be disturbed
136	Apple Tree, Ground Floor, Entrance / Corridor (1)	Textiles within fuses	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	N/A	N/A	BB000286	Remove if likely to be disturbed
137	Apple Tree, Ground Floor, Corridor	Textiles within fuses (as sample BB000286)	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	N/A	N/A	BB000286	Remove if likely to be disturbed
140	Apple Tree, Roof Void, Roof Space	Paper backing beneath fibreglass lagged pipework (as sample BB000284)	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	8	N/A	N/A	BB000284	Remove if likely to be disturbed
141	Apple Tree, Roof Void, Roof Space	Paper debris (as sample BB000284)	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	8	N/A	N/A	BB000284	Remove if likely to be disturbed



Inspection Number	Area	Feature	Material Type – (Friability)	Asbestos Fibre	Material Assessment Score	Priority Assessment Score	Total Assessment Score	Sample Number	Recommendations
142	Apple Tree, Roof Void, Roof Space (1)	Loose panel to top of water tank	Asbestos Cement (Medium)	(1) Chrysotile	5	N/A	N/A	BB000290	Remove if likely to be disturbed
144	Apple Tree, Ground Floor, Entrance / Corridor	Paper beneath fibreglass lagged pipework within floor void (as sample BB000284)	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	N/A	N/A	BB000284	Remove if likely to be disturbed
145	Apple Tree, Ground Floor, Corridor	Paper backing to fibreglass lagged pipework within floor void (as sample BB000284)	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	N/A	N/A	BB000284	Remove if likely to be disturbed
146	Apple Tree, Ground Floor, Electric Cupboard	Rope seals to electric boxes (as sample BB000250)	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	N/A	N/A	BB000250	Remove if likely to be disturbed
147	Apple Tree, Ground Floor, Electric Cupboard	Textiles within fuses (as sample BB000286)	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	N/A	N/A	BB000286	Remove if likely to be disturbed
150	Apple Tree, Ground Floor, Boiler Room Store	Textiles within fuses (as sample BB000286)	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	N/A	N/A	BB000286	Remove if likely to be disturbed



Inspection Number	Area	Feature	Material Type – (Friability)	Asbestos Fibre	Material Assessment Score	Priority Assessment Score	Total Assessment Score	Sample Number	Recommendations
151	Apple Tree, Ground Floor, Boiler Room Store	Rope seal to fuse box (as sample BB000250)	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	N/A	N/A	BB000250	Remove if likely to be disturbed
152	Apple Tree, Ground Floor, Boiler Room Store (23)	Flashguards to circuit breaker	Asbestos Cement (Low)	(1) Chrysotile	5	N/A	N/A	BB000293	Remove if likely to be disturbed
154	Apple Tree, Ground Floor, Boiler Room	Cement flue (as sample BB000295)	Asbestos Cement (Low)	(1) Chrysotile	4	N/A	N/A	BB000295	Remove if likely to be disturbed
155	Apple Tree, Ground Floor, Boiler Room (24)	Cement cowl	Asbestos Cement (Low)	(1) Chrysotile	4	N/A	N/A	BB000295	Remove if likely to be disturbed
156	Apple Tree, Ground Floor, Boiler Room	Textiles within fuses (as sample BB000286)	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	N/A	N/A	BB000286	Remove if likely to be disturbed
157	Apple Tree, Ground Floor, Boiler Room	Rope seal to electric boxes (as sample BB000250)	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	N/A	N/A	BB000250	Remove if likely to be disturbed



Inspection Number	Area	Feature	Material Type – (Friability)	Asbestos Fibre	Material Assessment Score	Priority Assessment Score	Total Assessment Score	Sample Number	Recommendations
158	Apple Tree, Ground Floor, Boiler Room (24)	Debris to top of boiler	Asbestos Insulation/Coating (High)	(1) Chrysotile	10	N/A	N/A	BB000296	Remove if likely to be disturbed
159	Apple Tree, Ground Floor, Boiler Room (24)	Gaskets to pipework	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	N/A	N/A	BB000297	Remove if likely to be disturbed
162	Apple Tree, Ground Floor, Boiler Room (24)	Debris to floor	Asbestos Insulation/Coating (High)	(1) Chrysotile	10	N/A	N/A	BB000300	Remove if likely to be disturbed
163	Apple Tree, Ground Floor, Boiler Room (24)	Debris to floor beneath water heater	Asbestos Insulation/Coating (High)	(1) Chrysotile	10	N/A	N/A	BB000301	Remove if likely to be disturbed
170	Apple Tree, External, Gas meter	Gaskets to pipework (as sample BB000297)	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	N/A	N/A	BB000297	Remove if likely to be disturbed
174	Apple Tree, External, External	Paper backing to fibreglass lagged pipework from boiler house (as sample BB000284)	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	N/A	N/A	BB000284	Remove if likely to be disturbed



Inspection Number	Area	Feature	Material Type – (Friability)	Asbestos Fibre	Material Assessment Score	Priority Assessment Score	Total Assessment Score	Sample Number	Recommendations
180	Laburnum House, External, Gas meter hut	Gaskets to pipework (as sample BB000297)	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	4	N/A	N/A	BB000297	Remove if likely to be disturbed



6.0 Recommendations

6.1 Summary

Survey inspection reports detail the ACM identified, its approximate extent and its priority risk rating, these reports are contained within Appendix B of this report. The asbestos register, Section 5.0 of this report summarises asbestos containing materials and presumed asbestos materials identified during the course of the survey.

Priority assessments provided are outside the scope of our UKAS accreditation.

6.2 Further Investigation

There is a possibility that asbestos material may be present in those areas that were concealed or inaccessible at the time of the survey or fell outside the scope of this investigation. Prior to demolition, refurbishment or any activity that disturbs the fabric of the building outside the scope of this survey it is recommended that a fully intrusive WYG Asbestos Refurbishment or Demolition survey be conducted, under controlled conditions where appropriate.

Prior to the application of a WYG Asbestos Refurbishment or Demolition survey all areas of the site should be approached with caution during any future works, we suggest that the contractor has an appropriate method statement in place such that if suspected asbestos materials are encountered, a sample can be taken to confirm the nature of the material prior to any work in that area.

6.3 General

If asbestos removal is required, it is recommended that a site-specific asbestos removal specification and method statements be produced in order to facilitate any asbestos removal works.

The waste generated from asbestos removal should be notified and disposed of in accordance with the Hazardous Waste (England & Wales) Regulations 2005, Amended 2009.

The contractor must ensure that adequate Duty of Care provisions are put in place for the transportation and disposal of wastes from the site in line with the obligations of the Environmental Protection Act 1990.

In accordance with Regulation 4 of The Control of Asbestos Regulations 2012, it is advised that a management plan is produced and a duty holder be appointed to coordinate and oversee the management of the asbestos at the site.

Where asbestos insulation materials are removed, the building manager should ensure that non-asbestos replacement materials are installed, to maintain fire proofing.

If asbestos containing materials (ACM's) are to remain in-situ across the premises, CAR 2012 requires a Duty Holder be appointed/identified, who will be responsible for producing and implementing an Asbestos Management Plan, as defined by HSG 227.

Due to the nature of a WYG Asbestos Refurbishment / Demolition Survey there is always the possibility of asbestos being present within inaccessible areas and those areas outlined within Sections 4.2 and 4.3 of the report as outside the scope of this type of survey. If any work is to be carried out within these areas then materials encountered should be presumed to contain asbestos unless there is strong evidence for a reasoned argument that the material does not contain asbestos. This can be achieved by taking a sample and having subsequent analysis undertaken on the sample



in accordance with HSG 248.

Prior to demolition, refurbishment or any other works that might disturb the asbestos materials identified, they should be removed. It is recommended that a site-specific method statement be produced in order to facilitate the removal of the asbestos. It is advised that a competent person be appointed to coordinate and oversee the management of asbestos at the site.

The detailed extent of asbestos materials presented in this report are approximate values only and should not be used in isolation to prepare quotations for asbestos repair or removal. It is recommended that any asbestos repair or removal be evaluated by an asbestos removal contractor, who should attend site to confirm the extent of asbestos.

6.4 Asbestos Management Plan (AMP)

The Control of Asbestos Regulations 2012 stipulates under Regulation 4, that persons responsible by virtue of ownership, contract or tenancy of a non-domestic premise are responsible for undertaking a suitable and sufficient assessment for the presence of asbestos materials within those premises and implement an appropriate Asbestos Management Plan (AMP).

Areas highlighted in Sections 4.2 and 4.3 as areas of 'no access' should be presumed to contain amphibole asbestos and appropriate management planning should be implemented in order to control access and maintenance activities to these areas until such a time as they can be accessed and the presence or absence of asbestos containing materials can be confirmed.

Asbestos materials were encountered in the survey as detailed in Section 5.0. The AMP should stipulate the requirements for working in these areas identified as containing asbestos as well as the areas of 'no access' as stated in Sections 4.2 and 4.3. For example the requirements for working in these areas may be a permit to work system, appropriate risk assessments or by other means to ensure people are not exposed to asbestos. (Remove if negative report)

Consultation of the Approved Code of Practice L143: Managing & Working With Asbestos (Control of Asbestos Regulations 2012) outlines the procedures that should be followed when developing and implementing an AMP.

In accordance with Regulation 4 of The Control of Asbestos Regulations 2012, it is advised that a 'Duty Holder' be appointed to coordinate and oversee the management of asbestos at the site. The most appropriate person to be considered to be a Duty Holder is the person responsible for coordinating maintenance activities for the premises.

The Duty Holder has the responsibility to incorporate the results of this survey into an AMP for the building. The Duty Holder must ensure that an appropriate Priority Assessment is undertaken as detailed in HSG 227: *A Comprehensive Guide to Managing Asbestos in Premises*, taking into account factors such as:

- Normal Occupant Activity – assessment based upon the interaction of occupants and the area being assessed.
- Likelihood of disturbance – assessment based upon location of asbestos, its accessibility and quantity of material that has the potential to be disturbed.
- Human Exposure Potential – assessment based upon number of occupants, frequency of use and duration of use.
- Maintenance Activity – assessment based upon type of maintenance activity and frequency.

Combining the Material Risk Assessment with the Priority Assessment provides an overall assessment with respect to ACM's present within a building. This overall assessment will then determine the management requirements for the building.



Priority assessments provided are outside the scope of our UKAS accreditation.

WYG can assist in the process of risk assessment to further develop the AMP in accordance with L143 and HSG 227.

6.5 MMMF

A number of materials associated with Machine Made Mineral Fibre (MMMF) are present with areas in the building (e.g. within ceiling voids). These materials are covered by the COSHH regulations and persons working on or near these materials should undertake sufficient risk assessments and/or wear appropriate Personal Protective Equipment.

6.6 Fire Protection

Where asbestos insulation materials are removed, the building manager should ensure that non-asbestos replacement materials are installed, to maintain fire proofing.

If fire-rated materials are removed there may be a requirement to review and revise the site Fire Risk Assessment. WYG has a dedicated Fire Risk Assessment team, who would be pleased to provide further guidance in this respect required.

6.7 Other Safety Management and Compliance Services

We provide a range of safety management and compliance services to a variety of clients across the public and private sector. Services include:

Health and Safety Management

- Development and implementation of safety management systems such as OHSAS 18001, BS8800, HSG65
- Advice on preparing effective health and safety policies, procedures and systems of work
- Risk assessments (including workplace and work activity, manual handling, display screen equipment (DSE), CoSHH etc)
- Advice on setting key performance indicators for driving improvements in safety performance
- Accident and incident investigation
- Independent compliance audits
- Occupational exposure monitoring – dusts, fumes, vapours, etc
- Noise monitoring and noise control
- Indoor air quality and working environment investigation.

Legionella Assessment

- L8 compliant Legionella risk assessments
- Legionella awareness seminars and training
- Independent compliance audits

CDM Co-ordinator Services

- Full proactive CDM co-ordinator service on notifiable projects of all sizes
- Client's construction health and safety advisor for non-notifiable projects
- Design of health and safety risk workshops
- CDM regulations compliance audits of all duty holders.



Fire and Explosion

- Regulatory reform (fire safety) order compliant fire risk assessments
- Expert advice on means of escape, structural protection, automatic detection and fire fighting systems
- Liaison with enforcing authorities
- Dangerous substances and explosive atmospheres regulations (DSEAR) risk assessment

Training

- Institution of occupational safety and health accredited courses:
 - Directing safely
 - Managing safely
 - Working safely
- Executive update – key health and safety legislative requirements
- Health & safety responsibilities of line managers
- H&S risk assessments – a practical approach
- DSE safety and user awareness
- Handling loads, preventing injury – good manual handling practice
- COSHH assessment, assessor training
- CDM Regulations 2007 – introduction
- CDM Regulations 2007 for designers
- Asbestos awareness & training for non-licensable activities.

Asbestos Consultancy

- Asbestos surveys (management, refurbishment & demolition surveys)
- Removal specifications
- On-site inspection and monitoring of works
- Asbestos management plans
- Completion and validation reporting
- Asbestos awareness seminars and training
- Expert witness



7.0 Glossary of Terms

ACM	Asbestos Containing Material
AIB	Asbestos Insulating Board
AMP	Asbestos Management Plan
CAR	Control of Asbestos Regulations
EA	Environment Agency
HSE	Health and Safety Executive
HSG	Health and Safety Guidance
MMMF	Machine Made Mineral Fibre
NADIS	No Asbestos Detected in Sample
UKAS	United Kingdom Accreditation Service
WYG	WYG Environment Planning Transport Ltd



8.0 References

- HSG 264 Asbestos: The Survey Guide, 2nd Edition, 2012
- HSG 248 Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures, 2005.
- CAR 2012 Control of Asbestos Regulations 2012, April 2012.



Appendices



Appendix A – Report Conditions for WYG Asbestos Refurbishment / Demolition Survey



WYG ENVIRONMENT PLANNING TRANSPORT LTD

This report is produced solely for the benefit of Homes and Communities Agency (Bedford), no account is taken for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the site.

This report is based on a site inspection in the accessed areas as noted, the physical investigation as detailed, information supplied by those parties referenced in the text. Some of the opinions are based on unconfirmed data and information and are presented as the best that can be obtained without further extensive dismantling and disturbance. The test results that are available can only be regarded as a limited but likely representative sample assessed against current guidelines. The impact of our assessment on other aspects of the development requires evaluation by other involved parties. The possibility of the presence of asbestos, perhaps in higher concentrations, elsewhere on the site, cannot be discounted.

Whilst the findings detailed within this report reflect our best assessment, because there are no exact UK definitions of these matters, being subject to risk analysis, we are unable to give categoric assurances that they will be accepted by authorities or funds without question as such bodies have unpublished, more stringent objectives. This report is prepared and written for the purposed uses stated in the report and should not be used in a different context without reference to WYG. In time improved practices or amended legislation may necessitate a re-assessment.

The report is limited to those aspects specifically reported on and is necessarily restricted and no liability is accepted for any other aspect. The opinions expressed cannot be absolute due to the limitations of time and resources accepted by the agreed brief and the possibility of unrecorded previous use and abuse of the site and adjacent sites. The report concentrates on the site as defined in the report.



Appendix B – Inspection Reports

Priority assessments provided are outside the scope of our UKAS accreditation

Inspection Number	1	Reference Number:	BB000223
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes

Building	Laburnum House
Floor Level	Roof Void
Area / Room	1 Lift Motor Room
Feature	Fuse carriers within circuit
Product Type	Asbestos Cement
Extent Amount	8 no.

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

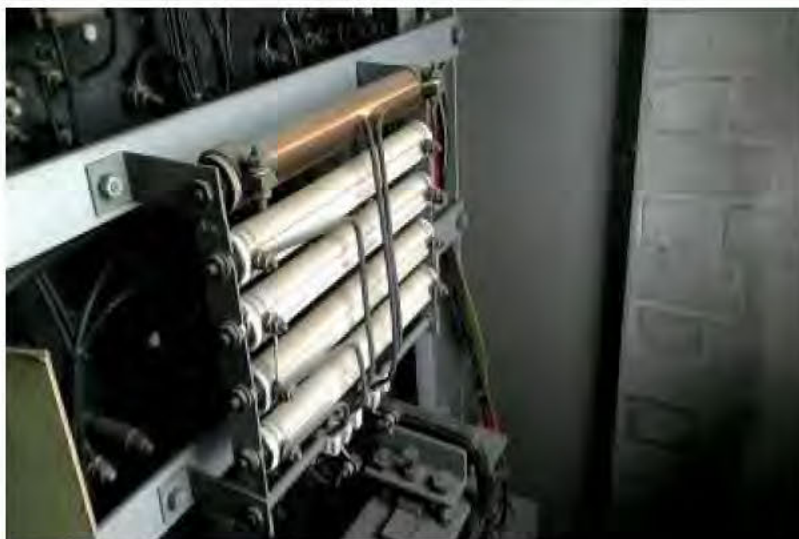
Material Assessment Score	4
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	2	Reference Number:	BB000224
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Laburnum House
Floor Level	Roof Void
Area / Room	1 Lift Motor Room
Feature	Resistor packs
Product Type	Asbestos Textiles/Paper
Extent Amount	4 no.

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Unsealed	2
Asbestos Type	Chrysotile	1

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	6
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	3	Reference Number:	BB000225
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	Roof Void
Area / Room	1 Lift Motor Room
Feature	Rope seal to isolator
Product Type	Textiles/Paper
Extent Amount	2 no.

Recommendation	
----------------	--

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	Low Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	4	Reference Number:	BB000226
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Laburnum House
Floor Level	Roof Void
Area / Room	1 Lift Motor Room
Feature	Brake pad to lift motor
Product Type	Reinforced Composite
Extent Amount	1 no.

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Material Assessment Score	4
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average	N/A
----------------	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average	N/A
----------------	------------

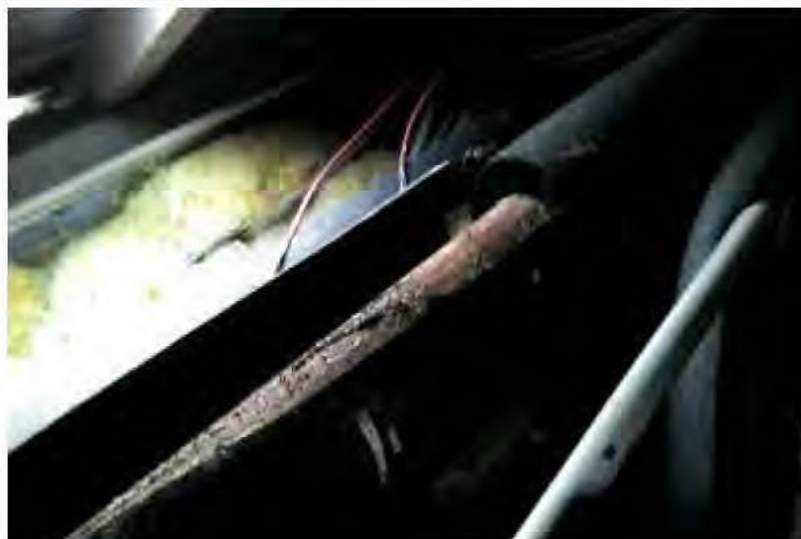
Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average	N/A
----------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Inspection Number	5	Reference Number:	BB000227
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes

Building	Laburnum House
Floor Level	Roof Void
Area / Room	2 Roof space next to lift motor room
Feature	Residue to pipework
Product Type	Dust/Debris
Extent Amount	9 m

Recommendation

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average **N/A**

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average **N/A**

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average **N/A**

Material Assessment Score **N/A**

Priority Assessment Score **N/A**

Total Material Score **N/A**

Inspection Number	6	Reference Number:	BB000228
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	1st Floor
Area / Room	12 Linen Cupboard
Feature	Floor screed beneath vinyl
Product Type	Reinforced Composite
Extent Amount	5 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	High Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

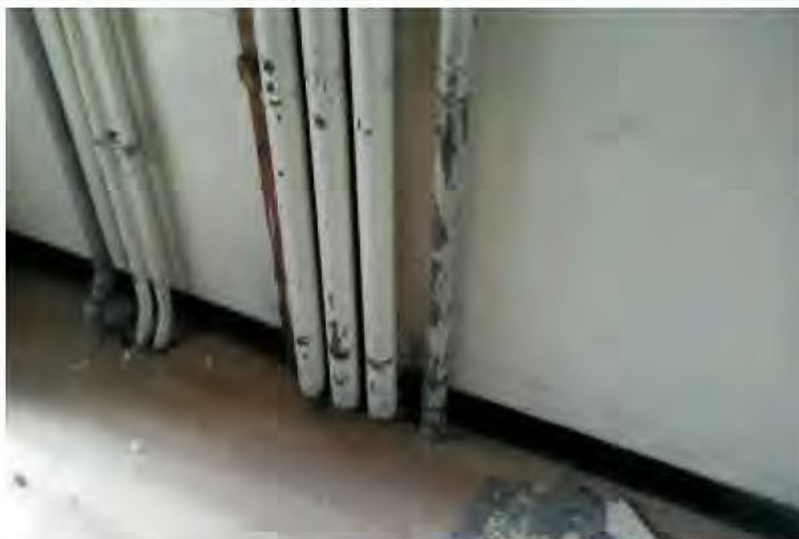
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	7	Reference Number:	BB000229
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	1st Floor
Area / Room	12 Linen Cupboard
Feature	Residue to pipework
Product Type	Dust/Debris
Extent Amount	14 m

Recommendation	
----------------	--

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

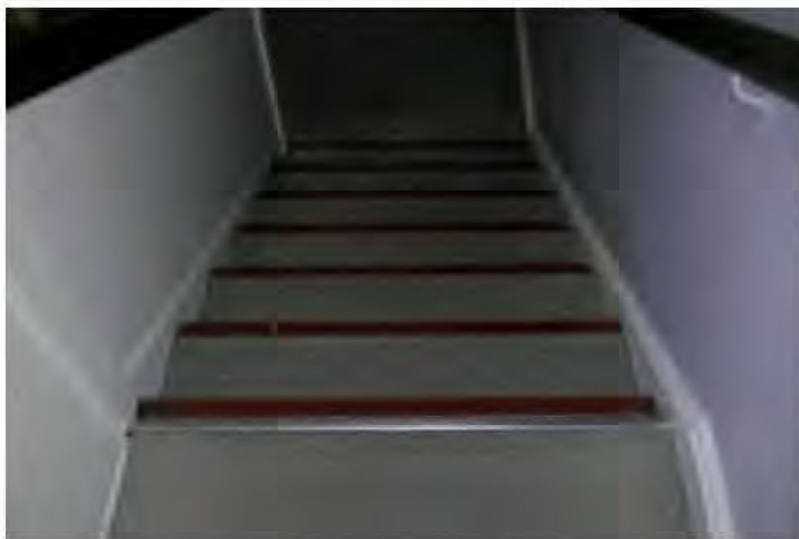
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	8	Reference Number:	BB000230
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Laburnum House
Floor Level	1st Floor
Area / Room	16 Stairwell
Feature	Stair nosing
Product Type	Reinforced Composite
Extent Amount	25 m

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Low Damage	1
Surface Treatment	Completely Sealed	0
Asbestos Type	Chrysotile	1

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	3
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	9	Reference Number:	BB000231
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	1st Floor
Area / Room	17 Washroom
Feature	Bitumen pad to underside of sink
Product Type	Well Bound Material
Extent Amount	1 no.

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Medium Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------

Inspection Number	10	Reference Number:	BB000232
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Laburnum House
Floor Level	1st Floor
Area / Room	20 Day Room
Feature	Damp proof course within wall cavity
Product Type	Well Bound Material
Extent Amount	> 50 m

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	Chrysotile	1

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	2
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	11	Reference Number:	BB000233
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Laburnum House
Floor Level	1st Floor
Area / Room	20 Day Room
Feature	Damp proof course beneath window sill
Product Type	Well Bound Material
Extent Amount	< 1 m ²

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Low Damage	1
Surface Treatment	Completely Sealed	0
Asbestos Type	Chrysotile	1

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	3
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	12	Reference Number:	BB000234
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	External
Area / Room	1 Externals
Feature	Window putty to windows throughout
Product Type	Well Bound Material
Extent Amount	> 100 m

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	13	Reference Number:	BB000235
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	1st Floor
Area / Room	24 Office
Feature	Wall panels to outer shell
Product Type	Insulating Board
Extent Amount	55 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	Low Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	14	Reference Number:	As Sample BB000235
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	1st Floor
Area / Room	25 Toilet
Feature	Wall panels to outer shell
Product Type	Insulating Board
Extent Amount	8 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

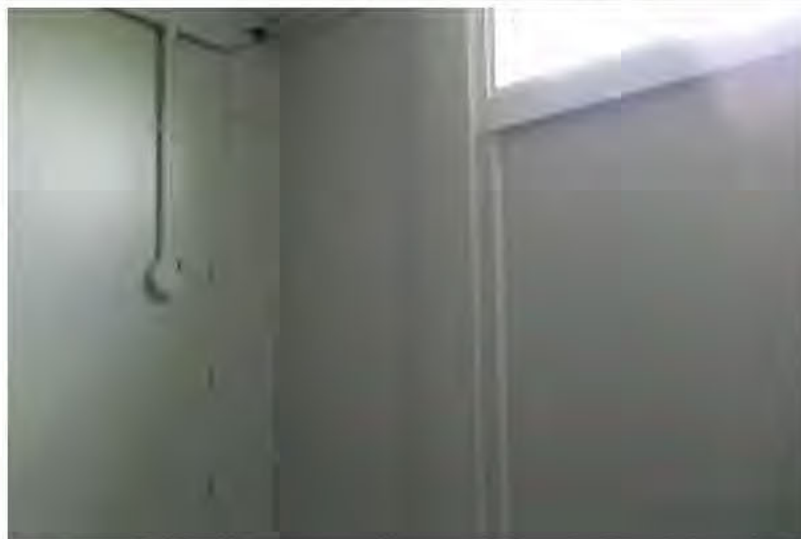
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	15	Reference Number:	As Sample BB000235
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	1st Floor
Area / Room	26 Store
Feature	Wall panels to outer shell
Product Type	Insulating Board
Extent Amount	3 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	16	Reference Number:	As Sample BB000235
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	1st Floor
Area / Room	27 Store
Feature	Wall panels to outer shell
Product Type	Insulating Board
Extent Amount	3 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	Medium Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

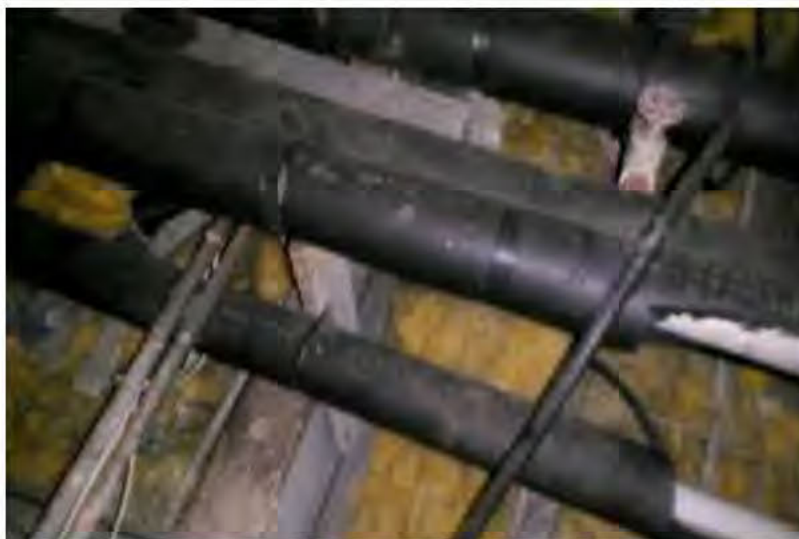
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	17	Reference Number:	BB000236
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	Roof Void
Area / Room	3 Main Roof Space
Feature	Debris to pipework
Product Type	Insulation
Extent Amount	> 50 m

Recommendation	
----------------	--

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

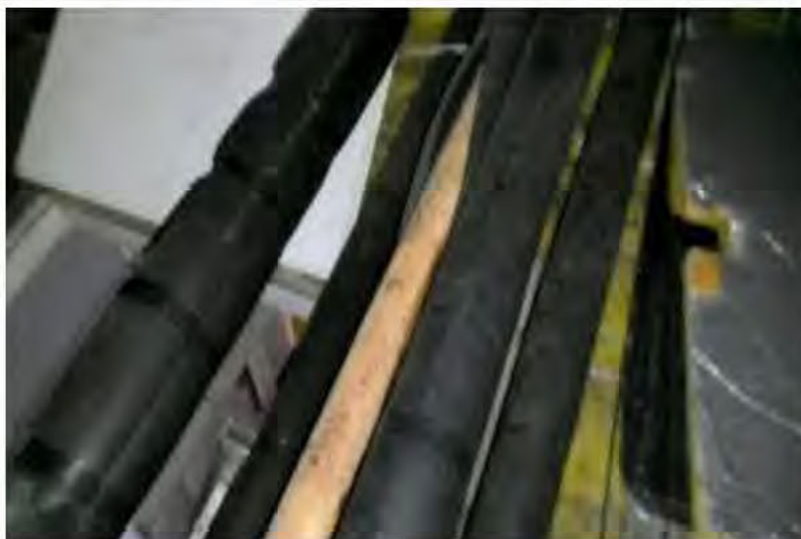
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	18	Reference Number:	BB000237
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Laburnum House
Floor Level	Roof Void
Area / Room	3 Main Roof Space
Feature	Debris to pipework
Product Type	Dust/Debris
Extent Amount	> 50 m

Recommendation	Restrict access and remove
----------------	----------------------------

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of Damage	High Damage	3
Surface Treatment	Unsealed	3
Asbestos Type	Chrysotile	1

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

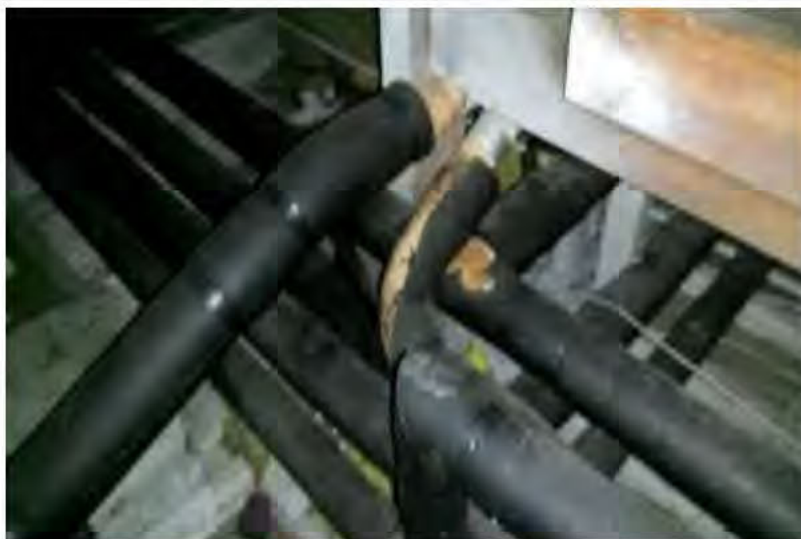
Material Assessment Score	10
----------------------------------	-----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	19	Reference Number:	BB000238
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	Roof Void
Area / Room	3 Main Roof Space
Feature	Debris to pipework
Product Type	Dust/Debris
Extent Amount	> 50 m

Recommendation	
----------------	--

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

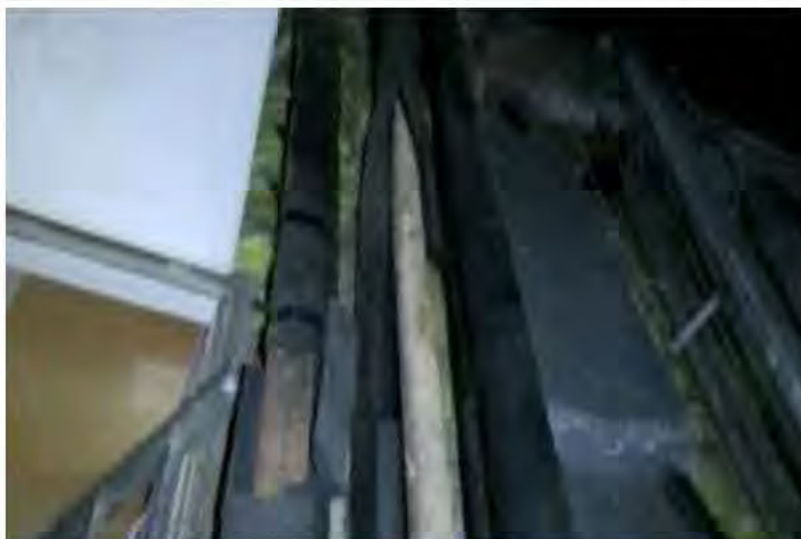
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	20	Reference Number:	BB000239
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	Roof Void
Area / Room	3 Main Roof Space
Feature	Debris to pipework
Product Type	Dust/Debris
Extent Amount	> 50 m

Recommendation	
----------------	--

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

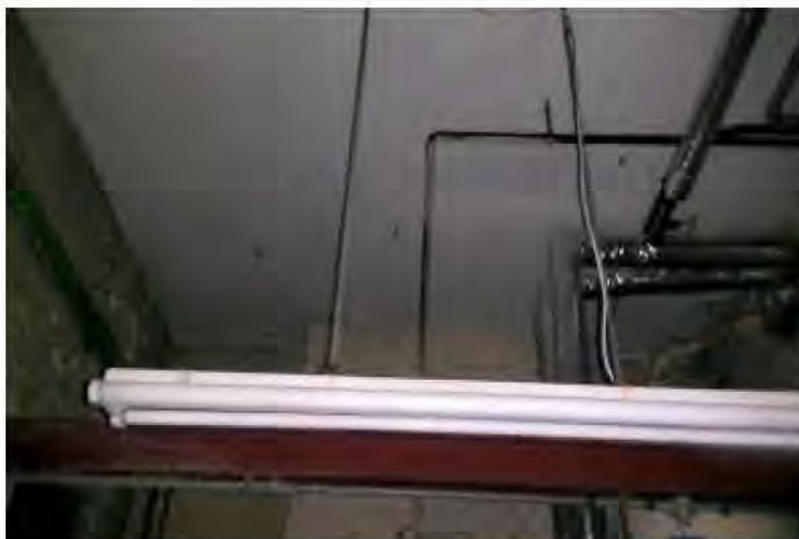
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	21	Reference Number:	BB000240
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	1 Boiler House
Feature	Ceiling panels
Product Type	Asbestos Insulating Board
Extent Amount	15 m ²

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile + Amosite	2

Material Assessment Score	5
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
---------------------------	-----	-----

Accessibility	N/A	N/A
---------------	-----	-----

Extent / Amount	N/A	N/A
-----------------	-----	-----

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
---------------------	-----	-----

Frequency of use of area	N/A	N/A
--------------------------	-----	-----

Average time area is in use	N/A	N/A
-----------------------------	-----	-----

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	22	Reference Number:	BB000241
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	1 Boiler House
Feature	Wall debris
Product Type	Insulation
Extent Amount	15 m ²

Recommendation	
----------------	--

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	23	Reference Number:	BB000242
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	1 Boiler House
Feature	Wall debris
Product Type	Dust/Debris
Extent Amount	15 m ²

Recommendation	
----------------	--

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	24	Reference Number:	BB000243
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	1 Boiler House
Feature	Residue to calorifier
Product Type	Asbestos Insulation/Coating
Extent Amount	6 m ²

Recommendation	Restrict access and remove
----------------	----------------------------

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of Damage	High Damage	3
Surface Treatment	Unsealed	3
Asbestos Type	Chrysotile + Amosite	2

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

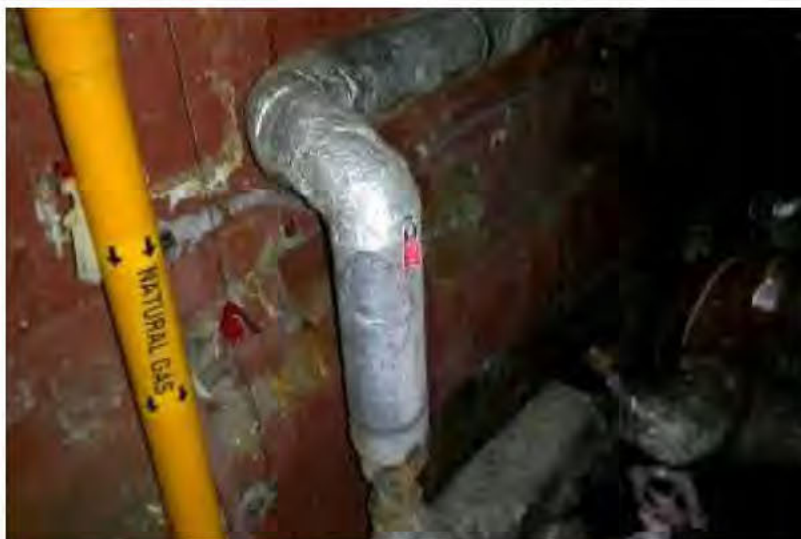
Material Assessment Score	11
----------------------------------	-----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	25	Reference Number:	BB000244
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	1 Boiler House
Feature	Residue to pipework
Product Type	Insulation
Extent Amount	> 25 m

Recommendation	
----------------	--

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	26	Reference Number:	BB000245
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	1 Boiler House
Feature	Gasket to pipework
Product Type	Asbestos Textiles/Paper
Extent Amount	> 10 no.

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

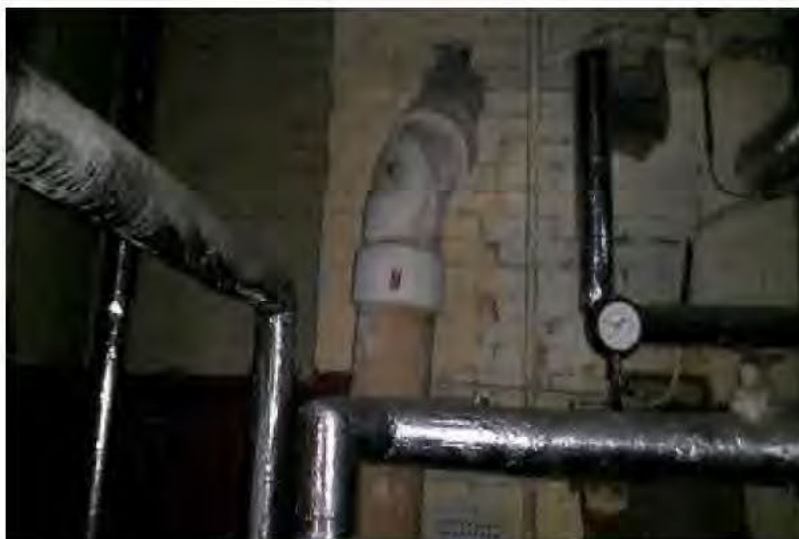
Material Assessment Score	5
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	27	Reference Number:	BB000246
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	1 Boiler House
Feature	Cement flue
Product Type	Asbestos Cement
Extent Amount	3 m

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Material Assessment Score	4
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average	N/A
----------------	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average	N/A
----------------	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average	N/A
----------------	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	28	Reference Number:	BB000247
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	1 Boiler House
Feature	Debris to floor
Product Type	Asbestos Insulation/Coating
Extent Amount	15 m ²

Recommendation	Restrict access and remove
----------------	----------------------------

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of Damage	High Damage	3
Surface Treatment	Unsealed	3
Asbestos Type	Amosite	2

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

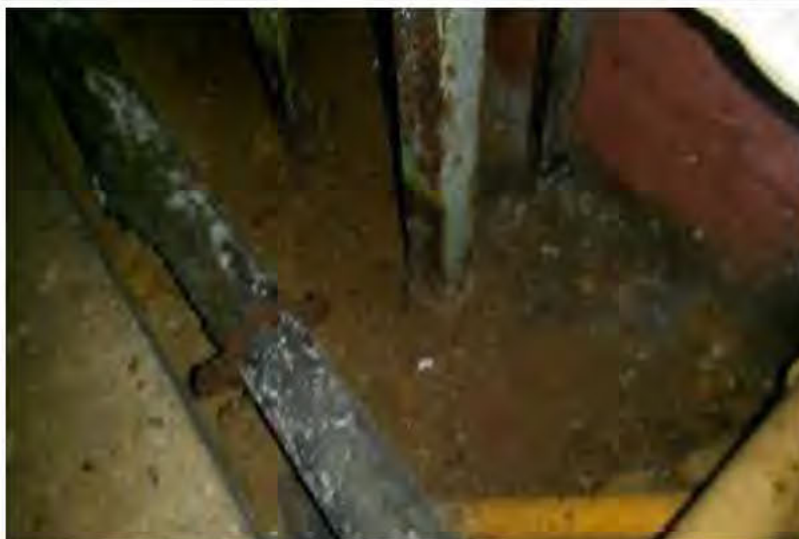
Material Assessment Score	11
----------------------------------	-----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	29	Reference Number:	BB000248
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	1 Boiler House
Feature	Debris to floor
Product Type	Dust/Debris
Extent Amount	15 m ²

Recommendation

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average **N/A**

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average **N/A**

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average **N/A**

Material Assessment Score **N/A**

Priority Assessment Score **N/A**

Total Material Score **N/A**



Inspection Number	30	Reference Number:	BB000249
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	2 Patient Room
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	25 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Medium Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	31	Reference Number:	As Sample BB000249
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	3 Corridor
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	20 m ²

Normal occupant activity	N/A	N/A
Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A
Average		N/A

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average		N/A

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average		N/A

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	32	Reference Number:	As Sample BB000249
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	4 Treatment Room
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	10 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	33	Reference Number:	As Sample BB000250
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	4 Treatment Room
Feature	Rope seal to fuse carriers
Product Type	Asbestos Textiles/Paper
Extent Amount	14 no.

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Material Assessment Score	5
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average	N/A
----------------	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average	N/A
----------------	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average	N/A
----------------	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	34	Reference Number:	BB000250
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	4 Treatment Room
Feature	Flash guards within fuse carriers
Product Type	Asbestos Textiles/Paper
Extent Amount	> 10 no.

Normal occupant activity	N/A	N/A
Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A
Average		N/A

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average		N/A

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Medium Damage	2
Surface Treatment	Unsealed	2
Asbestos Type	Chrysotile	1

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average		N/A

Material Assessment Score	7
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	35	Reference Number:	BB000251
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	4 Treatment Room
Feature	Circuit breaker within fuse box
Product Type	Reinforced Composite
Extent Amount	6 no.

Normal occupant activity	N/A	N/A
Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A
Average		N/A

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average		N/A

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average		N/A

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	36	Reference Number:	As Sample BB000249
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	5 Toilet
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	5 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

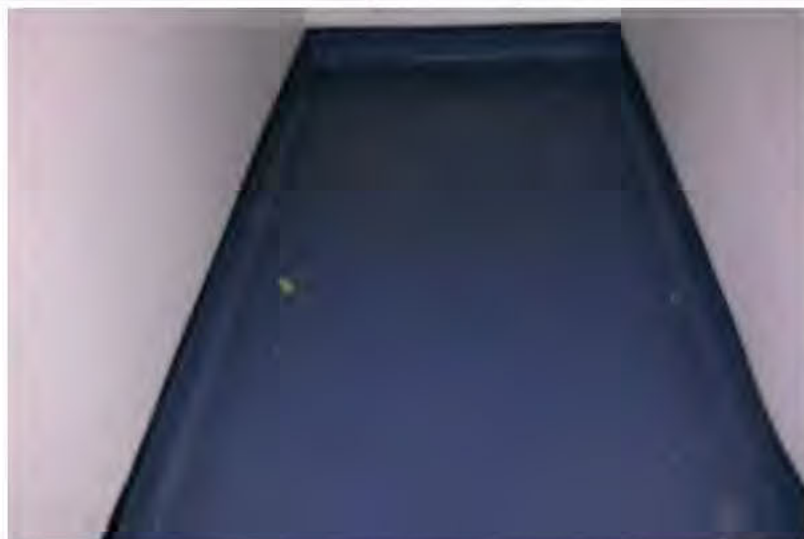
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	37	Reference Number:	As Sample BB000249
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	6 Wet Room
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	3 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	38	Reference Number:	As Sample BB000249
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	7 Patient Room
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	26 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	39	Reference Number:	As Sample BB000249
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	8 Patient Room
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	23 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	40	Reference Number:	As Sample BB000249
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	9 Sluice Room
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	5 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

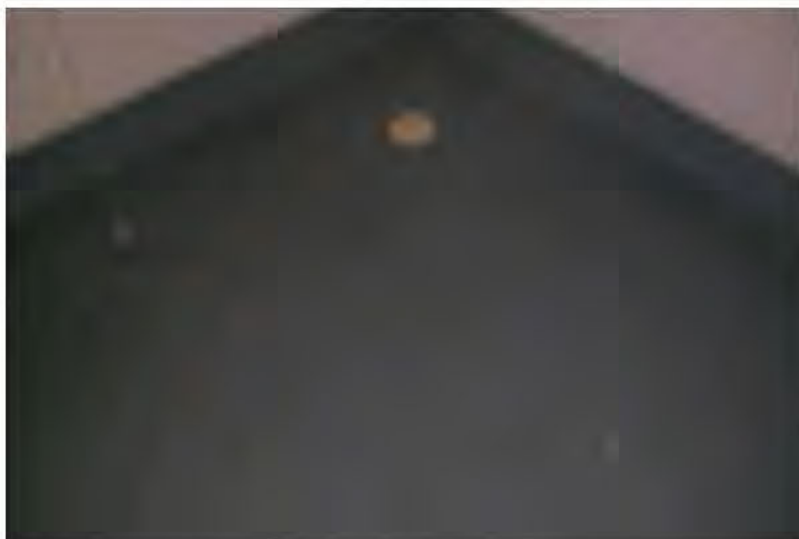
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	41	Reference Number:	As Sample BB000249
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	10 Patient Toilet
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	6 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	42	Reference Number:	BB000252
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	10 Patient Toilet
Feature	Residue to pipework
Product Type	Insulation
Extent Amount	5 m

Recommendation	
----------------	--

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	43	Reference Number:	As Sample BB000249
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	11 Corridor / Stairwell
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	23 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	44	Reference Number:	As Sample BB000230
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	11 Corridor / Stairwell
Feature	Stair nosing
Product Type	Reinforced Composite
Extent Amount	23 m

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Low Damage	1
Surface Treatment	Completely Sealed	0
Asbestos Type	Chrysotile	1

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	3
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	45	Reference Number:	BB000253
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	12 Lift
Feature	Paper to ceiling tiles
Product Type	Textiles/Paper
Extent Amount	4 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	Medium Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	46	Reference Number:	BB000254
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	12 Lift
Feature	Vinyl floor covering
Product Type	Reinforced Composite
Extent Amount	4 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Medium Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	47	Reference Number:	As Sample BB000249
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	13 Toilets
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	12 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	48	Reference Number:	BB000255
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	13 Toilets
Feature	Toilet cistern
Product Type	Well Bound Material
Extent Amount	1 no.

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Low Damage	1
Surface Treatment	Completely Sealed	0
Asbestos Type	Amosite	2

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	4
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	49	Reference Number:	BB000256
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	15 Office
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	7 m ²

Normal occupant activity	N/A	N/A
Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A
Average		N/A

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average		N/A

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	High Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average		N/A

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	50	Reference Number:	As Sample BB000256
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	16 Linen Cupboard
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	5 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	51	Reference Number:	As Sample BB000256
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	17 Corridor
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	5 m ²

Normal occupant activity	N/A	N/A
Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A
Average		N/A

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average		N/A

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average		N/A

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------

Inspection Number	52	Reference Number:	As Sample BB000256
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	18 Store
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	5 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	53	Reference Number:	As Sample BB000256
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	19 Toilets
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	9 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	54	Reference Number:	As Sample BB000256
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	20 Lobby
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	47 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	55	Reference Number:	As Sample BB000256
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	21 Patient Room
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	22 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

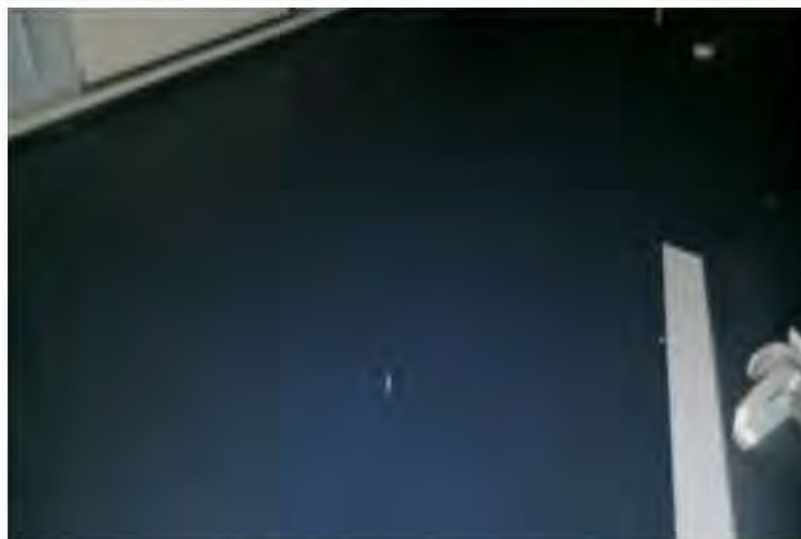
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	56	Reference Number:	As Sample BB000256
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	22 Patient Room
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	34 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	57	Reference Number:	As Sample BB000232
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	22 Patient Room
Feature	Damp proof course within wall cavity
Product Type	Well Bound Material
Extent Amount	> 50 m

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	Chrysotile	1

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	2
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	58	Reference Number:	As Sample BB000233
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	22 Patient Room
Feature	Damp proof course beneath window sill
Product Type	Well Bound Material
Extent Amount	2 m

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Low Damage	1
Surface Treatment	Completely Sealed	0
Asbestos Type	Chrysotile	1

Material Assessment Score	3
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average	N/A
----------------	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average	N/A
----------------	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

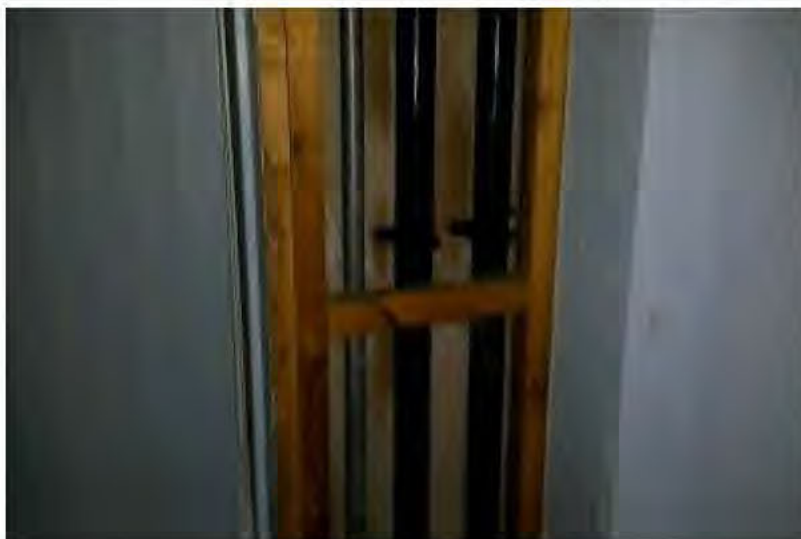
Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average	N/A
----------------	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	59	Reference Number:	BB000257
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	22 Patient Room
Feature	Debris to pipework within timber boxing and ceiling void
Product Type	Dust/Debris
Extent Amount	30 m

Recommendation	
----------------	--

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Material Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	60	Reference Number:	As Sample BB000256
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	23 Toilet
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	9 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	High Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	61	Reference Number:	BB000258
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	23 Toilet
Feature	Rope seal to pipework join within ceiling void
Product Type	Textiles/Paper
Extent Amount	< 1 m

Recommendation	
----------------	--

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	Low Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Material Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average	N/A
----------------	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average	N/A
----------------	------------

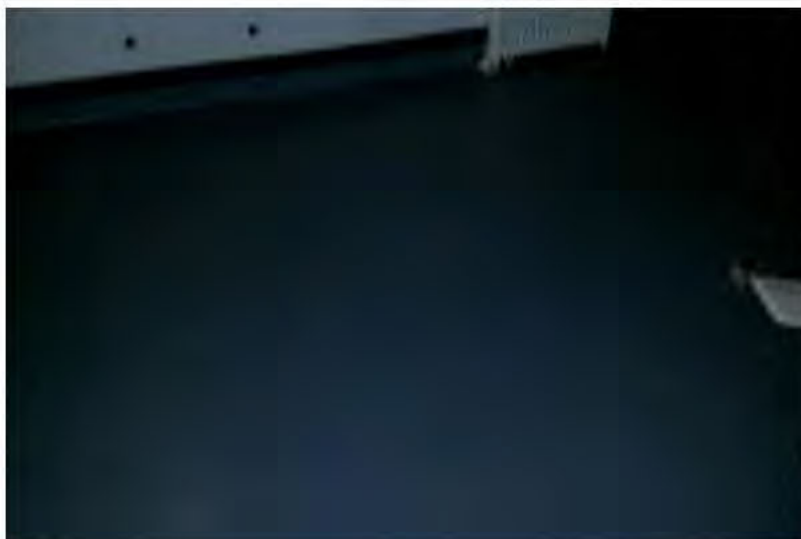
Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average	N/A
----------------	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	62	Reference Number:	As Sample BB000256
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	24 Patient Room
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	42 m ²

Recommendation

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average **N/A**

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average **N/A**

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average **N/A**

Material Assessment Score **N/A**

Priority Assessment Score **N/A**

Total Material Score **N/A**



Inspection Number	63	Reference Number:	As Sample BB000256
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	25 Toilet
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	7 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	64	Reference Number:	As Sample BB000256
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	26 Patient Room
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	40 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	65	Reference Number:	As Sample BB000240
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	26 Patient Room
Feature	Boxing panels
Product Type	Asbestos Insulating Board
Extent Amount	18 m

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	Restrict access and remove
----------------	----------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Medium Damage	2
Surface Treatment	Unsealed	2
Asbestos Type	Chrysotile + Amosite	2

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	8
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	66	Reference Number:	BB000259
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	26 Patient Room
Feature	Debris in ceiling void
Product Type	Asbestos Cement
Extent Amount	1 m ²

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	High Damage	3
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	6
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	67	Reference Number:	As Sample BB000240
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	26 Patient Room
Feature	Debris in ceiling void
Product Type	Asbestos Insulating Board
Extent Amount	1 m ²

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	High Damage	3
Surface Treatment	Unsealed	2
Asbestos Type	Chrysotile + Amosite	2

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	9
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	68	Reference Number:	As Sample BB000240
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	26 Patient Room
Feature	Wall panels to outer shell and within ceiling void
Product Type	Asbestos Insulating Board
Extent Amount	> 100 m ²

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Medium Damage	2
Surface Treatment	Unsealed	2
Asbestos Type	Chrysotile + Amosite	2

Material Assessment Score	8
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

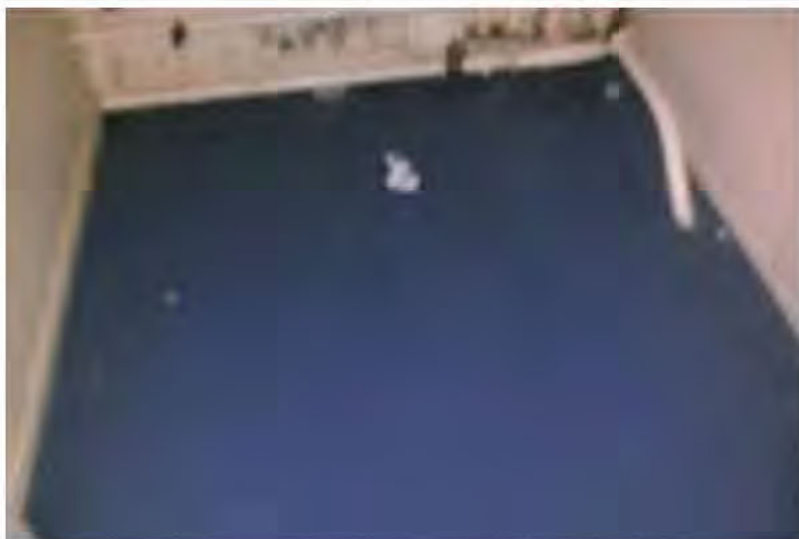
Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	69	Reference Number:	As Sample BB000256
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	27 Store
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	6 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	High Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

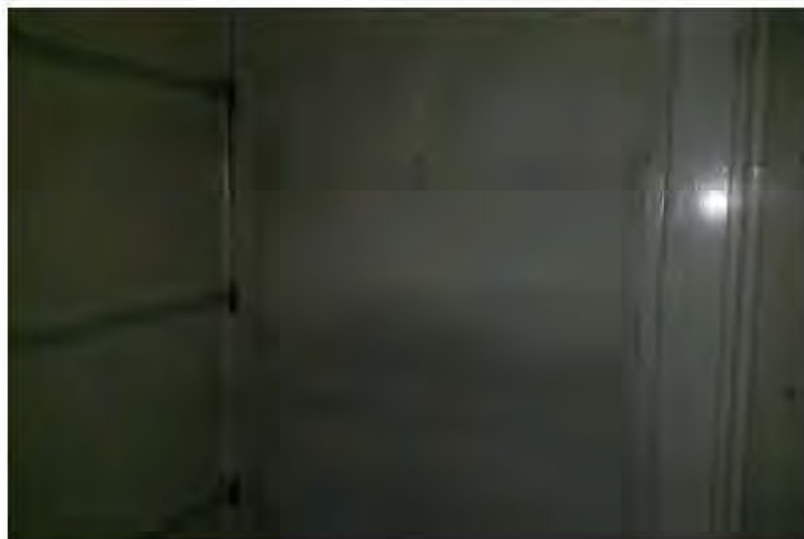
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	70	Reference Number:	As Sample BB000240
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	27 Store
Feature	Panels to outer shell and within ceiling void
Product Type	Asbestos Insulating Board
Extent Amount	8 m ²

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Unsealed	2
Asbestos Type	Chrysotile + Amosite	2

Material Assessment Score	7
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	71	Reference Number:	As Sample BB000256
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	28 Store
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	6 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	High Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

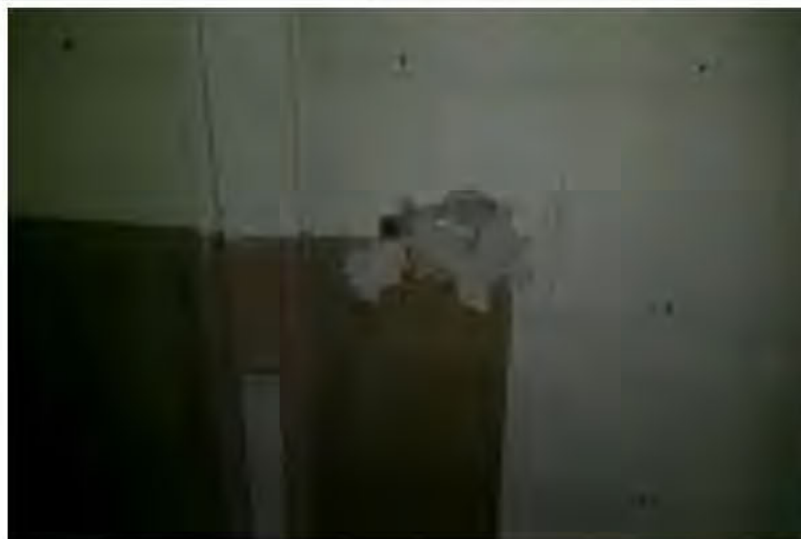
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	72	Reference Number:	As Sample BB000240
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	28 Store
Feature	Panels to outer shell and within ceiling void
Product Type	Asbestos Insulating Board
Extent Amount	8 m ²

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Unsealed	2
Asbestos Type	Chrysotile + Amosite	2

Material Assessment Score 7

Total Material Score N/A

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average N/A

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average N/A

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average N/A

Priority Assessment Score N/A



Inspection Number	73	Reference Number:	As Sample BB000256
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	29 Toilet
Feature	Floor screed beneath lino
Product Type	Well Bound Material
Extent Amount	6 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	High Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

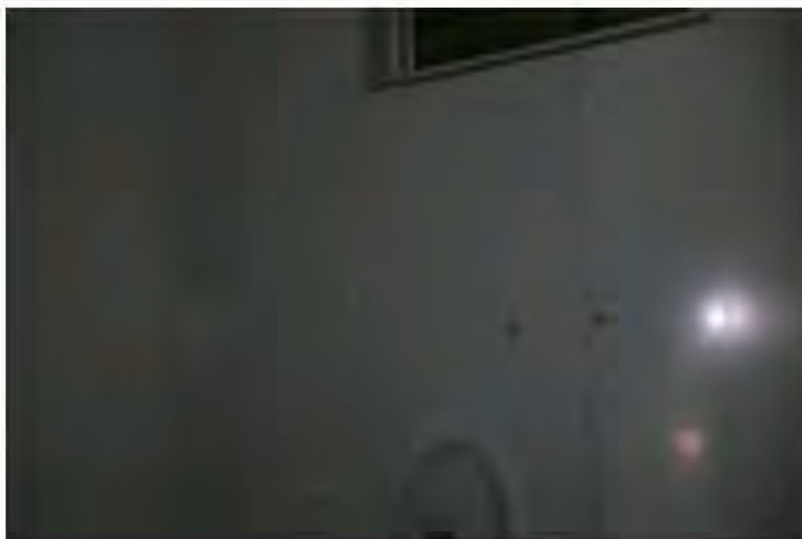
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	74	Reference Number:	As Sample BB000240
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes

Building	Laburnum House
Floor Level	Ground Floor
Area / Room	29 Toilet
Feature	Panels to outer shell and within ceiling void
Product Type	Asbestos Insulating Board
Extent Amount	12 m ²

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Unsealed	2
Asbestos Type	Chrysotile + Amosite	2

Material Assessment Score	7
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average	N/A
----------------	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average	N/A
----------------	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average	N/A
----------------	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	75	Reference Number:	As Sample BB000240
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	External
Area / Room	1 Externals
Feature	Wall panels
Product Type	Asbestos Insulating Board
Extent Amount	> 100 m ²

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Medium Damage	2
Surface Treatment	Unsealed	2
Asbestos Type	Chrysotile + Amosite	2

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	8
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	76	Reference Number:	As Sample BB000246
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	External
Area / Room	1 Externals
Feature	Cement flue
Product Type	Asbestos Cement
Extent Amount	10 m

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	4
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	77	Reference Number:	BB000260
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Laburnum House
Floor Level	External
Area / Room	1 Externals
Feature	Damp proof course to extension
Product Type	Well Bound Material
Extent Amount	> 100 m

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Low Damage	1
Surface Treatment	Completely Sealed	0
Asbestos Type	Chrysotile	1

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A
Average		N/A

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average		N/A

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average		N/A

Material Assessment Score	3
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------

Inspection Number	78	Reference Number:	BB000261
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes

Building	Laburnum House
Floor Level	External
Area / Room	1 Externals
Feature	Debris to pipework
Product Type	Insulation
Extent Amount	8 m

Recommendation

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A
Average		N/A

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average		N/A

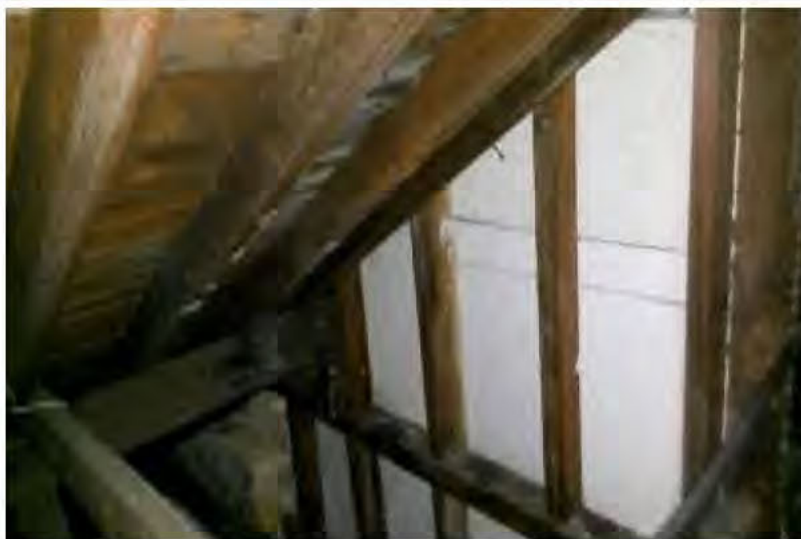
Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average		N/A

Material Assessment Score N/A

Priority Assessment Score N/A

Total Material Score N/A

Inspection Number	79	Reference Number:	BB000262
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Cherry Tree
Floor Level	Roof Void
Area / Room	1 Roof Space
Feature	Boxing panels and associated debris
Product Type	Insulating Board
Extent Amount	7 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	80	Reference Number:	BB000263
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Cherry Tree
Floor Level	Roof Void
Area / Room	1 Roof Space
Feature	Packers beneath water tank
Product Type	Insulating Board
Extent Amount	< 1 m

Recommendation	
----------------	--

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	81	Reference Number:	As Sample BB000262
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Cherry Tree
Floor Level	1st Floor
Area / Room	1 Landing
Feature	Skylight panels and boxing
Product Type	Insulating Board
Extent Amount	12 m ²

Recommendation	
----------------	--

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	Medium Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A
Average		N/A

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average		N/A

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average		N/A

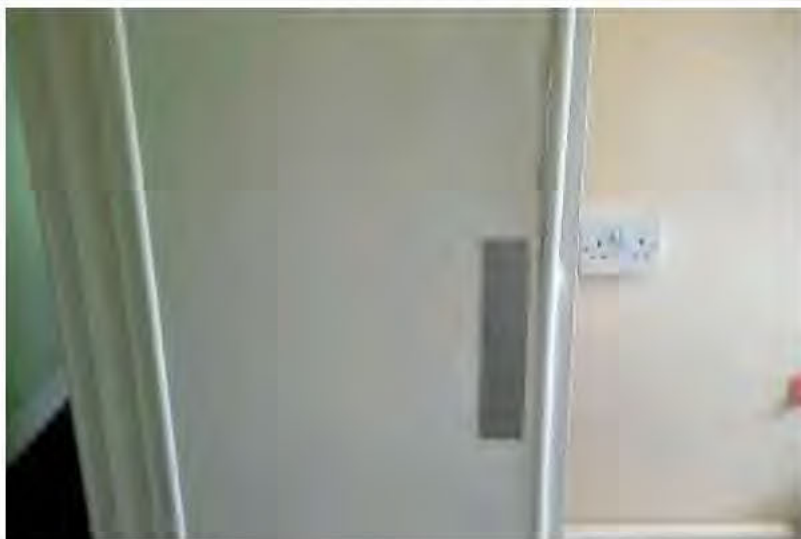
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	82	Reference Number:	BB000264
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Cherry Tree
Floor Level	1st Floor
Area / Room	2 Corridor
Feature	Door panel
Product Type	Asbestos Insulating Board
Extent Amount	2 m ²

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Unsealed	2
Asbestos Type	Chrysotile + Amosite	2

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	7
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	83	Reference Number:	As Sample BB000264
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Cherry Tree
Floor Level	1st Floor
Area / Room	12 Kitchen
Feature	Door panel
Product Type	Asbestos Insulating Board
Extent Amount	2 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile + Amosite	2

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	6
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	84	Reference Number:	BB000265
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Cherry Tree
Floor Level	1st Floor
Area / Room	12 Kitchen
Feature	Bitumen pads to underside of sink and drainer
Product Type	Well Bound Material
Extent Amount	2 no.

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Low Damage	1
Surface Treatment	Completely Sealed	0
Asbestos Type	Chrysotile	1

Material Assessment Score	3
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average	N/A
----------------	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average	N/A
----------------	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average	N/A
----------------	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	85	Reference Number:	BB000266
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Cherry Tree
Floor Level	1st Floor
Area / Room	15 Toilet
Feature	Toilet cistern
Product Type	Reinforced Composite
Extent Amount	1 no.

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	Amosite	2

Material Assessment Score	3
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
---------------------------	-----	-----

Accessibility	N/A	N/A
---------------	-----	-----

Extent / Amount	N/A	N/A
-----------------	-----	-----

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
---------------------	-----	-----

Frequency of use of area	N/A	N/A
--------------------------	-----	-----

Average time area is in use	N/A	N/A
-----------------------------	-----	-----

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Priority Assessment Score	N/A
----------------------------------	------------

Inspection Number	86	Reference Number:	As Sample BB000264
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes

Building	Cherry Tree
Floor Level	Ground Floor
Area / Room	4 Corridor
Feature	Door panels
Product Type	Asbestos Insulating Board
Extent Amount	4 m ²

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Unsealed	2
Asbestos Type	Chrysotile + Amosite	2

Material Assessment Score	7
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	87	Reference Number:	As Sample BB000264
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Cherry Tree
Floor Level	Ground Floor
Area / Room	7 Kitchen
Feature	Door panel
Product Type	Asbestos Insulating Board
Extent Amount	2 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	High Damage	3
Surface Treatment	Unsealed	2
Asbestos Type	Chrysotile + Amosite	2

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	9
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	88	Reference Number:	As Sample BB000265
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Cherry Tree
Floor Level	Ground Floor
Area / Room	7 Kitchen
Feature	Bitumen pads to underside of sink and drainer
Product Type	Well Bound Material
Extent Amount	2 no.

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Low Damage	1
Surface Treatment	Completely Sealed	0
Asbestos Type	Chrysotile	1

Material Assessment Score	3
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average	N/A
----------------	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average	N/A
----------------	------------

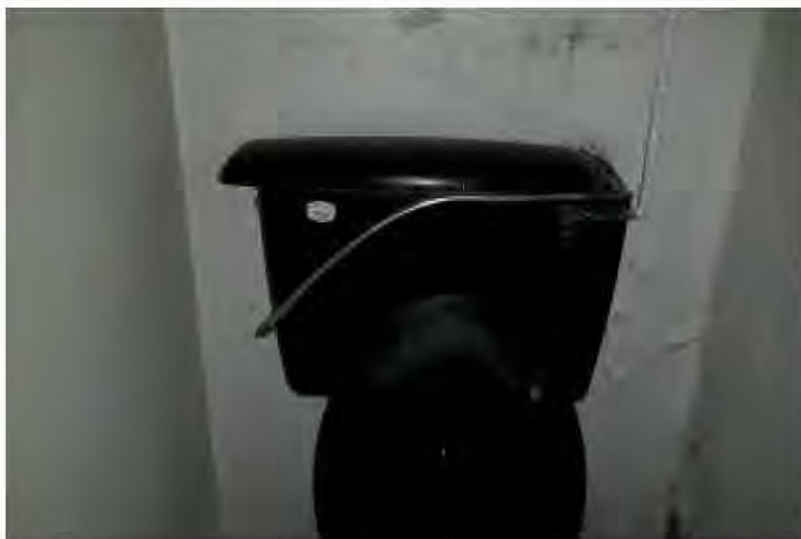
Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average	N/A
----------------	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	89	Reference Number:	As Sample BB000266
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Cherry Tree
Floor Level	Ground Floor
Area / Room	12 Toilet
Feature	Toilet cistern
Product Type	Reinforced Composite
Extent Amount	1 no.

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	Amosite	2

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

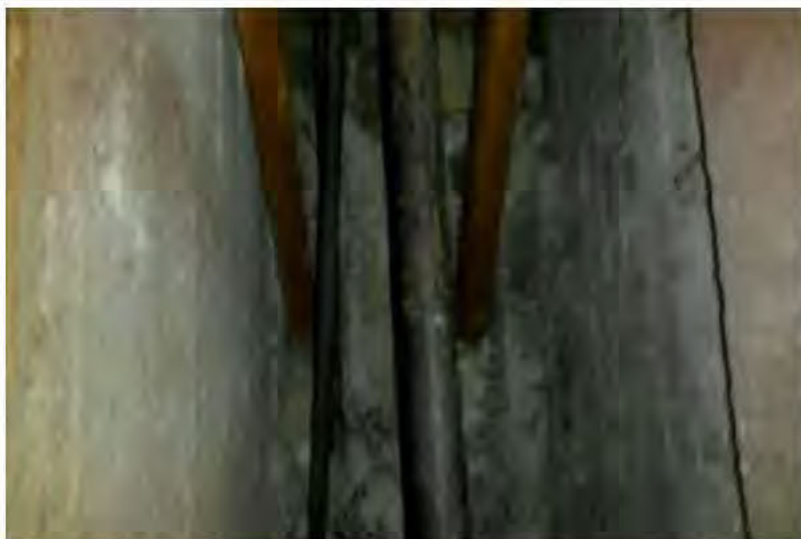
Average		N/A
----------------	--	------------

Material Assessment Score	3
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------

Inspection Number	90	Reference Number:	BB000267
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Cherry Tree
Floor Level	Ground Floor
Area / Room	13 Office
Feature	Loose lagging within floor void
Product Type	Asbestos Insulation/Coating
Extent Amount	4 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	Restrict access and remove
----------------	----------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of Damage	High Damage	3
Surface Treatment	Unsealed	3
Asbestos Type	Chrysotile + Amosite	2

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

Material Assessment Score	11
----------------------------------	-----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	91	Reference Number:	BB000268
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes

Building	Cherry Tree
Floor Level	Ground Floor
Area / Room	4 Corridor
Feature	Cable wrap
Product Type	Well Bound Material
Extent Amount	2 m

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score N/A

Priority Assessment Score N/A

Total Material Score N/A



Inspection Number	92	Reference Number:	As Sample BB000267
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Cherry Tree
Floor Level	Ground Floor
Area / Room	4 Corridor
Feature	Loose lagging within floor void
Product Type	Asbestos Insulation/Coating
Extent Amount	4 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	Restrict access and remove
----------------	----------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of Damage	High Damage	3
Surface Treatment	Unsealed	3
Asbestos Type	Chrysotile + Amosite	2

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

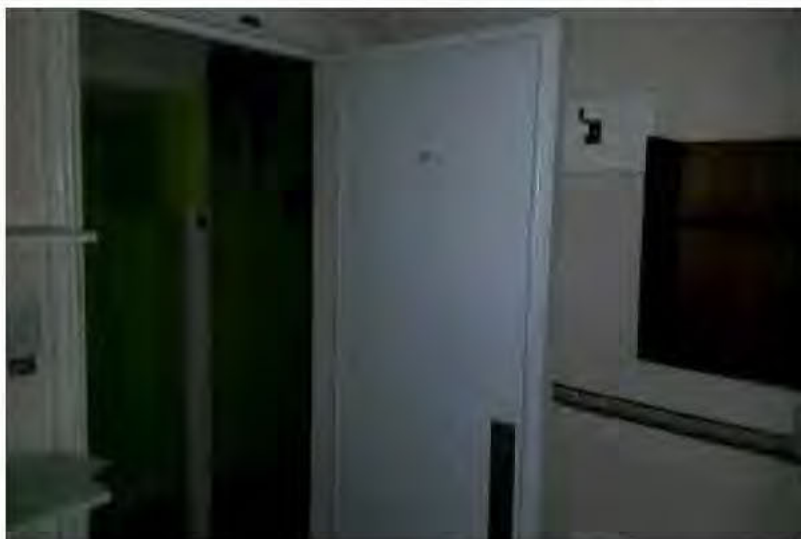
Material Assessment Score	11
----------------------------------	-----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	93	Reference Number:	As Sample BB000264
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Cherry Tree
Floor Level	Ground Floor
Area / Room	16 Office
Feature	Door panel
Product Type	Asbestos Insulating Board
Extent Amount	2 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile + Amosite	2

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	6
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	94	Reference Number:	BB000269
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Cherry Tree
Floor Level	Ground Floor
Area / Room	20 Boiler Room
Feature	Ceiling panels
Product Type	Insulating Board
Extent Amount	4 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	Low Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	95	Reference Number:	BB000270
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Cherry Tree
Floor Level	Ground Floor
Area / Room	20 Boiler Room
Feature	Wall debris
Product Type	Insulation
Extent Amount	15 m ²

Recommendation	
----------------	--

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	96	Reference Number:	BB000271
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Cherry Tree
Floor Level	Ground Floor
Area / Room	20 Boiler Room
Feature	Wall debris
Product Type	Asbestos Insulation/Coating
Extent Amount	15 m ²

Recommendation	Restrict access and remove
----------------	----------------------------

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of Damage	High Damage	3
Surface Treatment	Unsealed	3
Asbestos Type	Chrysotile + Amosite	2

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

Material Assessment Score	11
----------------------------------	-----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	97	Reference Number:	BB000272
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes

Building	Cherry Tree
Floor Level	Ground Floor
Area / Room	20 Boiler Room
Feature	Residues to pipework
Product Type	Insulation
Extent Amount	35 m

Recommendation

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average **N/A**

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average **N/A**

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average **N/A**

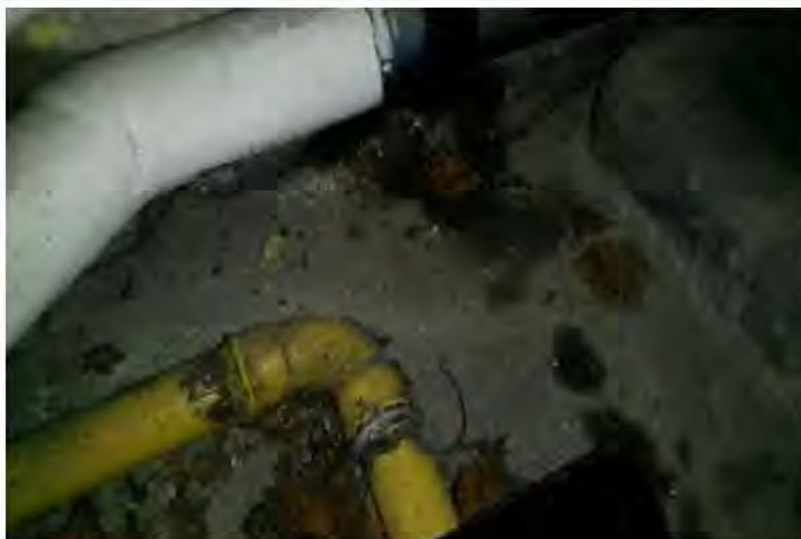
Material Assessment Score **N/A**

Priority Assessment Score **N/A**

Total Material Score **N/A**



Inspection Number	98	Reference Number:	BB000273
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Cherry Tree
Floor Level	Ground Floor
Area / Room	20 Boiler Room
Feature	Debris to floor
Product Type	Dust/Debris
Extent Amount	9 m ²

Recommendation	Restrict access and remove
----------------	----------------------------

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of Damage	High Damage	3
Surface Treatment	Unsealed	3
Asbestos Type	Chrysotile	1

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	10
----------------------------------	-----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	99	Reference Number:	BB000274
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Cherry Tree
Floor Level	Ground Floor
Area / Room	20 Boiler Room
Feature	Debris to floor
Product Type	Dust/Debris
Extent Amount	9 m ²

Recommendation	Restrict access and remove
----------------	----------------------------

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of Damage	High Damage	3
Surface Treatment	Unsealed	3
Asbestos Type	Chrysotile	1

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A
Average		N/A

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average		N/A

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average		N/A

Material Assessment Score	10
----------------------------------	-----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	100	Reference Number:	As Sample BB000272
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Cherry Tree
Floor Level	Ground Floor
Area / Room	20 Boiler Room
Feature	Lagging with ceiling
Product Type	Insulation
Extent Amount	< 1 m ²

Recommendation	
----------------	--

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	101	Reference Number:	BB000275
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Cherry Tree
Floor Level	External
Area / Room	1 External
Feature	Putty seal to down pipe
Product Type	Well Bound Material
Extent Amount	< 1 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Medium Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	102	Reference Number:	BB000276
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	1 Entrance / Corridor
Feature	Vinyl floor tiles and bitumen adhesive below
Product Type	Reinforced Composite
Extent Amount	5 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Material Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	103	Reference Number:	BB000277
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	1 Entrance / Corridor
Feature	Bitumen adhesive beneath carpet and lino
Product Type	Well Bound Material
Extent Amount	20 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Material Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

Priority Assessment Score	N/A
----------------------------------	------------

Inspection Number	104	Reference Number:	As Sample BB000277
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	2 Toilet
Feature	Bitumen adhesive beneath lino
Product Type	Well Bound Material
Extent Amount	3 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	105	Reference Number:	As Sample BB000277
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	3 Disabled Toilet
Feature	Bitumen adhesive beneath lino
Product Type	Well Bound Material
Extent Amount	6 m ²

Normal occupant activity	N/A	N/A
Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A
Average		N/A

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average		N/A

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average		N/A

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------

Inspection Number	106	Reference Number:	As Sample BB000277
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	4 Office
Feature	Bitumen adhesive beneath lino
Product Type	Well Bound Material
Extent Amount	12 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	107	Reference Number:	BB000278
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	4 Office
Feature	Red vinyl beneath carpet
Product Type	Reinforced Composite
Extent Amount	12 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	108	Reference Number:	BB000279
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	4 Office
Feature	Window Sill
Product Type	Cement
Extent Amount	3 m

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	109	Reference Number:	BB000280
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	5 Kitchen
Feature	Floor screed beneath lino
Product Type	Reinforced Composite
Extent Amount	10 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Medium Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	110	Reference Number:	BB000281
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	5 Kitchen
Feature	Bitumen pad to underside of sink
Product Type	Well Bound Material
Extent Amount	1 no.

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	111	Reference Number:	As Sample BB000279
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	5 Kitchen
Feature	Window sills
Product Type	Cement
Extent Amount	2 m

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	112	Reference Number:	As Sample BB000277
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	6 Office
Feature	Bitumen adhesive beneath lino
Product Type	Well Bound Material
Extent Amount	14 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	113	Reference Number:	As Sample BB000278
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	6 Office
Feature	Red vinyl beneath carpet
Product Type	Reinforced Composite
Extent Amount	14 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

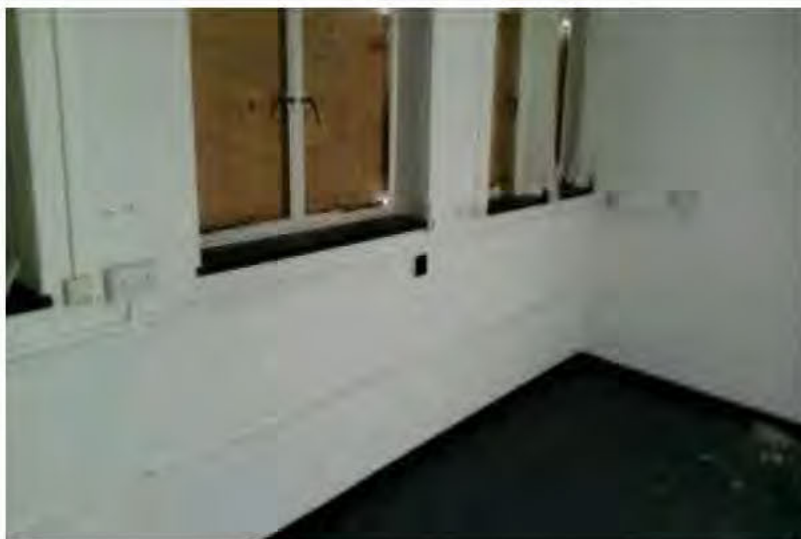
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	114	Reference Number:	As Sample BB000279
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	6 Office
Feature	Window Sill
Product Type	Cement
Extent Amount	3 m

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------

Inspection Number	115	Reference Number:	As Sample BB000277
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	7 Office
Feature	Bitumen adhesive beneath carpet
Product Type	Well Bound Material
Extent Amount	9 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	116	Reference Number:	As Sample BB000279
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	7 Office
Feature	Window sills
Product Type	Cement
Extent Amount	2 m

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	117	Reference Number:	As Sample BB000277
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	8 Office
Feature	Bitumen adhesive beneath carpet
Product Type	Well Bound Material
Extent Amount	7 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	118	Reference Number:	As Sample BB000279
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	8 Office
Feature	Window sills
Product Type	Cement
Extent Amount	1 m

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	119	Reference Number:	As Sample BB000281
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	9 Kitchen
Feature	Bitumen pads to underside of sink and drainer
Product Type	Well Bound Material
Extent Amount	2 no.

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Material Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average	N/A
----------------	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average	N/A
----------------	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average	N/A
----------------	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	120	Reference Number:	As Sample BB000279
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	9 Kitchen
Feature	Window sill
Product Type	Cement
Extent Amount	1 no.

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	121	Reference Number:	As Sample BB000279
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	10 Reception
Feature	Window sill and surrounds
Product Type	Cement
Extent Amount	12 m

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

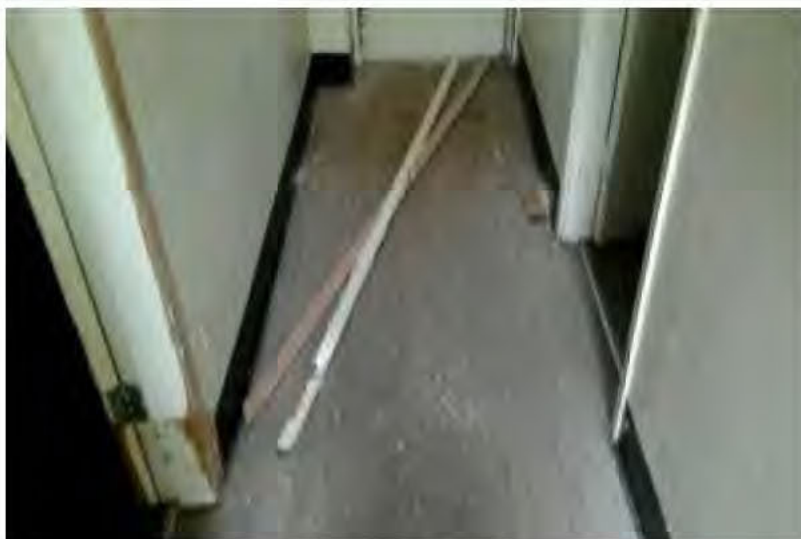
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	122	Reference Number:	As Sample BB000277
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	11 Rear Corridor
Feature	Bitumen adhesive beneath lino
Product Type	Well Bound Material
Extent Amount	4 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	123	Reference Number:	As Sample BB000279
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	12 Office
Feature	Window sills
Product Type	Cement
Extent Amount	2 m

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	124	Reference Number:	As Sample BB000279
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	13 Store
Feature	Window sill
Product Type	Cement
Extent Amount	1 m

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	125	Reference Number:	As Sample BB000279
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	14 Office
Feature	Window sills
Product Type	Cement
Extent Amount	2 m

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A
Average		N/A

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average		N/A

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average		N/A

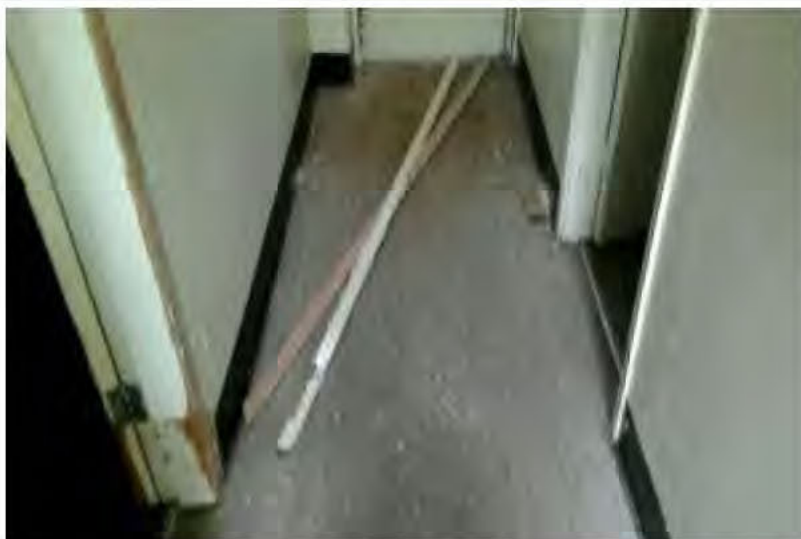
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	126	Reference Number:	As Sample BB000277
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	14 Office
Feature	Bitumen adhesive beneath lino
Product Type	Well Bound Material
Extent Amount	9 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

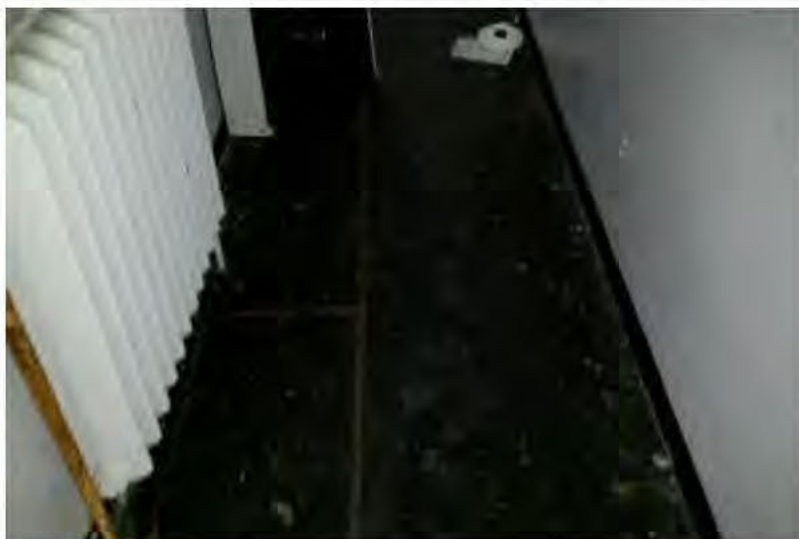
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	127	Reference Number:	BB000282
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	15 Corridor
Feature	Vinyl to floor
Product Type	Reinforced Composite
Extent Amount	12 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	High Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	128	Reference Number:	As Sample BB000282
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	1 Entrance / Corridor
Feature	Vinyl to floor
Product Type	Reinforced Composite
Extent Amount	18 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	129	Reference Number:	BB000283
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	15 Corridor
Feature	Residues to pipework
Product Type	Dust/Debris
Extent Amount	23 m

Recommendation	
----------------	--

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	130	Reference Number:	BB000284
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	16 Treatment room
Feature	Paper backing to fibreglass lagged pipework
Product Type	Asbestos Textiles/Paper
Extent Amount	16 m

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Unsealed	2
Asbestos Type	Chrysotile	1

Material Assessment Score	6
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average	N/A
----------------	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average	N/A
----------------	------------

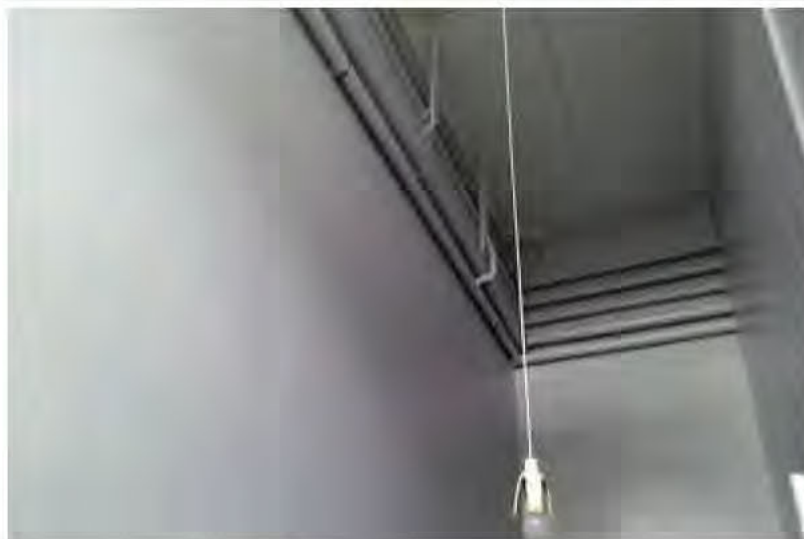
Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average	N/A
----------------	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	131	Reference Number:	As Sample BB000284
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	15 Corridor
Feature	Paper backing to fibreglass lagged pipework
Product Type	Asbestos Textiles/Paper
Extent Amount	12 m

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Material Assessment Score	4
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average	N/A
----------------	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average	N/A
----------------	------------

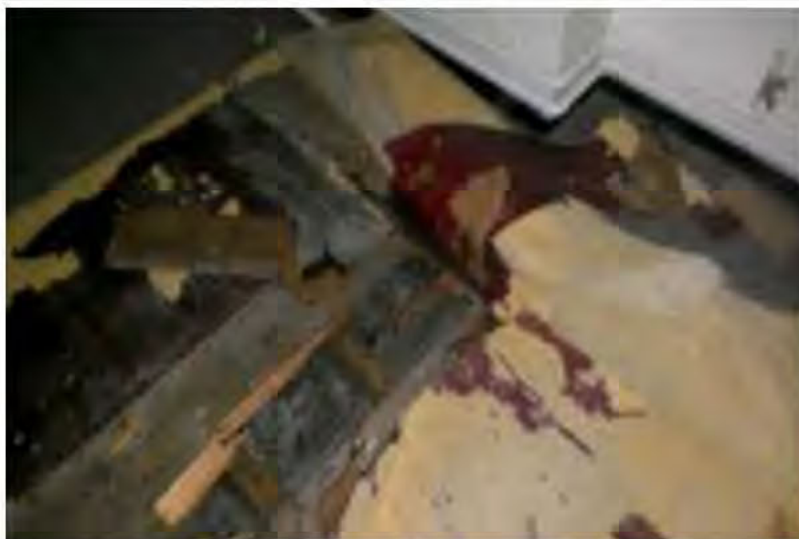
Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average	N/A
----------------	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	132	Reference Number:	As Sample BB000278
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	17 Office
Feature	Red vinyl beneath carpet
Product Type	Reinforced Composite
Extent Amount	18 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

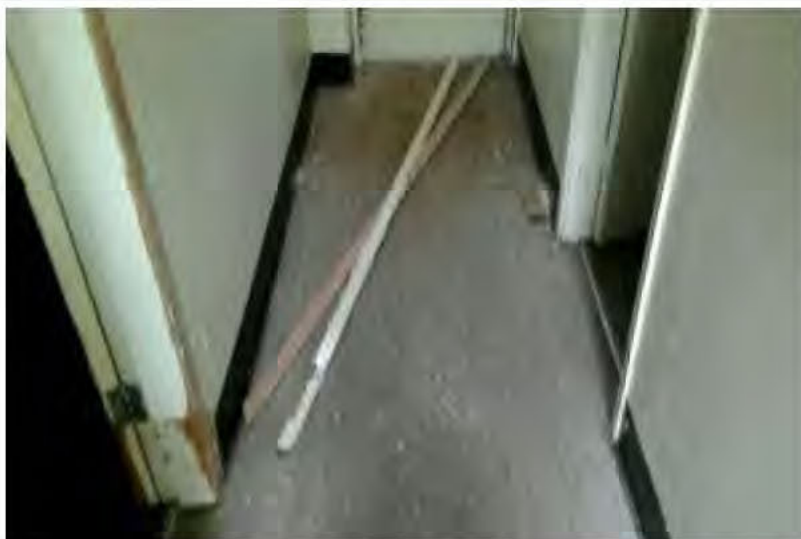
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	133	Reference Number:	As Sample BB000277
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	18 Male toilets
Feature	Bitumen adhesive beneath lino
Product Type	Well Bound Material
Extent Amount	12 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	134	Reference Number:	As Sample BB000278
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	19 Kitchen
Feature	Red vinyl beneath carpet
Product Type	Reinforced Composite
Extent Amount	8 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	135	Reference Number:	BB000285
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	19 Kitchen
Feature	Bitumen pads to underside of sink and drainer
Product Type	Well Bound Material
Extent Amount	2 no.

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Material Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average	N/A
----------------	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average	N/A
----------------	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average	N/A
----------------	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	136	Reference Number:	BB000286
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	1 Entrance / Corridor
Feature	Textiles within fuses
Product Type	Asbestos Textiles/Paper
Extent Amount	> 10 no.

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Material Assessment Score	5
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average	N/A
----------------	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average	N/A
----------------	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average	N/A
----------------	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	137	Reference Number:	As Sample BB000286
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	15 Corridor
Feature	Textiles within fuses
Product Type	Asbestos Textiles/Paper
Extent Amount	> 10 no.

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	5
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	138	Reference Number:	BB000288
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	15 Corridor
Feature	Header panel
Product Type	Insulating Board
Extent Amount	1 m ²

Recommendation	
----------------	--

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	Low Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	139	Reference Number:	BB000289
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Apple Tree
Floor Level	Roof Void
Area / Room	1 Roof Space
Feature	Bitumen felt to underside of roof
Product Type	Well Bound Material
Extent Amount	75 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	140	Reference Number:	As Sample BB000284
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Roof Void
Area / Room	1 Roof Space
Feature	Paper backing beneath fibreglass lagged pipework
Product Type	Asbestos Textiles/Paper
Extent Amount	35 m

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	High Damage	3
Surface Treatment	Unsealed	2
Asbestos Type	Chrysotile	1

Material Assessment Score	8
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average	N/A
----------------	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average	N/A
----------------	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average	N/A
----------------	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	141	Reference Number:	As Sample BB000284
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Roof Void
Area / Room	1 Roof Space
Feature	Paper debris
Product Type	Asbestos Textiles/Paper
Extent Amount	10 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	High Damage	3
Surface Treatment	Unsealed	2
Asbestos Type	Chrysotile	1

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	8
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	142	Reference Number:	BB000290
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Apple Tree
Floor Level	Roof Void
Area / Room	1 Roof Space
Feature	Loose panel to top of water tank
Product Type	Asbestos Cement
Extent Amount	2 m ²

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	1
Extent of Damage	Low Damage	1
Surface Treatment	Unsealed	2
Asbestos Type	Chrysotile	1

Material Assessment Score	5
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average	N/A
----------------	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average	N/A
----------------	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average	N/A
----------------	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	143	Reference Number:	BB000291
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Apple Tree
Floor Level	Roof Void
Area / Room	1 Roof Space
Feature	Bitumen layer beneath water tank
Product Type	Well Bound Material
Extent Amount	8 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	144	Reference Number:	As Sample BB000284
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	1 Entrance / Corridor
Feature	Paper beneath fibreglass lagged pipework within floor void
Product Type	Asbestos Textiles/Paper
Extent Amount	54 m

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Material Assessment Score	5
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average	N/A
----------------	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average	N/A
----------------	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average	N/A
----------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Inspection Number	145	Reference Number:	As Sample BB000284
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	15 Corridor
Feature	Paper backing to fibreglass lagged pipework within floor void
Product Type	Asbestos Textiles/Paper
Extent Amount	16 m

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Material Assessment Score	5
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	146	Reference Number:	As Sample BB000250
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	22 Electric Cupboard
Feature	Rope seals to electric boxes
Product Type	Asbestos Textiles/Paper
Extent Amount	8 m

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	5
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	147	Reference Number:	As Sample BB000286
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	22 Electric Cupboard
Feature	Textiles within fuses
Product Type	Asbestos Textiles/Paper
Extent Amount	> 10 no.

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Material Assessment Score	5
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average	N/A
----------------	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average	N/A
----------------	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average	N/A
----------------	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	148	Reference Number:	As Sample BB000268
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	22 Electric Cupboard
Feature	Cable wrap
Product Type	Well Bound Material
Extent Amount	1 m

Normal occupant activity	N/A	N/A
Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A
Average		N/A

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average		N/A

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average		N/A

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	149	Reference Number:	BB000292
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	23 Boiler Room Store
Feature	Textured coating to walls
Product Type	Textured Coating
Extent Amount	16 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	High Damage	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	150	Reference Number:	As Sample BB000286
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	23 Boiler Room Store
Feature	Textiles within fuses
Product Type	Asbestos Textiles/Paper
Extent Amount	12 no.

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	5
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	151	Reference Number:	As Sample BB000250
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	23 Boiler Room Store
Feature	Rope seal to fuse box
Product Type	Asbestos Textiles/Paper
Extent Amount	< 1 m

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Material Assessment Score	5
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	152	Reference Number:	BB000293
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	23 Boiler Room Store
Feature	Flashguards to circuit breaker
Product Type	Asbestos Cement
Extent Amount	3 no.

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Medium Damage	2
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	5
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	153	Reference Number:	As Sample BB000268
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	23 Boiler Room Store
Feature	Cable wrap
Product Type	Well Bound Material
Extent Amount	1 m

Normal occupant activity	N/A	N/A
Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A
Average		N/A

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average		N/A

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average		N/A

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	154	Reference Number:	As Sample BB000295
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	24 Boiler Room
Feature	Cement flue
Product Type	Asbestos Cement
Extent Amount	2 m

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	4
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	155	Reference Number:	BB000295
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	24 Boiler Room
Feature	Cement cowl
Product Type	Asbestos Cement
Extent Amount	1 no.

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	4
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	156	Reference Number:	As Sample BB000286
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	24 Boiler Room
Feature	Textiles within fuses
Product Type	Asbestos Textiles/Paper
Extent Amount	2 no.

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	5
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	157	Reference Number:	As Sample BB000250
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	24 Boiler Room
Feature	Rope seal to electric boxes
Product Type	Asbestos Textiles/Paper
Extent Amount	2 no.

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Material Assessment Score	5
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	158	Reference Number:	BB000296
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	24 Boiler Room
Feature	Debris to top of boiler
Product Type	Asbestos Insulation/Coating
Extent Amount	< 1 m ²

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of Damage	High Damage	3
Surface Treatment	Unsealed	3
Asbestos Type	Chrysotile	1

Material Assessment Score	10
----------------------------------	-----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average	N/A
----------------	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average	N/A
----------------	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average	N/A
----------------	------------

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	159	Reference Number:	BB000297
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	24 Boiler Room
Feature	Gaskets to pipework
Product Type	Asbestos Textiles/Paper
Extent Amount	> 10 no.

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Material Assessment Score	5
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A
Average		N/A

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average		N/A

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average		N/A

Priority Assessment Score	N/A
----------------------------------	------------



Inspection Number	160	Reference Number:	BB000298
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	24 Boiler Room
Feature	Residue to pipework
Product Type	Insulation
Extent Amount	22 m

Recommendation	
----------------	--

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	161	Reference Number:	BB000299
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	24 Boiler Room
Feature	Residue to water heater
Product Type	Insulation
Extent Amount	5 m ²

Recommendation	
----------------	--

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	162	Reference Number:	BB000300
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	24 Boiler Room
Feature	Debris to floor
Product Type	Asbestos Insulation/Coating
Extent Amount	12 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of Damage	High Damage	3
Surface Treatment	Unsealed	3
Asbestos Type	Chrysotile	1

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

Material Assessment Score	10
----------------------------------	-----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	163	Reference Number:	BB000301
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	Asbestos Identified



Notes

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	24 Boiler Room
Feature	Debris to floor beneath water heater
Product Type	Asbestos Insulation/Coating
Extent Amount	12 m ²

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of Damage	High Damage	3
Surface Treatment	Unsealed	3
Asbestos Type	Chrysotile	1

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A
Average		N/A

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average		N/A

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average		N/A

Material Assessment Score	10
----------------------------------	-----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------

Inspection Number	164	Reference Number:	As Sample BB000294
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	24 Boiler Room
Feature	Cement flue debris to floor
Product Type	Asbestos Cement
Extent Amount	1 m ²

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	High Damage	3
Surface Treatment	Surface Sealed	1
Asbestos Type	Crocidolite (or unknown)	3

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	8
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	165	Reference Number:	As Sample BB000292
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	24 Boiler Room
Feature	Textured coating to walls
Product Type	Textured Coating
Extent Amount	18 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	High Damage	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	166	Reference Number:	As Sample BB000289
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	23 Boiler Room Store
Feature	Bitumen felt to underside of roof
Product Type	Well Bound Material
Extent Amount	18 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	167	Reference Number:	As Sample BB000289
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	Ground Floor
Area / Room	24 Boiler Room
Feature	Bitumen felt to underside of roof
Product Type	Well Bound Material
Extent Amount	18 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	168	Reference Number:	BB000302
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Apple Tree
Floor Level	External
Area / Room	1 External
Feature	Bitumen felt to flat roof
Product Type	Well Bound Material
Extent Amount	145 m ²

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------

Inspection Number	169	Reference Number:	BB000303
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Apple Tree
Floor Level	External
Area / Room	1 External
Feature	Damp proof course
Product Type	Well Bound Material
Extent Amount	> 100 m

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	170	Reference Number:	As Sample BB000297
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	External
Area / Room	2 Gas meter
Feature	Gaskets to pipework
Product Type	Asbestos Textiles/Paper
Extent Amount	5 no.

Normal occupant activity	N/A	N/A
Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A
Average		N/A

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A
Average		N/A

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A
Average		N/A

Material Assessment Score	5
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	171	Reference Number:	BB000304
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Apple Tree
Floor Level	External
Area / Room	2 Gas meter
Feature	Bitumen felt to flat roof
Product Type	Well Bound Material
Extent Amount	6 m ²

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	172	Reference Number:	As Sample BB000303
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	External
Area / Room	2 Gas meter
Feature	Damp proof course
Product Type	Well Bound Material
Extent Amount	10 m

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	173	Reference Number:	As Sample BB000298
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes

Building	Apple Tree
Floor Level	External
Area / Room	1 External
Feature	Residues to pipework from boiler house
Product Type	Insulation
Extent Amount	18 m

Recommendation

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average **N/A**

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average **N/A**

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average **N/A**

Material Assessment Score **N/A**

Priority Assessment Score **N/A**

Total Material Score **N/A**



Inspection Number	174	Reference Number:	As Sample BB000284
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Apple Tree
Floor Level	External
Area / Room	1 External
Feature	Paper backing to fibreglass lagged pipework from boiler house
Product Type	Asbestos Textiles/Paper
Extent Amount	18 m

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Material Assessment Score	5
----------------------------------	----------

Total Material Score	N/A
-----------------------------	------------

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

Priority Assessment Score	N/A
----------------------------------	------------

Inspection Number	175	Reference Number:	BB000305
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	External
Area / Room	3 Oil Tank
Feature	Gasket to top of tank
Product Type	Well Bound Material
Extent Amount	1 no.

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	176	Reference Number:	BB000306
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	External
Area / Room	1 Externals
Feature	Residues to rear pipework
Product Type	Insulation
Extent Amount	84 m

Recommendation	
----------------	--

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	177	Reference Number:	BB000307
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes

Building	Laburnum House
Floor Level	External
Area / Room	1 Externals
Feature	Residue to rear pipework
Product Type	Insulation
Extent Amount	> 100 m

Recommendation

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average **N/A**

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average **N/A**

Type of maintenance activity	N/A	N/A
Frequency of maintenance activity	N/A	N/A

Average **N/A**

Material Assessment Score **N/A**

Priority Assessment Score **N/A**

Total Material Score **N/A**



Inspection Number	178	Reference Number:	BB000308
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	External
Area / Room	1 Externals
Feature	Paper backing to rear pipework
Product Type	Textiles/Paper
Extent Amount	18 m

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	High Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	179	Reference Number:	BB000309
Inspection / Sample	Sample taken	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Laburnum House
Floor Level	External
Area / Room	1 Externals
Feature	Wrap to rear gas pipe
Product Type	Textiles/Paper
Extent Amount	2 m

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	
----------------	--

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	Low Damage	0
Surface Treatment	Unsealed	0
Asbestos Type	No Asbestos Detected	0

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

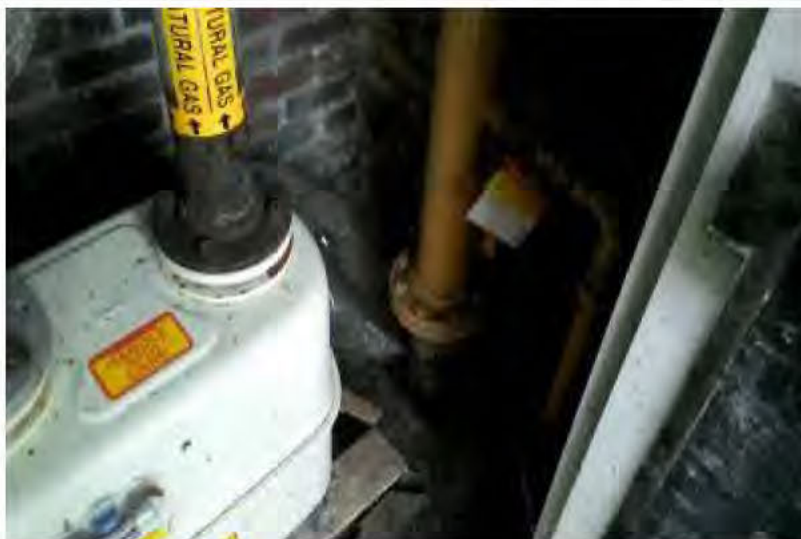
Material Assessment Score	N/A
----------------------------------	------------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------



Inspection Number	180	Reference Number:	As Sample BB000297
Inspection / Sample	Visually similar to	Inspection Cross Reference / Visual I.D.	As Sample



Notes	
-------	--

Building	Laburnum House
Floor Level	External
Area / Room	2 Gas meter hut
Feature	Gaskets to pipework
Product Type	Asbestos Textiles/Paper
Extent Amount	2 no.

Normal occupant activity	N/A	N/A
--------------------------	-----	------------

Likelihood of disturbance	N/A	N/A
Accessibility	N/A	N/A
Extent / Amount	N/A	N/A

Average		N/A
----------------	--	------------

Recommendation	Remove if likely to be disturbed
----------------	----------------------------------

Number of occupants	N/A	N/A
Frequency of use of area	N/A	N/A
Average time area is in use	N/A	N/A

Average		N/A
----------------	--	------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Type of maintenance activity	N/A	N/A
------------------------------	-----	-----

Frequency of maintenance activity	N/A	N/A
-----------------------------------	-----	-----

Average		N/A
----------------	--	------------

Material Assessment Score	4
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	N/A
-----------------------------	------------





Appendix C – Risk Assessment Criteria



Material Risk Assessment

Product Type

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Product type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board (AIB), mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of Damage

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Extent of damage / deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of material or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or de-lamination: of materials, sprays and thermal insulation. Visible asbestos debris

Surface Treatment

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles, asbestos cement (with exposed face painted or encapsulated)
	1	Enclosed sprays and lagging, AIB with (exposed face painted or encapsulated), unsealed asbestos cement sheets etc.
	2	Unsealed AIB or encapsulated lagging and sprays
	3	Unsealed lagging and sprays

Asbestos Type

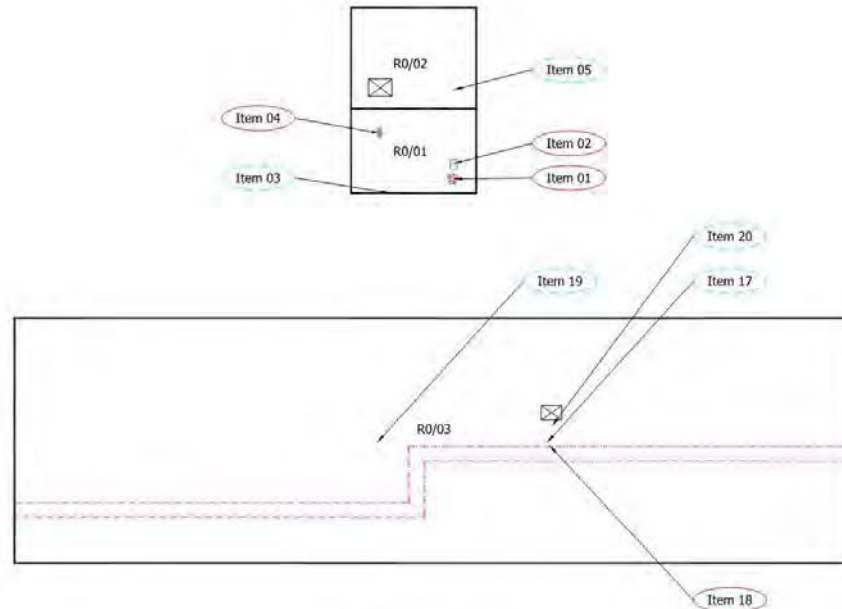
SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite (ie. Amosite)
	3	Crocidolite

Non asbestos containing materials are not scored.



Appendix D – Site Sketches

NOTE: SKETCH TO BE READ IN CONJUNCTION WITH THE REPORT

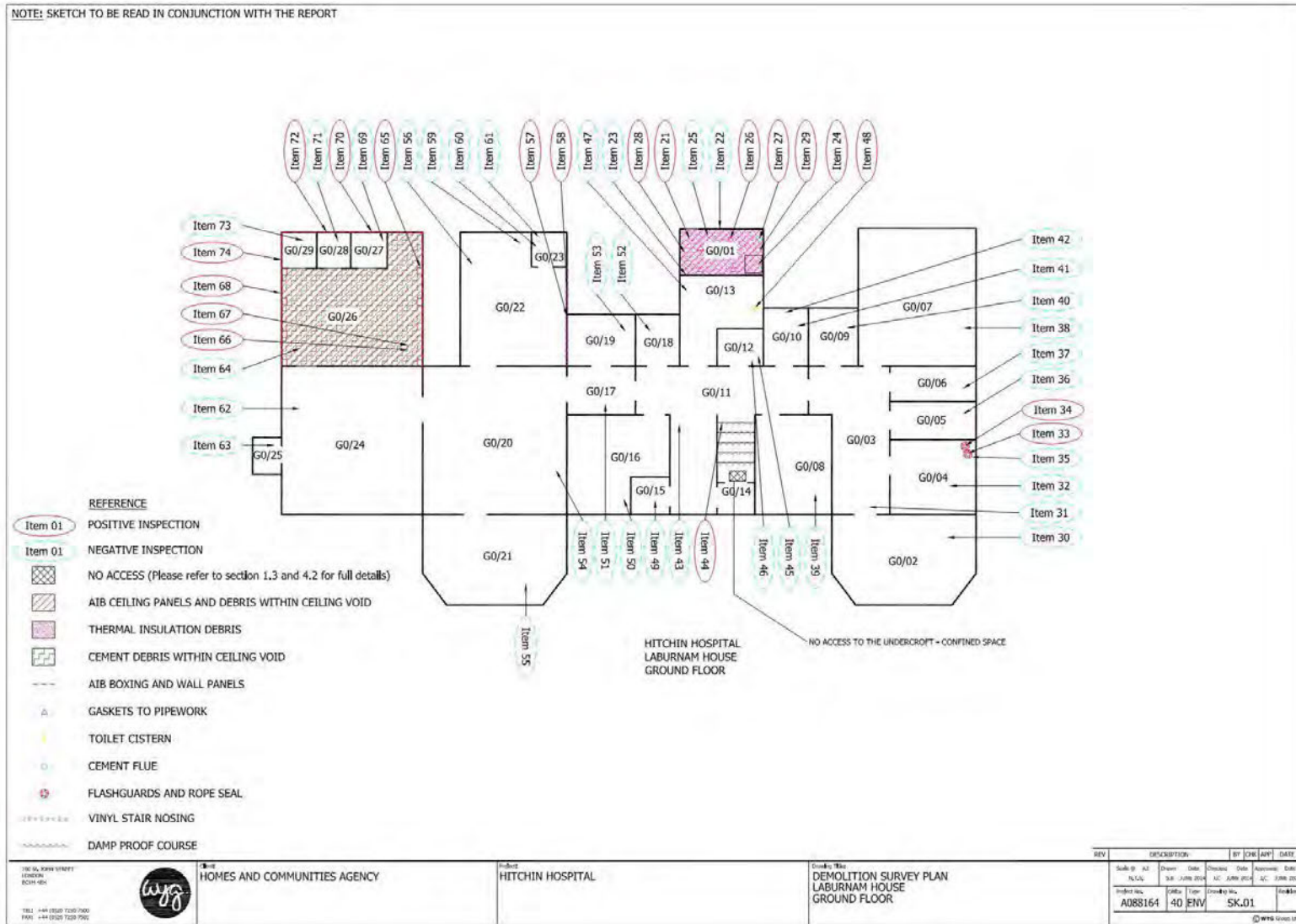


HITCHIN HOSPITAL
LABURNAM HOUSE
ROOF SPACE

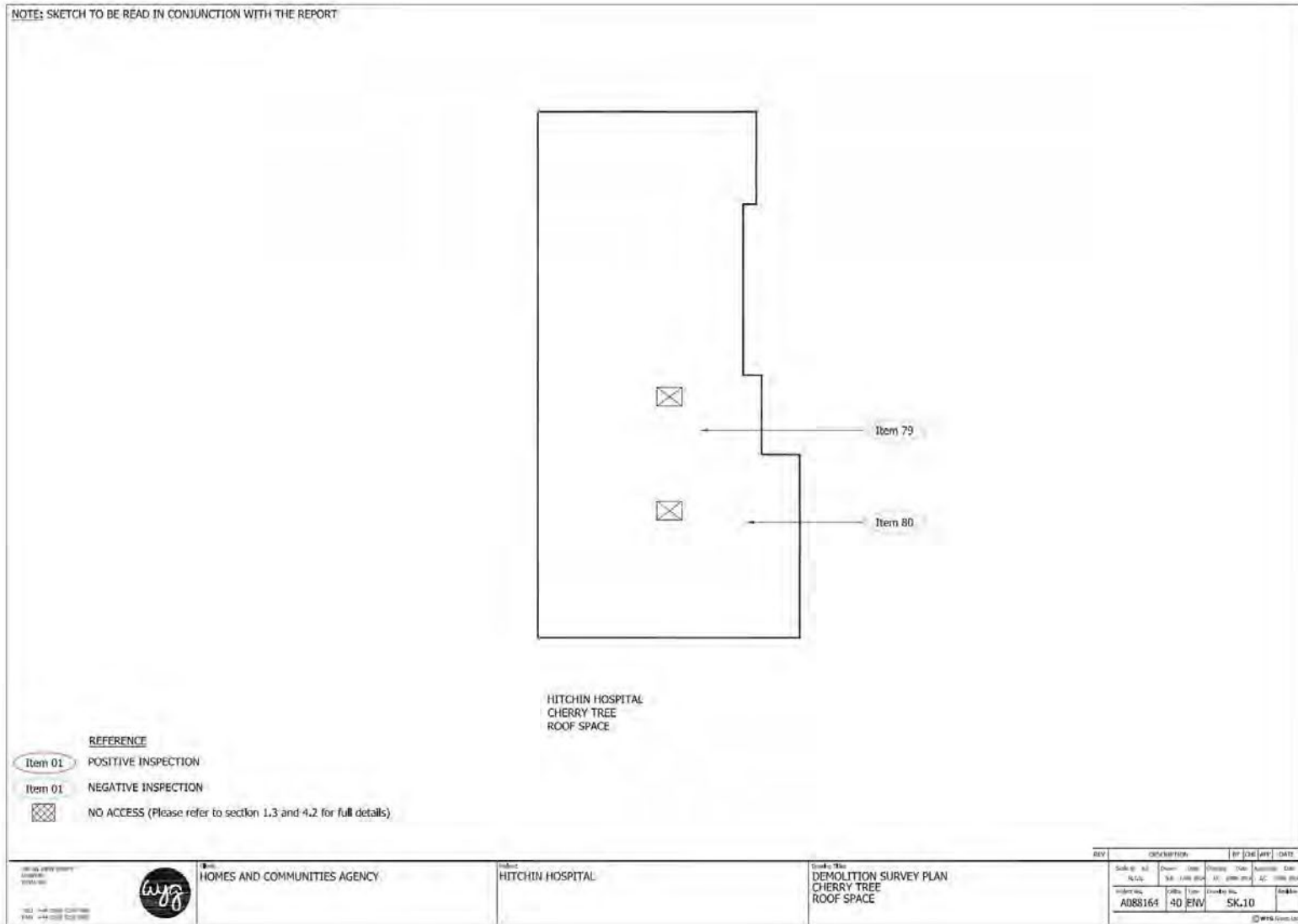
- REFERENCE**
- Item 01 POSITIVE INSPECTION
 - Item 01 NEGATIVE INSPECTION
 - X NO ACCESS (Please refer to section 1.3 and 4.2 for full details)
 - CEMENT FUSE CARRIERS
 - ⊙ RESISTOR PACKS
 - ⬇ BRAKE PAD TO LIFT MOTOR

THE WYG GROUP 1000000 1000000		HOMES AND COMMUNITIES AGENCY HITCHIN HOSPITAL	DEMOLITION SURVEY PLAN LABURNAM HOUSE ROOF SPACE	<table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHK</th> <th>APPV</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>AD88164</td> <td>40 ENV</td> <td>SK.03</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	REV	DESCRIPTION	BY	CHK	APPV	DATE	AD88164	40 ENV	SK.03			
REV	DESCRIPTION	BY	CHK	APPV	DATE											
AD88164	40 ENV	SK.03														

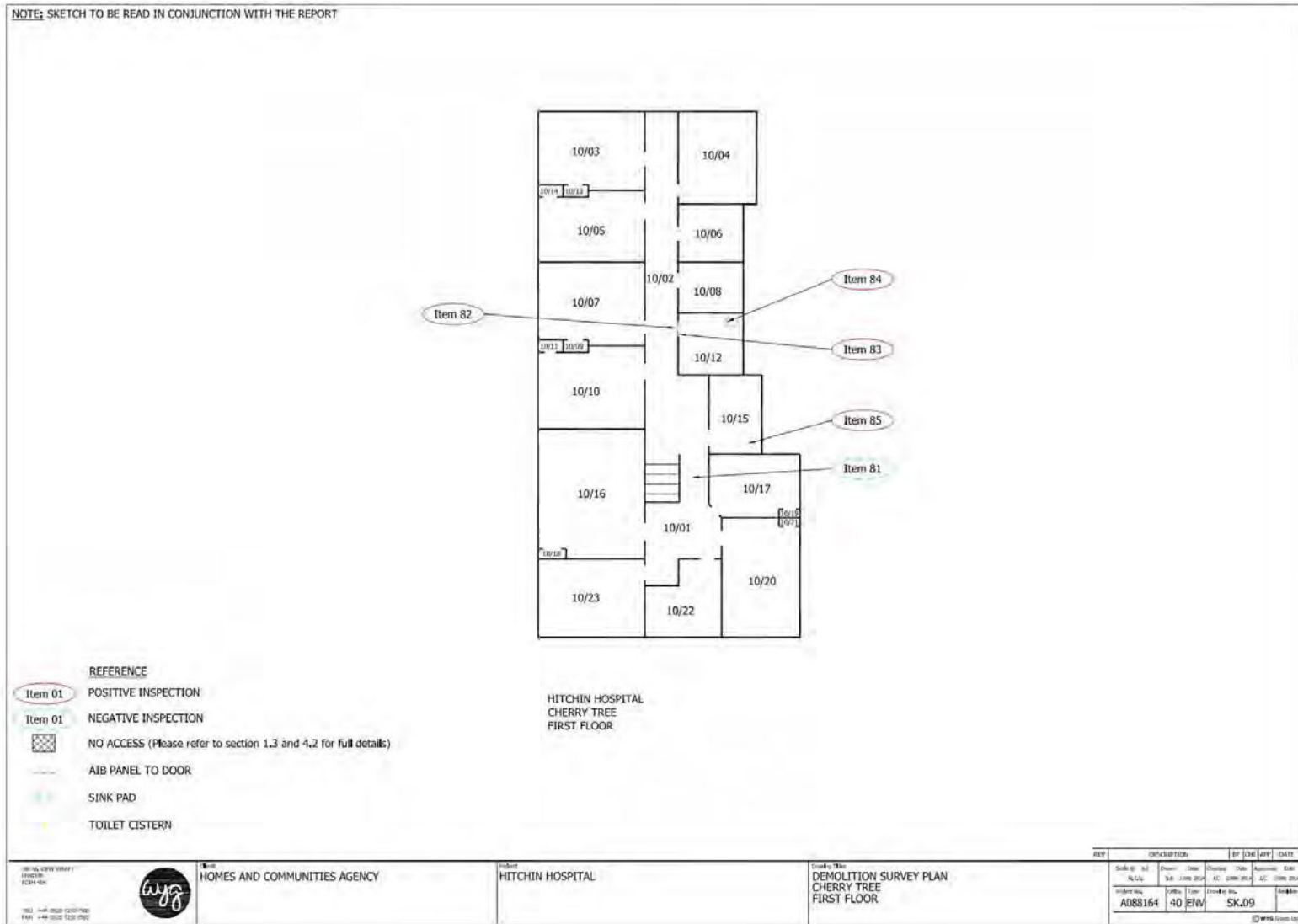
Hitchin Hospital, Bedford Road, Hitchin SG5 2JZ



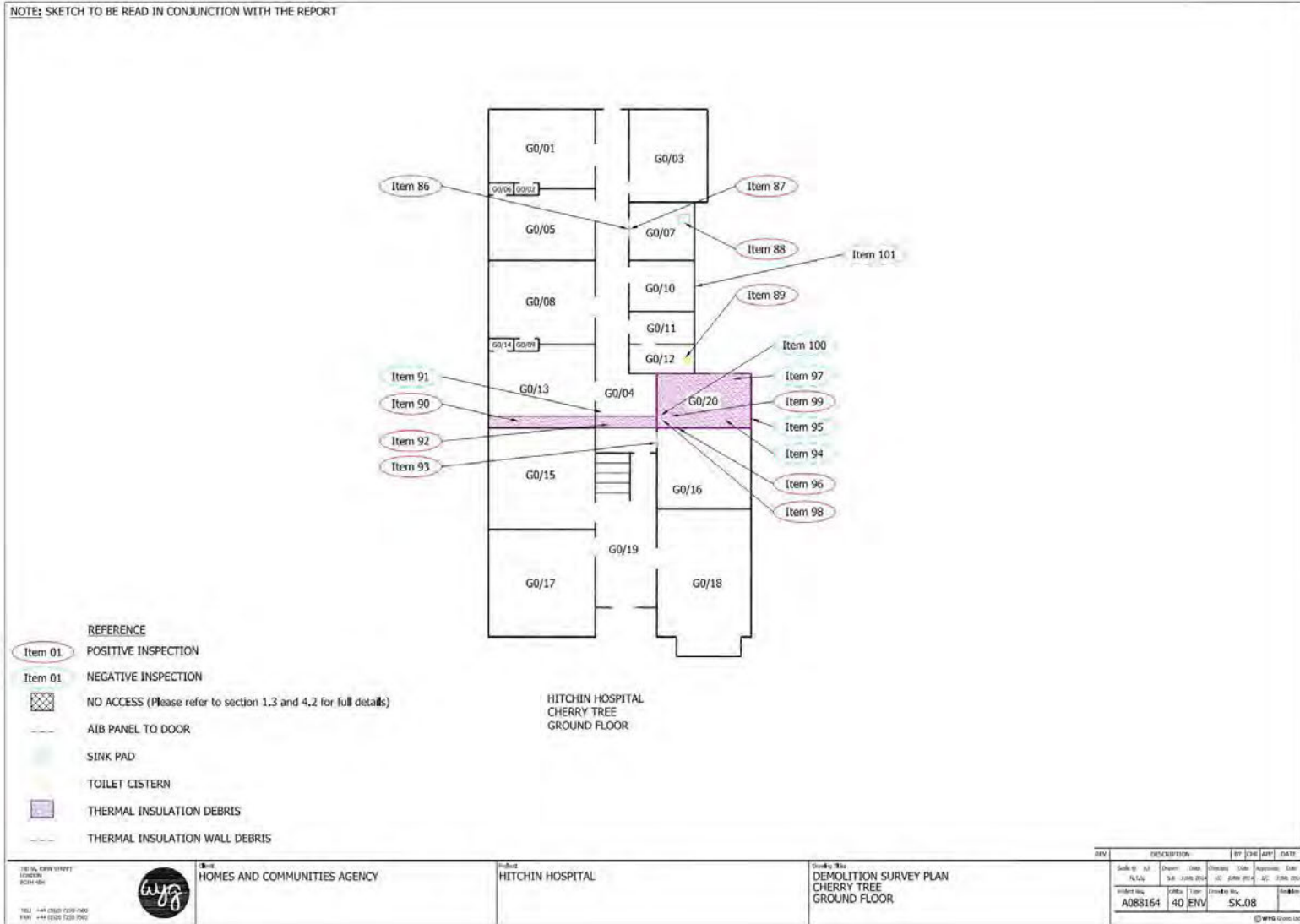
Hitchin Hospital, Bedford Road, Hitchin SG5 2JZ



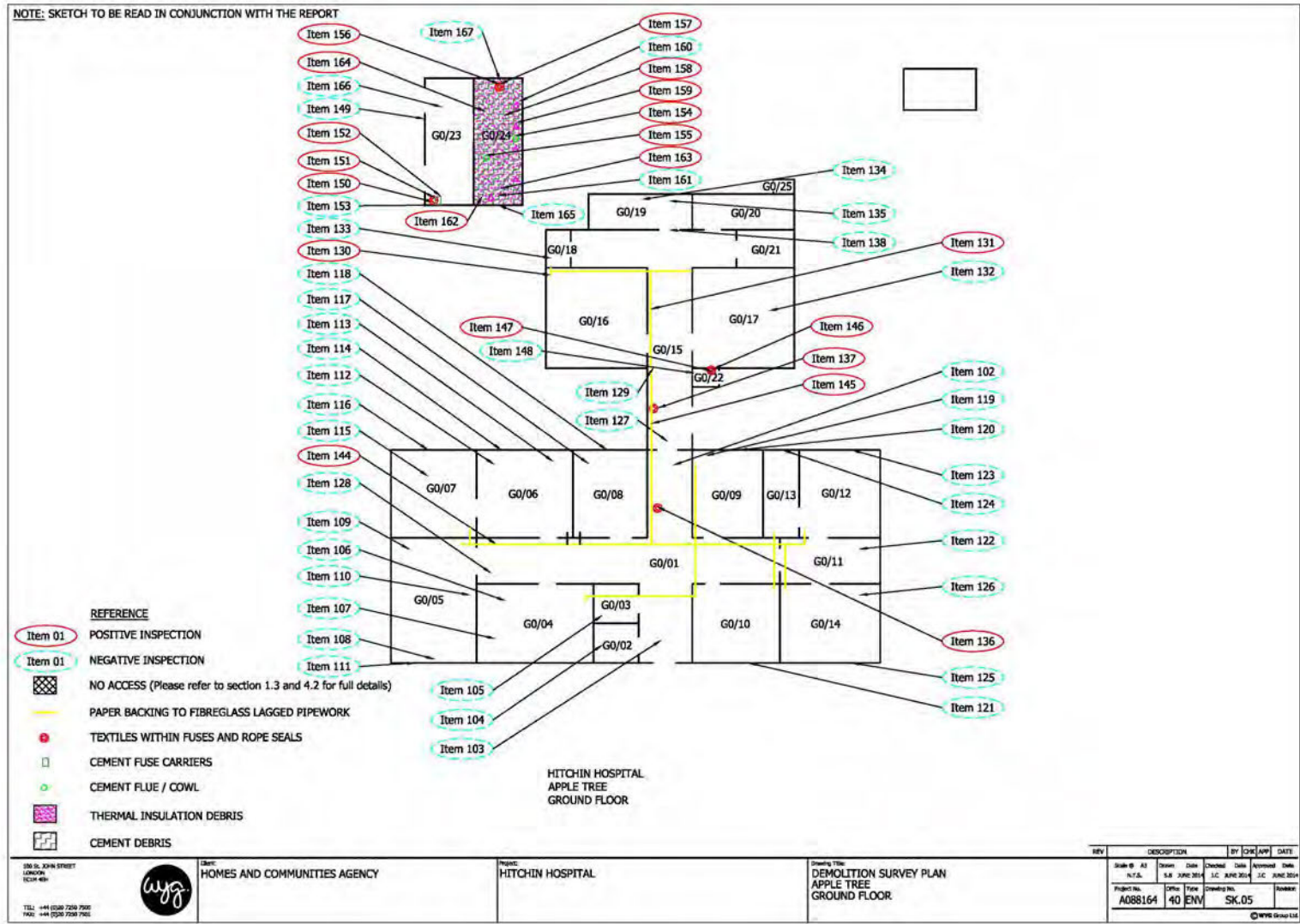
Hitchin Hospital, Bedford Road, Hitchin SG5 2JZ



Hitchin Hospital, Bedford Road, Hitchin SG5 2JZ

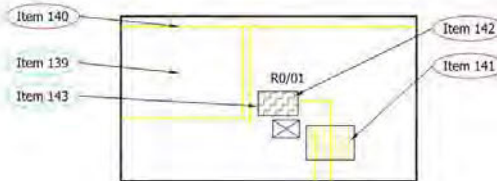


Hitchin Hospital, Bedford Road, Hitchin SG5 2JZ



Hitchin Hospital, Bedford Road, Hitchin SG5 2JZ

NOTE: SKETCH TO BE READ IN CONJUNCTION WITH THE REPORT

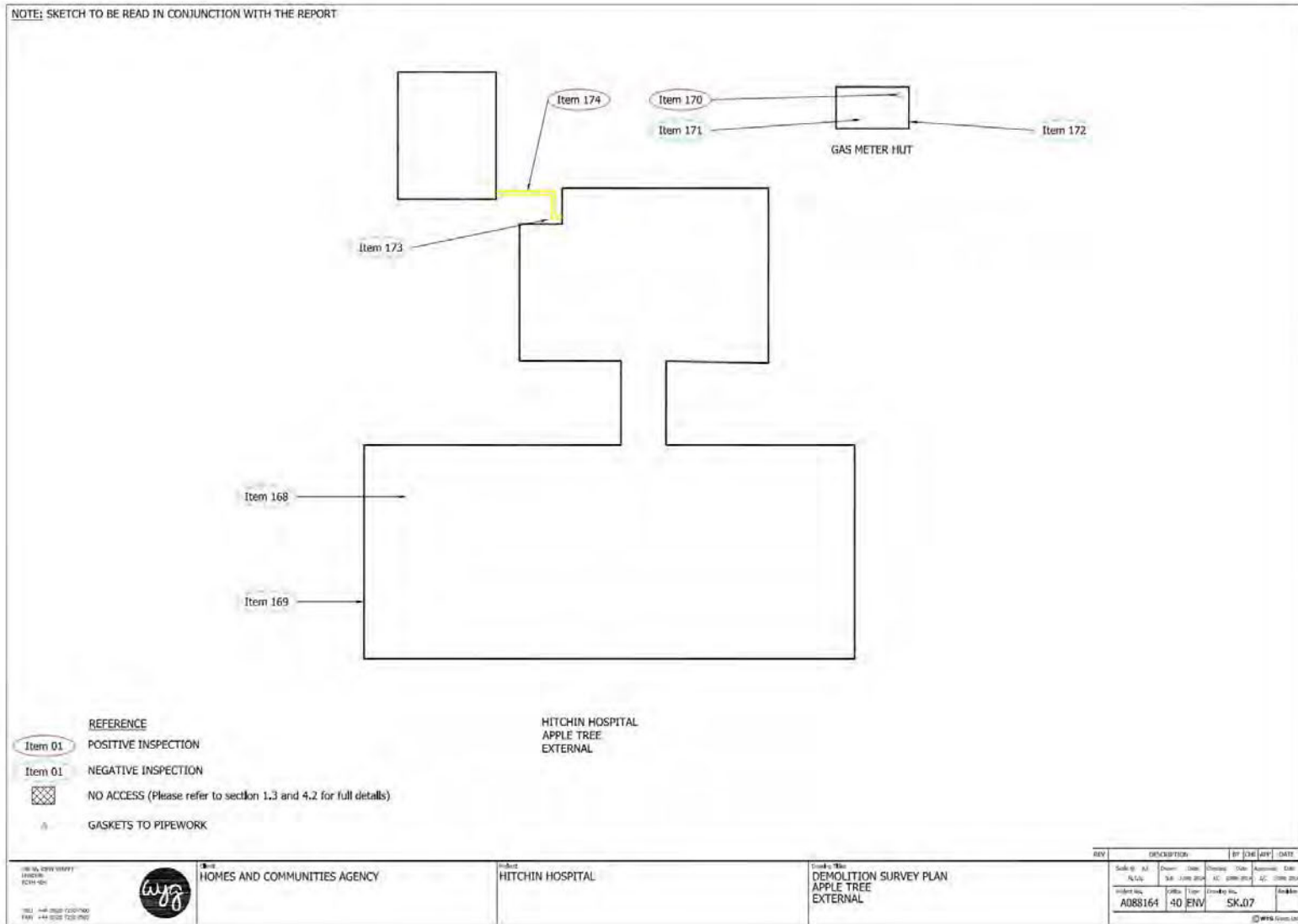


HITCHIN HOSPITAL
APPLE TREE
ROOF SPACE

- REFERENCE**
- Item 01 POSITIVE INSPECTION
 - Item 01 NEGATIVE INSPECTION
 - NO ACCESS (Please refer to section 1.3 and 4.2 for full details)
 - PAPER DEBRIS
 - PAPER BACKING TO FIBREGLASS LAGGED PIPEWORK
 - CEMENT PANEL

<small>0800 029 5899 0300 400 000 0300 400 000</small>		HOMES AND COMMUNITIES AGENCY	HITCHIN HOSPITAL	DEMOLITION SURVEY PLAN APPLE TREE ROOF SPACE	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>AD88164</td> <td>40 ENV</td> <td>SK.06</td> <td></td> </tr> </tbody> </table>	REV	DESCRIPTION	BY	DATE	AD88164	40 ENV	SK.06	
REV	DESCRIPTION	BY	DATE										
AD88164	40 ENV	SK.06											

Hitchin Hospital, Bedford Road, Hitchin SG5 2JZ



Hitchin Hospital, Bedford Road, Hitchin SG5 2JZ



Appendix E – Analysis Certificates



WYG Environment Planning Transport Ltd
 Arndale Court, Headingley
 Leeds, LS6 2UJ
 Phone: 0113 278 7111
 Fax: 0113 275 0623
 email: asbestos.leeds@wyg.com
 www.wyg.com



6060

ANALYSIS OF BULK MATERIALS FOR ASBESTOS

Client: Homes and Communities Agency (Bedford)
 Woodlands, Manton Lane, Bedford

Site: Hitchin Hospital, Bedford Road, Hitchin

Order Reference: N/A

Number of Samples: 85

Sample(s) taken by: Reg 13(1), WYG

Date Received: 20th June 2014

Date Analysed: 25th June 2014

Analysed by: Reg 13(1)
 Reg 13(1)

Analysed at: WYG EPT Ltd, Arndale Court

Method: Samples of materials, referenced as shown above, have been analysed qualitatively to determine the presence of asbestos fibres. Fibres in the sample were identified using a stereo microscope, polarised light and dispersion staining in accordance with in-house Procedure 07 based on Appendix 2 of HSG 248 'Asbestos: The analyst's guide for sampling, analysis and clearance procedures'.

Report Number: J006916

Report Date: 1 Jul 2014



RESULTS

Sample Reference	Location	Feature	Material Type	Type of Asbestos Detected
BB000223	1 - Lift Motor Room	Fuse carriers within circuit	Asbestos Cement	Chrysotile
BB000224	1 - Lift Motor Room	Resistor packs	Asbestos Textiles/Paper	Chrysotile
BB000225	1 - Lift Motor Room	Rope seal to isolator	Textiles/Paper	NADIS
BB000226	1 - Lift Motor Room	Brake pad to lift motor	Reinforced Composite	Chrysotile
BB000227	2 - Roof space next to lift motor room	Residue to pipework	Dust/Debris	NADIS
BB000228	12 - Linen Cupboard	Floor screed beneath vinyl	Reinforced Composite	NADIS
BB000229	12 - Linen Cupboard	Residue to pipework	Dust/Debris	NADIS
BB000230	16 - Stairwell	Stair nosing	Reinforced Composite	Chrysotile
BB000231	17 - Washroom	Bitumen pad to underside of sink	Well Bound Material	NADIS
BB000232	20 - Day Room	Damp proof course within wall cavity	Well Bound Material	Chrysotile
BB000233	20 - Day Room	Damp proof course beneath window sill	Well Bound Material	Chrysotile



RESULTS

Sample Reference	Location	Feature	Material Type	Type of Asbestos Detected
BB000234	1 - Externals	Window putty to windows throughout	Well Bound Material	NADIS
BB000235	24 - Office	Wall panels to outer shell	Insulating Board	NADIS
BB000236	3 - Main Roof Space	Debris to pipework	Insulation	NADIS
BB000237	3 - Main Roof Space	Debris to pipework	Dust/Debris	Chrysotile
BB000238	3 - Main Roof Space	Debris to pipework	Dust/Debris	NADIS
BB000239	3 - Main Roof Space	Debris to pipework	Dust/Debris	NADIS
BB000240	1 - Boiler House	Ceiling panels	Asbestos Insulating Board	Chrysotile + Amosite
BB000241	1 - Boiler House	Wall debris	Insulation	NADIS
BB000242	1 - Boiler House	Wall debris	Dust/Debris	NADIS
BB000243	1 - Boiler House	Residue to calorifier	Asbestos Insulation/Coating	Chrysotile + Amosite
BB000244	1 - Boiler House	Residue to pipework	Insulation	NADIS



RESULTS

Sample Reference	Location	Feature	Material Type	Type of Asbestos Detected
BB000245	1 - Boiler House	Gasket to pipework	Asbestos Textiles/Paper	Chrysotile
BB000246	1 - Boiler House	Cement flue	Asbestos Cement	Chrysotile
BB000247	1 - Boiler House	Debris to floor	Asbestos Insulation/Coating	Amosite
BB000248	1 - Boiler House	Debris to floor	Dust/Debris	NADIS
BB000249	2 - Patient Room	Floor screed beneath lino	Well Bound Material	NADIS
BB000250	4 - Treatment Room	Flash guards within fuse carriers	Asbestos Textiles/Paper	Chrysotile
BB000251	4 - Treatment Room	Circuit breaker within fuse box	Reinforced Composite	NADIS
BB000252	10 - Patient Toilet	Residue to pipework	Insulation	NADIS
BB000253	12 - Lift	Paper to ceiling tiles	Textiles/Paper	NADIS
BB000254	12 - Lift	Vinyl floor covering	Reinforced Composite	NADIS
BB000255	13 - Toilets	Toilet cistern	Well Bound Material	Amosite



RESULTS

Sample Reference	Location	Feature	Material Type	Type of Asbestos Detected
BB000256	15 - Office	Floor screed beneath lino	Well Bound Material	NADIS
BB000257	22 - Patient Room	Debris to pipework within timber boxing and ceiling void	Dust/Debris	NADIS
BB000258	23 - Toilet	Rope seal to pipework join within ceiling void	Textiles/Paper	NADIS
BB000259	26 - Patient Room	Debris in ceiling void	Asbestos Cement	Chrysotile
BB000260	1 - Externals	Damp proof course to extension	Well Bound Material	Chrysotile
BB000261	1 - Externals	Debris to pipework	Insulation	NADIS
BB000262	1 - Roof Space	Boxing panels and associated debris	Insulating Board	NADIS
BB000263	1 - Roof Space	Packers beneath water tank	Insulating Board	NADIS
BB000264	2 - Corridor	Door panel	Asbestos Insulating Board	Chrysotile + Amosite
BB000265	12 - Kitchen	Bitumen pads to underside of sink and drainer	Well Bound Material	Chrysotile
BB000266	15 - Toilet	Toilet cistern	Reinforced Composite	Amosite



RESULTS

Sample Reference	Location	Feature	Material Type	Type of Asbestos Detected
BB000267	13 - Office	Loose lagging within floor void	Asbestos Insulation/Coating	Chrysotile + Amosite
BB000268	4 - Corridor	Cable wrap	Well Bound Material	NADIS
BB000269	20 - Boiler Room	Ceiling panels	Insulating Board	NADIS
BB000270	20 - Boiler Room	Wall debris	Insulation	NADIS
BB000271	20 - Boiler Room	Wall debris	Asbestos Insulation/Coating	Chrysotile + Amosite
BB000272	20 - Boiler Room	Residues to pipework	Insulation	NADIS
BB000273	20 - Boiler Room	Debris to floor	Dust/Debris	Chrysotile
BB000274	20 - Boiler Room	Debris to floor	Dust/Debris	Chrysotile
BB000275	1 - External	Putty seal to down pipe	Well Bound Material	NADIS
BB000276	1 - Entrance / Corridor	Vinyl floor tiles and bitumen adhesive below	Reinforced Composite	NADIS
BB000277	1 - Entrance / Corridor	Bitumen adhesive beneath carpet and lino	Well Bound Material	NADIS



RESULTS

Sample Reference	Location	Feature	Material Type	Type of Asbestos Detected
BB000278	4 - Office	Red vinyl beneath carpet	Reinforced Composite	NADIS
BB000279	4 - Office	Window Sill	Cement	NADIS
BB000280	5 - Kitchen	Floor screed beneath lino	Reinforced Composite	NADIS
BB000281	5 - Kitchen	Bitumen pad to underside of sink	Well Bound Material	NADIS
BB000282	15 - Corridor	Vinyl to floor	Reinforced Composite	NADIS
BB000283	15 - Corridor	Residues to pipework	Dust/Debris	NADIS
BB000284	16 - Treatment room	Paper backing to fibreglass lagged pipework	Asbestos Textiles/Paper	Chrysotile
BB000285	19 - Kitchen	Bitumen pads to underside of sink and drainer	Well Bound Material	NADIS
BB000286	1 - Entrance / Corridor	Textiles within fuses	Asbestos Textiles/Paper	Chrysotile
BB000288	15 - Corridor	Header panel	Insulating Board	NADIS
BB000289	1 - Roof Space	Bitumen felt to underside of roof	Well Bound Material	NADIS



RESULTS

Sample Reference	Location	Feature	Material Type	Type of Asbestos Detected
BB000290	1 - Roof Space	Loose panel to top of water tank	Asbestos Cement	Chrysotile
BB000291	1 - Roof Space	Bitumen layer beneath water tank	Well Bound Material	NADIS
BB000292	23 - Boiler Room Store	Textured coating to walls	Textured Coating	NADIS
BB000293	23 - Boiler Room Store	Flashguards to circuit breaker	Asbestos Cement	Chrysotile
BB000295	24 - Boiler Room	Cement cowl	Asbestos Cement	Chrysotile
BB000296	24 - Boiler Room	Debris to top of boiler	Asbestos Insulation/Coating	Chrysotile
BB000297	24 - Boiler Room	Gaskets to pipework	Asbestos Textiles/Paper	Chrysotile
BB000298	24 - Boiler Room	Residue to pipework	Insulation	NADIS
BB000299	24 - Boiler Room	Residue to water heater	Insulation	NADIS
BB000300	24 - Boiler Room	Debris to floor	Asbestos Insulation/Coating	Chrysotile
BB000301	24 - Boiler Room	Debris to floor beneath water heater	Asbestos Insulation/Coating	Chrysotile

creative minds safe hands



RESULTS

Sample Reference	Location	Feature	Material Type	Type of Asbestos Detected
BB000302	1 - External	Bitumen felt to flat roof	Well Bound Material	NADIS
BB000303	1 - External	Damp proof course	Well Bound Material	NADIS
BB000304	2 - Gas meter	Bitumen felt to flat roof	Well Bound Material	NADIS
BB000305	3 - Oil Tank	Gasket to top of tank	Well Bound Material	NADIS
BB000306	1 - Externals	Residues to rear pipework	Insulation	NADIS
BB000307	1 - Externals	Residue to rear pipework	Insulation	NADIS
BB000308	1 - Externals	Paper backing to rear pipework	Textiles/Paper	NADIS
BB000309	1 - Externals	Wrap to rear gas pipe	Textiles/Paper	NADIS

Key: NADIS = No Asbestos Detected in Sample

J006916

REPORTED BY

Reg 13(1)

Name: Reg
Reg 13(1)

Position: Bulk Sample Analyst
Bulk Analyst

Disclaimer.

creative minds safe hands

www.wyg.com

Issuing Authority: Reg 13(1)

Version: 3

Document: CERT01
Issue Date:



Opinions and interpretations, including the description of material type, are outside the scope of our UKAS accreditation. Results apply only to the sample(s) listed in the table above. WYG Environment Ltd accepts no responsibility for errors which may have arisen during sampling or transportation and cannot take responsibility for the accuracy, representative nature and location of samples taken by external customers. This test report shall not be reproduced except in full without the written approval of WYG Environment Ltd

creative minds safe hands



Appendix F – Descriptions of general items in each room

Area	Description of Materials
External	
1. External	timber soffits plastic and metal rainwater goods timber header panel to rear door
External	
1. External	timber fascias and soffits metal and plastic rainwater goods
Laburnum House	
External	
1. Externals	Timber fascias and soffits plastic and metal rainwater goods slate roof
2. Gas meter hut	floor-concrete walls-brick ceiling-concrete metal pipework
2. Gas meter	floor-concrete walls-brick ceiling-timber to roof felt metal pipework
3. Oil Tank	metal
Ground Floor	
1. Office	floor-carpet, floor screed, concrete walls-brick and plaster ceiling-lathe and plaster timber vent panel metal pipework
Ground Floor	
1. Entrance / Corridor	floor-carpet, lino and concrete walls-brick, plaster, plasterboard and timber ceiling-plasterboard to stramitboard metal to timber panels to skylights
Ground Floor	
1. Boiler House	floor-concrete walls-brick ceiling-insulation board mmmf lagged metal pipework
2. Patient Room	floor-lino, floor screed to timber walls-brick and plaster ceiling-lathe and plaster metal pipework plastic coating to timber boxing
2. Toilet	floor-lino to concrete walls-brick, plaster and ceramic tiles ceiling-plasterboard to stramitboard metal to timber skylight surrounds ceramic cistern metal and plastic pipework
2. Cupboard	floor-carpet, floor screed, concrete walls-brick and plaster, timber ceiling-lathe and plaster
3. Office	floor-carpet, floor screed, concrete walls-brick and plaster ceiling-lathe and plaster metal pipework ceramic tiles, metal and timber to fire place
3. Disabled Toilet	floor-lino to concrete walls-brick, plaster and ceramic tiles ceiling-plasterboard to stramitboard ceramic cistern metal and plastic pipework
3. Corridor	floor-lino, floor screed to timber walls-brick and plaster ceiling-lathe and plaster / timber joist metal pipework
4. Treatment Room	floor-lino, floor screed to timber walls-brick and plaster ceiling-lathe and plaster metal and plastic pipework plastic to timber boxing



4. Office	floor-carpet to vinyl to concrete walls brick,plaster and plasterboard ceiling-plasterboard to stramitboard plasterboard boxing metal pipework
4. Corridor	floor-carpet, floor screed, concrete walls-brick and plaster ceiling-lathe and plaster metal pipework
5. Office	floor-carpet, lino,floor screed, concrete walls-brick and plaster ceiling-lathe and plaster timber vent panel metal pipework
5. Kitchen	floor-lino, floor screed and concrete walls-brick and plaster ceiling-plasterboard to stamitboard timber header and side panels metal and plastic pipewok
5. Toilet	floor-lino, floor screed to timber walls-brick and plaster ceiling-lathe and plaster / plastic to timber boxing metal and plastic pipework
6. Wet Room	floor-lino, floor screed to timber walls-brick and plaster ceiling-lathe and plaster timber joist



Area	Description of Materials
6. Office	floor-carpet to vinyl to concrete walls- brick,plaster, mmmf insulation and plasterboard ceiling-plasterboard to stramitboard metal pipework
6. Cupboard	floor-lino, floor screed, concrete walls-brick and plaster, timber ceiling-lathe and plaster
7. Kitchen	floor-lino, floor screed, concrete walls-brick and plaster ceiling-lathe and plaster plastic vent panel metal pipework
7. Office	floor-carpet to concrete walls-brick,plaster, mmmf insulation and plasterboard ceiling-plasterboard to stramitboard metal pipework
7. Patient Room	floor-lino, floor screed to timber walls-brick and plaster ceiling-timber, lathe and plaster plastic to timber boxing metal and plastic pipework
8. Patient Room	floor-lino, floor screed to timber walls-brick and plaster ceiling-timber, lathe and plaster plastic to timber boxing metal and plastic pipework
8. Office	floor-carpet to concrete walls-brick,plaster, mmmf insulation and plasterboard ceiling-plasterboard to stramitboard metal pipework
8. Office	floor-carpet, floor screed, concrete walls-brick and plaster ceiling-lathe and plaster timber vent panel metal pipework
9. Cupboard	floor-lino, floor screed, concrete walls-brick and plaster, timber ceiling-lathe and plaster
9. Kitchen	floor-lino to concrete walls-brick,plaster, mmmf insulation and plasterboard ceiling-plasterboard to stramitboard metal pipework timber panel
9. Sluice Room	floor-lino, floor screed to timber walls-plastic, timber, ceramic tiles, brick and plaster ceiling-plasterboard tiles, timber, lathe and plaster plastic to timber boxing metal and plastic pipework plastic cistern
10. Patient Toilet	floor-lino, floor screed to timber walls-plastic, timber, ceramic tiles, brick and plaster ceiling-plasterboard tiles, timber, lathe and plaster plastic to timber boxing metal and plastic pipework ceramic cistern
10. Reception	floor-carpet to concrete walls-brick and plaster ceiling-plasterboard to stramitboard metal pipework
10. Toilet	floor-lino, floor screed, concrete walls-ceramic tiles, brick and plaster ceiling-lathe and plaster plastic cistern metal and plastic pipework
11. Toilet	floor-lino, floor screed, concrete walls-ceramic tiles, brick and plaster ceiling-lathe and plaster metal and plastic pipework
11. Rear Corridor	floor-lino to concrete walls-brick, plaster and plasterboard ceiling-plasterboard to stramitboard metal pipework
11. Corridor / Stairwell	floor-lino, floor screed to timber walls-timber, brick and plaster ceiling-plasterboard, timber, lathe and plaster metal pipework
12. Lift	floor-vinyl to timber walls-metal ceiling-acoustic tiles
12. Office	floor-carpet to concrete walls-plasterboard, brick and plaster ceiling-plasterboard to stramitboard metal pipework
12. Toilet	floor-lino, floor screed, concrete walls-, brick and plaster ceiling-lathe and plaster metal and plastic



	pipework
13. Office	floor-carpet, floor screed, concrete walls-brick and plaster ceiling-lathe and plaster timber vent panel metal pipework
13. Store	floor-carpet to concrete walls-plasterboard,brick and plaster ceiling-plasterboard to stramitboard metal pipework



Area	Description of Materials
13. Toilets	floor-lino, floor screed to timber walls-ceramic tiles,brick and plaster ceiling-lathe and plaster metal and plastic pipework
14. Understairs Cupboard	floor-concrete walls-timber,brick and plaster ceiling-lathe and plaster
14. Office	floor-carpet and lino to concrete walls-plasterboard,brick and plaster ceiling-plasterboard to stramitboard metal pipework
14. Cupboard	floor-lino, floor screed, concrete walls-brick and plaster, timber ceiling-lathe and plaster
15. Office	floor-carpet, floor screed,timber walls-brick and plaster ceiling-lathe and plaster metal pipework ceramic tiles,timber and metal to fire place
15. Corridor	floor-vinyl to concrete walls-brick and plaster ceiling-plasterboard,late and plaster timber boxing metal pipework
15. Office	floor-carpet, lino, floor screed walls-plasterboard brick and plaster ceiling-lathe and plaster modern electrics metal pipework
16. Linen Cupboard	floor-lino to floor screed to tibet walls-timber,plasterboardbrick and plaster ceiling-lathe and plaster metal pipework
16. Treatment room	floor-lino to concrete walls-brick and plaster ceiling-lathe and plaster metal pipework timber boxing fibreglass with paper lagged pipework
16. Office	floor-carpet, floor screed, concrete walls-ceramic tiles,brick and plaster ceiling-lathe and plaster metal pipework metal panel and flue to old fireplace
17. Office	floor-carpet, floor screed, timber walls-brick and plaster ceiling-lathe and plaster metal pipework ceramic tiles,timber and metal to fire place
17. Office	floor-carpet,lino,timber to concrete walls-brick and plaster ceiling-lathe and plaster metal pipework
17. Corridor	floor-lino to floor screed to timber walls-timber,brick and plaster ceiling-lathe and plaster metal pipework
18. Store	floor-lino to floor screed to timber walls-,brick and plaster ceiling-plasterboard,late and plaster metal pipework
18. Male toilets	floor-lino to concrete walls-brick, plaster and plasterboard ceiling-plasterboard to metal pipework plastic cistern
18. Office	floor-carpet, floor screed, timber walls-brick and plaster ceiling-lathe and plaster metal pipework ceramic tiles,timber and metal to fire place
19. Lobby	floor-carpet, floor screed, timber walls-brick and plaster ceiling-timber,late and plaster metal pipework
19. Kitchen	floor-red vinyl to concrete walls-brick and plaster ceiling-lathe and plaster metal pipework
19. Toilets	floor-lino, floor screed and timber walls-plastic,timber,ceramic tiles brick and plaster ceiling-plasterboard tiles to lathe and plaster metal and plastic pipework plastic cistern
20. Lobby	floor-lino, floor screed and timber wallsbrick and plaster ceiling-timber, lathe and plaster metal



	pipework
20. Store	floor-carpet to quarry tiles to concrete walls-brick and plaster ceiling-lathe and plaster metal pipework timber panel
20. Boiler Room	floor-concrete walls-brick ceiling-aib panels and concrete metal flue pipe modern boiler unit mmmf lagged metal pipework



Area	Description of Materials
21. Female toilets	floor- quarry tiles to concrete walls-brick and plaster ceiling-lathe and plaster metal pipework plastic cistern
21. Patient Room	floor-lino, floor screed and timber walls-brick and plaster ceiling- lathe and plaster
22. Patient Room	floor-lino, floor screed and timber walls-brick and plaster ceiling- fibreboard tiles to timber boxing metal and plastic pipework
22. Electric Cupboard	floor-concrete walls-brick ceiling-plasterboard
23. Boiler Room Store	floor-quarry tiles walls-coating to brick ceiling-fibreboard to roof felt and tiles metal pipework
23. Toilet	floor-lino,floor screed to concrete walls-timber,plastic to brick and plaster ceiling-plasterboard tiles to timber metal and plastic pipework ceramic cistern
24. Patient Room	floor-lino, floor screed and timber walls-brick and plaster ceiling- lathe and plaster
24. Boiler Room	floor-quarry tiles and concrete walls-brick ceiling-fibreboard to roof felt to roof tiles
25. External Store	floor-concrete walls-brick ceiling-timber to roof tiles
25. Toilet	floor-lino, floor screed and concrete walls-plastic, timber,ceramic tiles,brick and plaster ceiling-plasterboard tiles lathe and plaster ceramic cistern metal and plastic pipework
26. Patient Room	floor-lino, floor screed and concrete walls- insulation board brick and plaster ceiling- plasterboard to timber metal pipework
27. Store	floor-lino, floor screed to concrete walls-timber, plasterboard, insulation board outer shell ceiling-plasterboard to timber metal pipework
28. Store	floor-lino, floor screed to concrete walls-timber, plasterboard, insulation board outer shell ceiling-plasterboard to timber metal pipework
29. Toilet	floor-lino, floor screed to concrete walls-plastic, plasterboard,timber, ,insulation board outer shell ceiling-plasterboard to timber metal and plastic pipework ceramic cistern
. Undercroft	Confined space - not accessible
1st Floor	
1. Gym Room	floor-lino to timber walls-brick and plaster ceiling-lathe and plaster metal pipework
1st Floor	
1. Landing	floor-carpet to timber to lathe and plaster ceiling below walls-brick, lathe and plaster, timber ceiling-lathe and plaster metal pipework
2. Corridor	floor-carpet to timber to lathe and plaster / floor screed to concrete walls-brick, lathe and plaster ceiling-lathe and plaster
2. Corridor	floor-lino to timber walls-plasterboard,fibreboard,brick and plaster ceiling-lathe and plaster metal



	pipework
3. Kitchen	floor-lino to timber walls-brick and plaster ceiling-lathe and plaster metal pipework timber boxing
3. Office	floor-carpet to floor screed to concrete walls-brick and plaster timber vent panel ceiling-lathe and plaster metal pipework
4. Office	floor-carpet to floor screed to concrete walls-brick and plaster ceiling-lathe and plaster metal pipework



Area	Description of Materials
4. Kitchen	floor-lino to timber to walls-plastic sheeting,brick and plaster ceiling-lathe and plaster metal pipework timber boxing
5. Toilet	floor-lino to timber to walls-plasterboard,ceramic tiles,brick and plaster ceiling-lathe and plaster metal pipework ceramic cistern
5. Office	floor-carpet to floor screed to concrete walls-brick and plaster timber vent panel ceiling-lathe and plaster metal pipework
6. Office	floor-lino to floor screed to concrete walls-brick and plaster ceiling-lathe and plaster metal pipework
6. Patient room	floor-lino to timber to walls-plasterboard,brick and plaster ceiling-lathe and plaster metal pipework timber boxing
7. Bathroom	floor-lino to timber to walls-plasterboard,ceramic tiles,brick and plaster ceiling-lathe and plaster metal pipework timber boxing fibreboard bath panels ceramic cistern plastic downpipe
7. Office	floor-carpet to floor screed to concrete walls-brick and plaster ceiling-lathe and plaster metal pipework timber vent panel
8. Office	floor-carpet to floor screed to concrete walls-brick and plaster ceiling-lathe and plaster metal pipework
8. Patient Room	floor-lino to timber walls-timber,brick and plaster ceiling-lathe and plaster metal pipework
9. Mail room	floor-lino to timber walls-plasterboard,brick and plaster ceiling-plasterboard
9. Cupboard	floor-floor screed to concrete walls-brick and plaster ceiling-lathe and plaster
10. Office	floor-carpet to floor screed to concrete walls-brick and plaster ceiling-lathe and plaster metal pipework timber vent panel
10. Lift Shaft	floor-concrete walls-brick and plaster ceiling-fibreboard (limited access)
11. Corridor	floor-lino to timber walls-brick and plaster ceiling-lathe and plaster metal pipework
11. Cupboard	floor-floor screed to concrete walls-brick and plaster ceiling-lathe and plaster
12. Kitchen	floor-lino to floor screed to concrete walls-brick and plaster ceiling-lathe and plaster metal pipework
12. Linen Cupboard	floor-lino to timber walls-brick and plaster ceiling-lathe and plaster metal pipework
13. Washroom	floor-lino to timber walls-ceramic tilesbrick and plaster ceiling-lathe and plaster metal and plastic pipework modern water heater timber boxing
13. Cupboard	floor-floor screed to concrete walls-brick and plaster ceiling-lathe and plaster
14. Cupboard	floor-floor screed to concrete walls-brick and plaster ceiling-lathe and plaster
14. Old Toilet	floor-lino to timber walls-brick and plaster ceiling-lathe and plaster metal and plastic pipework
15. Patient Room	floor-lino to timber walls-timber,brick and plaster ceiling-lathe and plaster metal and pipework timber panels





Area	Description of Materials
15. Toilet	floor-lino to floor screed to concrete walls-ceramic tiles,brick and plaster ceiling-lathe and plaster metal pipework
16. Office	floor-carpet to floor screed to timber to lathe and plaster walls-brick and plaster ceiling-lathe and plaster metal pipework ceramic tiles and metal to fireplace
16. Stairwell	floor-lino to timber and concrete walls-plasterboard,brick and plaster ceiling-lathe and plaster
17. Washroom	floor-lino to timber walls-timber, ceramic tiles,brick and plaster ceiling-lathe and plaster metal and plastic pipework
17. Office	floor-carpet to floor screed to timber to lathe and plaster walls-brick and plaster ceiling-lathe and plaster metal pipework ceramic tiles and metal to fireplace
18. Cupboard	floor-floor screed to concrete walls-brick and plaster ceiling-lathe and plaster
18. Lobby	floor-lino to timber walls-brick and plaster ceiling-lathe and plaster metal pipework
19. Office	floor-lino to timber walls-brick and plaster ceiling-lathe and plaster metal pipework
19. Cupboard	floor-floor screed to concrete walls-brick and plaster ceiling-lathe and plaster
20. Cupboard	floor-floor screed to concrete walls-brick and plaster ceiling-lathe and plaster
20. Day Room	floor-carpet to timber walls-brick and plaster ceiling-plasterboard to mmmf lagging to stramitboard metal pipework
21. Toilets	floor-lino to timber walls-ceramic tiles,plasterborad,brick and plaster ceiling-plasterboard,mmmf lagging to stramitboard metal and plastic pipework plastic toilet cistern plastic soil pipe
21. Cupboard	floor-floor screed to concrete walls-brick and plaster ceiling-lathe and plaster
22. Office	floor-carpet to floor screed to timber to lathe and plaster walls-brick and plaster ceiling-lathe and plaster metal pipework ceramic tiles and metal to fireplace
22. Office	floor-carpet, lino and timber walls-brick plaster and plasterboard ceiling-plasterboard
23. Store room	floor-lino and timber walls-brick plaster and plasterboard ceiling-plasterboard timber boxing
23. Office	floor-carpet to floor screed to timber to lathe and plaster walls-brick and plaster ceiling-lathe and plaster metal pipework ceramic tiles and metal to fireplace
24. Office	floor-carpet to timber walls-brick plaster,plasterboard to insulationboard outer wall ceiling-plasterboard to mmmf insulation and stramitboard timber boxing timber panel beneath window
25. Toilet	floor-carpet to timber walls-brick plaster,plasterboard to insulation board outer wall ceiling-plasterboard to mmmf insulation and stramitboard timber boxing timber panel beneath window
26. Store	floor-modern vinyl to timber walls-brick plaster,plasterboard to insulation board outer wall ceiling-plasterboard to mmmf insulation and stramitboard timber boxing timber panel beneath window



27. Store	floor-modern vinyl to timber walls-brick plaster,plasterboard to insulation board outer wall ceiling-plasterboard to mmmf insulation and stramitboard timber boxing timber panel beneath window
Roof Void	
1. Roof Space	floor-timber and lathe and plaster walls-brick ceiling-straw,roof felt to roof tiles metal water tanks fibreglass lagged metal pipework limited access



Area	Description of Materials
Roof Void	
1. Roof Space	floor-mmmf insulation,timber and lathe and plaster ceiling-timber to slate roof tiles metal water tanks metal pipework
Roof Void	
1. Lift Motor Room	floor-concrete walls-brick ceiling-concrete metal pipework
2. Roof space next to lift motor room	floor-timber, mmmf insulation to lathe and pladter walls-timber ceiling-roof tiles
3. Main Roof Space	floor-mmmf insulation, timber and lathe and plaster walls-brick ceiling-timber and slate roof tiles metal and plastic water tanks foam lagged metal pipework

Supplier No = 00199.

Work Order Ref: 3010.MA.Hitchin.FIN.001



12 August 2014

PURCHASE ORDER REQUEST

Hitchin Hospital

For the attention of Reg 13(1)

Please raise a purchase order to the value of **£1,958.**

Orbis

Beaufort House, Cricket Field Road, Uxbridge, UB8 1QG

Initial Health & Safety Works	
External	
Replace 3No. broken paving slabs covering the oil pipes to the rear of Laburnam House.	£108
X Remove and dispose of bottom sections of metal fire escapes at Laburnum House and Cherry Tree. Leave ground free from trip hazards or uneven surfaces.	£480
✓ Install brackets to secure steel cover over the gas pipe inspection chamber to the rear of Cherry Tree.	£108
✓ Supply and install asbestos warning signs (300x100mm) to the doors of the boiler houses at Laburnum, Apple Tree and Cherry Tree and the electric cupboard at Apple Tree.	£44
✓ Remove bricks from damaged wall back to 300mm from the existing pier along the footpath to create a vertical edge. Remove broken glass and window frames from the same areas and dispose of all materials off site.	£202
✓ Remove and dispose of loose coping stones from gate pillar and retaining wall adjacent to Laburnum House.	£57
✓ Secure broken window above the path on the first floor of Laburnum House.	£58
✓ 100mm of anti-climb paint to the top of the existing hoarding on the fire escape of Laburnum House. Fit warning sign.	£73.50
Internal	
? Remove and dispose of or conceal all fire escape signs within all buildings.	£126
? Remove and dispose of all fire extinguishers through buildings.	£112

✓	Secure the ground floor door of the lift without access, loft hatch and room GO/04 containing the circuit boards and fuse boxes in Laburnum House. Secure the fire door adjacent to the stairwell on the ground floor in Cherry Tree. Provide combination locks to all doors. X	£319
✓	Supply and install self adhesive vinyl asbestos warning signs to the loft hatch and Room G0/04 containing fuse boards of Laburnum House. And to the fire door to the right of the stairwell in Cherry Tree.	£25.50
✓	Clear and dispose of broken glass on the stairwell of Laburnum House.	£19
✓	Secure Service Hatch and slipped skylight glass in Cherry Tree.	£33
✓	Secure shut 1 st floor lift door and ground floor fire escape doors.	£135
✓	Secure ground floor window where accessible through currently open fire door in Laburnum House.	£58
X	When attending site please provide a quote to remove and dispose of all loose combustibles accessible in all three buildings.	
TOTAL		£1,958.00

Special conditions

All works to be undertaken in accordance with LW2012, accompanying plans and HCA standard terms and conditions.

Instructing Officer – Reg 13(1) [Redacted]

[Redacted] Reg 13(1) [Redacted]

EASE / CAHB / 144
HCA / TD 2.



**Homes &
Communities
Agency**

**Site Investigation Licence relating to
The Former Hitchin Hospital, Hitchin**

Dated 1 JUNE 2015

Homes and Communities Agency
(Licensor)

RSK Environment Ltd
(Licensee)

Homes & Communities Agency
Arpley House
110 Birchwood Boulevard
Birchwood
Warrington
WA3 7QH

PARTICULARS

Date of Licence: 1 JUNE 2015

Licensor: Homes and Communities Agency

of: Arpley House, 110 Birchwood Boulevard, Birchwood, Warrington, WA3 7QH

**Licensee:
(name)** RSK Environment Ltd

Licensee Address 18 Frogmore Road, Hemel Hempstead, Hertfordshire, HP3 9RT, UK

**Licensee registered
company number (if
applicable)** 115530

Property: The Former Hitchin Hospital, Hitchin shown edged red on the attached plan SMI reference GML17400_Licence; and
 being part of the Building known as

Licence Period: The Licence Period starts on (and includes) 13th May 2015 and ends on (and includes) 27th July 2015 (cannot exceed 6 months duration)

Licence Fee: One pound (£1.00); OR
 The sum of £

Competent Person Reg 13(1) of RSK contact telephone number Reg 13(1)

Damage Deposit The sum of £ ; OR
 Not applicable - Clause 9 does not apply

Rights:

means rights to:

- (a) drill 16 boreholes to a maximum depth of 4 metres in the locations shown marked on the attached SMI plan and dig trial pits to a maximum depth of metres in the locations shown marked on the attached SMI plan and to remove soil samples from the same;
- (b) carry out:
 - intrusive surveys;
 - topographical surveys;
 - tree surveys;
 - non-intrusive archaeological surveys;
 - intrusive archaeological surveys;
 - water surveys;
 - flora and fauna and ecological surveys (walkover);
 - non-intrusive investigations to check for the presence of Protected Species

in appropriate and safe locations on the Property

Permitted Hours:

Means the hours of 8.00 am to 5.30 pm

Risk Assessment and Method Statement

The risk assessment and method statement prepared by the Licensee, a copy of which is set out in Annex 1

Public Liability Insurance Certificate

The Licensee's public liability insurance certificate, a copy of which is set out in Annex 2

Photographic Schedule of Condition

The photos evidencing the condition of the Property annexed to this Licence as Annex 3; OR
 Not applicable

Licence

It is agreed:

1 Definitions

In this Licence the following definitions apply.

Act means statute, statutory instrument, statutory guidance, treaty, regulation, directive, bye-law, code of practice, guidance note, circular, common law and any notice, order, direction or requirement given or made under any of them, at the relevant time in force.

EIR means the Environmental Information Regulations 2004 and any subordinate legislation made thereunder from time to time together with any guidance and/or codes of practice issued by the Information Commissioner in relation to such legislation.

EIR Exception means any applicable exemption to EIR.

Exempted Information means any information that is designated as falling or potentially falling within the FOIA Exemptions or the EIR Exceptions

FOIA means the Freedom of Information Act 2000 and any subordinate legislation made under this Act from time to time together with any guidance and/or codes of practice issued by the Information Commissioner in relation to such legislation

FOIA Exemption means any applicable exemption to FOIA

Information

- (a) in relation to FOIA has the meaning given under section 84 of the FOIA; and
- (b) in relation to EIR has the meaning given under the definition of "environmental information" in section 2 of EIR

Necessary Consents means all licences, certificates and permits needed to exercise the Rights including but not limited to any that any person having an interest in the Property or any adjoining or neighbouring property may require.

Protected Species means any species protected from time to time by the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats & c.) Regulations 1994 or any other Act.

Request for Information shall have the meaning set out in FOIA or any request for information under EIR which may relate to the Property, this Licence or any activities or business of the Licensor

Working Day means any day except Saturday, Sunday and public holidays in England.

2 Interpretation

- 2.1 Where a party to this Licence includes two or more persons, those persons enter the obligations of that party jointly and severally.

- 2.2 Any reference to an Act includes every statutory modification, consolidation and re-enactment of it and all derivative regulations and requirements at the relevant time in force.
- 2.3 General words are not limited because they are preceded or followed by particular words in the same category or covering the same topic and headings to clauses, schedules and paragraphs are for convenience only and do not affect the meaning of this Licence.
- 2.4 A reference to the Property shall include every part of the same.
- 2.5 Terms specified in the Particulars shall have the meanings there given to them.

3 Grant of Licence

In consideration of the Licence Fee paid by the Licensee to the Licensor (receipt of which the Licensor acknowledges) the Licensor gives licence to the Licensee to exercise the Rights on the Property during the Licence Period in accordance with the terms and provisions set out in this Licence.

4 Before the Rights are exercised

- 4.1 The Licensee agrees with the Licensor before exercising the Rights:
- (a) to obtain the Necessary Consents at its own expense;
 - (b) to provide copies of the Necessary Consents to the Licensor; and
 - (c) to make all appropriate searches and enquiries of the relevant utilities providers to determine the locations of any service media within the Property.
- 4.2 The Licensee has carried out a Risk Assessment and Method Statement in respect of the Licensee's proposed exercised of the Rights at the Property and a copy of the Risk Assessment and Method Statement is annexed to this Licence as Annexure 1.

5 During the exercise of the Rights

The Licensee agrees with the Licensor, if the Rights are exercised:

- (a) not to exercise the Rights other than during the Permitted Hours on Working Days occurring within the Licence Period in accordance with:
 - (i) its obligations in this Licence;
 - (ii) all Necessary Consents; and
 - (iii) the terms of all Acts (including but not limited to:
 - (aa) HSG47: Avoiding danger from underground services (as may be revised or replaced from time to time)
 - (bb) all Acts relating to Protected Species and all Acts relating to health and safety and environmental protection);
- (b) to exercise the Rights in a manner which does not cause any nuisance, damage (other than the minimum damage to the Property necessitated by the exercise of the

Rights), inconvenience or annoyance to the Licensor or to any other person, and to make good any such damage caused to the Property quickly and to the satisfaction of the Licensor;

- (c) to supply to the Licensor on demand all such documents, information and evidence as it may reasonably require to satisfy itself that the terms of this Licence have been complied with;
- (d) not to leave or store on the Property any debris;
- (e) during the exercise of the Rights not to:
 - (i) infringe, interrupt or destroy any right, easement or privilege;
 - (ii) interrupt any service to or from or within adjoining or neighbouring property; or
 - (iii) damage or disturb any service media within the Property.
- (f) to observe such reasonable rules and regulations as the Licensor may make and of which the Licensor shall notify the Licensee governing the Licensee's access to the Property;
- (g) not to leave unsecured on any area of the Property any trial pits or equipment which may be potentially hazardous or dangerous and to comply with any statutory health and safety requirements applicable to the Licensee's presence at the Property;
- (h) to ensure that the Rights are exercised by appropriately qualified and experienced personnel;
- (i) to keep the Property secure and to take all reasonable steps in order to prevent unauthorised access to the Property;
- (j) to observe and comply with the Risk Assessment and Method Statement;
- (k) not to do or permit to be done upon the Property anything which may render void or voidable any policy or policies of insurance effected in pursuance of this Licence or make any increased premium payable in respect of such policy or policies unless the Licensee first makes payment of such increased premium.

5.2 The Licensee has appointed a Competent Person pursuant to Regulation 7 of The Management of Health at Work Regulations 1999 to assist the Licensee in carrying out the necessary measures that needs to be taken in order to ensure the safety and health of any person affected by the Licensee exercising their Rights at the Property. The Licensee will be responsible for health, safety, environmental and security issues and will ensure that a sufficient number of competent staff are available and responsible for all health, safety and welfare matters relating to their exercised Rights at the Property.

5.3 The Licensee shall notify the Licensor's Health & Safety Manager immediately on the occurrence of any of the following events which arise out of or in connection with the Licensee's presence at the Property:

- (a) a fatal accident to any worker or a member of the public;

- (b) any injury to a member of the public requiring reporting under the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995 (as amended from time to time) ("RIDDOR");
- (c) any dangerous occurrence, as defined by RIDDOR;
- (d) the service of any improvement or prohibition notice under the Health & Safety at Work etc Act 1974;
- (e) any incident having health & safety implications which attracts the attention of the police and/or the media;
- (f) the commencement of any criminal prosecution under the Health & Safety at Work etc Act 1974.
- (g) any occurrence or incident of pollution

6 Indemnity

The Licensee agrees with the Licensor to indemnify the Licensor and keep the Licensor indemnified against all actions, proceedings, liability, claims, demands, damages, costs, losses and expenses arising out of:

- (a) the exercise or purported exercise of the Rights; or
- (b) any breach by the Licensee of the terms of this Licence

including (without limit) any arising from personal injury to or the death of any person and any injury or damage to any property and any condition, requirement, charge or levy imposed under any Act.

7 Insurance

The Licensee agrees with the Licensor:

- (a) to take ^{NA} out and maintain, with an insurer of repute insurance in the sum of not less than £~~10~~⁵,000,000 (or such lesser sum as may be suitable in the circumstances and approved by the Licensor, whose approval shall not be unreasonably withheld) against any liability in respect of any injury or damage whatsoever to any person or to any property real or personal (including property of the Licensor) arising out of the exercise of the Rights by the Licensee or out of or in the course of or by reason of the breach of any statutory or common law duty or the negligent execution of any actions in relation to the Property and to indemnify and keep indemnified the Licensor (notwithstanding any supervision by or approval of the Licensor or any person acting on behalf of the Licensor) against any such liability (and, prior to the date of this Licence, the Licensee has provided to the Licensor the Public Liability Insurance Certificate, a copy of which is annexed to this Licence as Annexure 2);
- (b) to provide to the Licensor on request reasonable evidence of the terms of the insurance policies referred to in Clause 7(a) and the fact that the policies are in force;
- (c) to comply with all terms and conditions imposed by the insurers of the Property in respect of the exercise of the Rights;

- (d) to pay on demand any extra premium for insuring the Property which becomes payable because of the exercise of the Rights;
- (e) to ensure that the insurance policies referred to in Clause 7(a) extend to indemnifying the Licensor and any neighbouring or adjoining owner or occupier;
- (f) not to do anything which could adversely affect any insurance policy relating to the Property;
- (g) immediately to give written notice to the Licensor of any circumstance which might affect, or lead to a claim on, any insurance policy relating to the Property.

8 Reinstatement

8.1 The Licensee agrees with the Licensor prior to the expiry of the Licence Period:

- (a) to take apart and remove all equipment used by the Licensee in connection with the exercise of the Rights;
- (b) to reinstate and make good the Property and to restore the Property to its appearance immediately before the start of the Licence Period (as evidenced by the Photographic Schedule of Condition (if applicable));
- (c) to remove all debris and equipment from the Property; and
- (d) to clean the areas of the Property made unclean by the exercise of the Rights

in each case to the satisfaction of the Licensor.

8.2 The Licensee agrees with the Licensor in carrying out such works of reinstatement to comply with the terms of this Licence.

9 Damage Deposit

The Licensee has paid the Damage Deposit to the Licensor and the parties hereby agree that:

- (a) upon the later of the expiration or sooner determination of the Licence Period and the Licensee reinstating the Property in accordance with the terms of this Licence to its condition as at the date of this Licence, as evidenced by the Photographic Schedule of Condition (if applicable) the Licensor shall repay the Damage Deposit to the Licensee after deducting such sums (if any) from the Damage Deposit in compensation of damage to the Property or non-compliance with the terms of this Licence but without prejudice to any other right of the Licensor against the Licensee in respect of any breach by the Licensee of the Licensee's obligations hereunder;
- (b) the Licensee agrees not to deduct the whole or any part of the Damage Deposit from or set off the same against the Licence Fee or any other sums payable to the Licensor for the Licence Period.

10 Notices

All notices given by either party pursuant to the provisions of this Licence shall be in writing and shall be sufficiently served if delivered by hand or sent by recorded delivery to the

Licensee at the Licensee's Address specified in the Particulars and to the Licensor at Arpley House, 110 Birchwood Boulevard, Birchwood, Warrington, WA3 7QH and marked for the attention of the Legal Manager or such other person as the Licensor may direct.

11 Costs

The Licensee agrees with the Licensor to:

- (a) pay to the Licensor on demand; and
- (b) indemnify the Licensor against

all reasonable costs properly incurred by the Licensor (including legal costs, surveyors' and other professional fees and disbursements and VAT) in connection with the:

- (i) preparation, negotiation and completion of this Licence; and
- (ii) exercise of the Rights; and
- (iii) any other matter contained or referred to in this Licence.

12 Agreement and declaration

12.1 The parties agree and declare that:

- (a) nothing in this Licence permits the Licensee to exercise any rights over the Property other than the Rights;
- (b) the Licensor may by serving written notice on the Licensee withdraw the Rights immediately but without prejudice to the other terms of this Licence and in particular (but without limit) those contained in Clauses 6 and 11;
- (c) the Licensor grants the Rights subject to the rights of any person having an interest in the Property or any adjoining or neighbouring property or any other interested persons;
- (d) nothing contained in this Licence implies any warranty by or on behalf of the Licensor that the Rights may be lawfully or safely exercised;
- (e) nothing contained in this Licence confers on the Licensee any rights of occupation of the Property other than as licensee solely for exercising the Rights;
- (f) this Licence is personal to the Licensee and the Licensee shall not in any way dispose of the benefit of this Licence;
- (g) the parties to this Licence do not intend that any term of this Licence shall be enforceable solely because of the Contracts (Rights of Third Parties) Act 1999 by any person who is not a party;
- (h) any Value Added Tax on any sum of money payable under this Licence shall be paid in addition to and at the same time as the sum to which it relates;

- (i) if any one or more of the provisions of this Licence is invalid, illegal or unenforceable in any respect then the validity, legality and enforceability of the remaining provisions will not in any way be affected or undermined; and
- (j) The Licensee shall vacate the Property immediately upon request by the Licensor in the event of any breach of the terms of this Licence.

12.2 In the event that the Licensor requires all or any part of the Property the extent of the Property may decrease upon the Licensor serving at least 3 days prior written notice to the Licensee.

12.3

12.3.1 Upon the receipt of such notice in accordance with clause 12.2 hereof the Licensee shall raise no objection to the withdrawal of all or the relevant part of the Property required by the Licensor and;

12.3.2 this Licence shall be regarded as continuing in full force and effect for the revised area of the Property as though the area of land withdrawn was never included but without prejudice to the Licensor's rights and remedies with regard to any prior breach or non-observance by the Licensor of its obligations in this Licence in regard to the area or areas of land withdrawn from this Licence

12.4 The Licensee shall promptly following request by the Licensor provide to the Licensor:

12.4.1 copies of any survey reports prepared by the Licensee;

12.4.2 (in whichever form of media reasonably requested by the Licensor) any data and/or results recorded by the Licensee

in connection with the Licensee's exercise of the Rights during the Licence Period.

13 Freedom of Information etc

13.1 The Licensee acknowledges that the Licensor is subject to legal duties which may require the release of Information under FOIA and/or EIR and that the Licensor may be under an obligation to provide Information subject to a Request for Information. The parties acknowledge that such Information may include matters relating to, arising out of or under this Licence and any information provided by the Licensee prior thereto.

13.2 The Licensor shall be responsible for determining in its absolute discretion whether:

(a) any Information is Exempted Information or remains Exempted Information;

or

(b) any Information is to be disclosed in response to a Request for Information

and in no event shall the Licensee respond directly to a Request for Information to which the Licensor is required to respond, except to confirm receipt of the Request for Information and that the Request for Information has been passed to the Licensor, unless otherwise expressly authorised to do so by the Licensor

13.3 Subject to Clause 13.4 below the Licensee acknowledges that the Licensor may be obliged under FOIA or EIR to disclose Information:

- (a) without consulting the Licensee; or
 - (b) following consultation with the Licensee and having taken (or not taken, as the case may be) its views into account.
- 13.4 Without in any way limiting Clauses 13.2 and 13.3, in the event that the Licensor receives a Request for Information the Licensor will, where relevant, as soon as reasonably practicable notify the Licensee.
- 13.5 The Licensee will assist and co-operate with the Licensor as requested by the Licensor to enable the Licensor to comply with its disclosure requirements under FOIA and EIR within the prescribed periods for compliance and in particular without limitation will (and shall procure that its employees, agents and sub-contractors will) at their own cost:
- (a) transfer any Request for Information received by the Licensee to the Licensor as soon as practicable after receipt and in any event within two Working Days of receiving a Request for Information;
 - (b) provide all such assistance as may be required from time to time by the Licensor and supply such data or information as may be requested by the Licensor;
 - (c) provide the Licensor with any data or information in its possession or power in the form that the Licensor requires within five Working Days (or such other period as the Licensor may specify) of the Licensor requesting that Information;
 - (d) ensure that all Information produced in the course of this Licence or relating to this Licence is retained for disclosure; and
 - (e) permit the Licensor to inspect all records retained in accordance with Clause 13.5(d) as requested from time to time.
- 13.6 Nothing in this Licence will prevent the Licensor from complying with any valid order, decision, enforcement or practice recommendation notice issued to it by the Information Commissioner under FOIA and/or EIR in relation to any Exempted Information.

Signed by the parties.

B7513

Signed by
for and on behalf of the Licensor

)
)

Reg 13(1)

Authorised Signatory

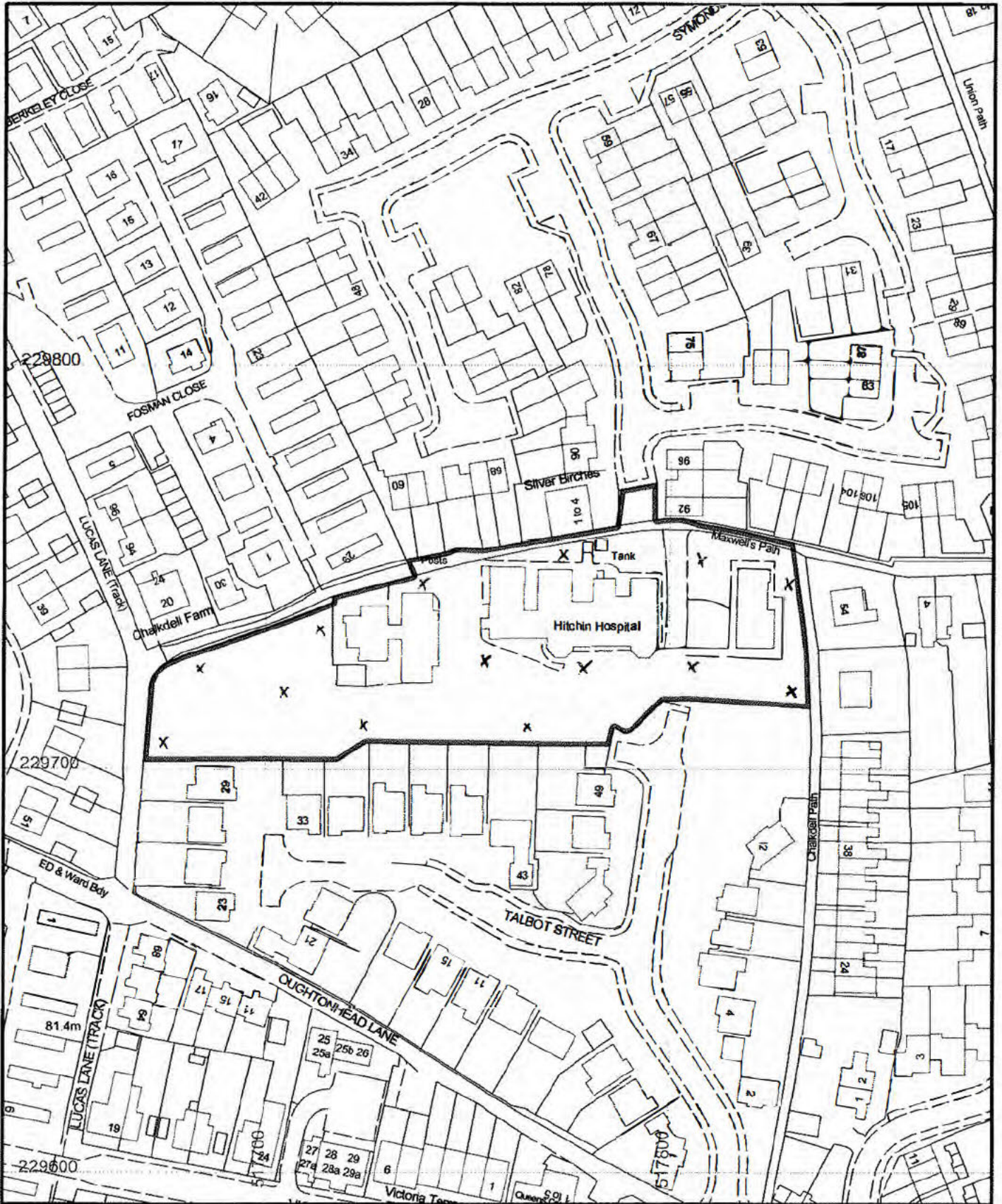
Signed by
for and on behalf of the Licensee

)
)

Reg 13(1)

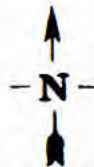
Position: DIRECTOR 3/5/2015

Annex 1 – Risk Assessment and Method Statement



TITLE
 Licence Plan
 Hitchin Hospital
 Bedford Road
 Hitchin

X PROPOSED BOREHOLE
 LOCATIONS



Homes &
 Communities
 Agency

Reg 13(1)

Spatial and Market
 Intelligence

Tel 0300 1234500
 Email - spatialintelligence@hca.gov.uk
 www.homesandcommunities.co.uk

ITP NO.
 EASE/CAHB/144

FCS NO.
 27188

DRG NO.
 GML17400_Licence

DATE
 28/4/15

SCALE
 1:1250

SIZE
 A4

Information shown is correct to the best of Spatial Intelligence Department's knowledge at date of issue
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's
 Stationery Office. © Crown Copyright
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Homes and Communities Agency GD 100024333

Safety, Health & Environment (SHE) Plan - Geosciences Projects with Intrusive Investigation Works (Iss 09)



Remember: No activity is so important or urgent that it cannot be done safely

1 The Project				
Project Name:	Hitchin hospital, Talbot Street		Site Address	
Project Number:	27000-062		Hitchin Hospital, Talbot Street, Hitchin, Hertfordshire	
Project Description:	Site investigation	Post Code	SG5 2QU	
		Grid Reference		
Client name & contact details:	Ben Battell - East Street Homes (Southern) Limited - 07815 527311			
Has the Client been notified of his CDM duties?	n/a	Does a CDM Designer hazard assessment exist?	n/a	
CDM Coordinator contact:	n/a	Principal Contractor contact	n/a	
Site Work and Daily Travel Plan Details:	Start Date:	13/05/2015	Typical hours on site:	8
	Completion Date:	27/07/2015	Travel time each way:	0.75 hours
	Site working hours:	08:00 - 17:30	Overnight stay required*?	NO
	*To be determined by the Project Manager. Company policy is travel plus work should NOT exceed 16 hours, ideally 14 hours per day but is normally expected normally to be less than this. Driving 320 miles should be the daily maximum.			

2 Project Personnel			
Position	Employer	Name	Contact Number
Project Manager	RSK	N.Austin	07713 214583
Engineer In control of site work	RSK	tbd	tbd
Assisting engineer			
SafeGround/ Service Location specialist	tbd	tbd	tbd
Driller	tbd	tbd	tbd
Driller's Assistant			
Excavator Operator			
Other subcontractor			
Other subcontractor			
Other subcontractor			
Site Contact #1	East Street Homes Ltd	Ben Battell	020 7499 9074 / 07815 527311
Site Contact #2			
Site Contact #3			
Site Contact #4			

Safety, Health & Environment (SHE) Plan - Geosciences Projects with Intrusive Investigation Works (Iss 09)



Site Contact #5			
-----------------	--	--	--

Safety, Health & Environment (SHE) Plan - Geosciences Projects with Intrusive Investigation Works (Iss 09)



3 Site Specific Description, Requirements and Restrictions

Current status of site (consider this in the context of HSE issues including for example impact on the public, security, weather/access constraints etc).

Former Hitchin Hospital comprising of three disused 1-2 storey brick buildings and an AST (approximately 7000 litres) located on the north of the site.

Present land/building/structure uses

As above

Known past land/building/structure uses

As above

Relevant SITE SPECIFIC HAZARDS (wherever possible, these should be determined prior to site work)	Hazard CONTROL MEASURES	
(e.g. unsafe building/asbestos/knotweed/open to public)	(e.g. fence off work area, place warning signs, wear high vis)	
Additional Guidance on generic hazards and control measures can be obtained from OPF10		
Protection of public in work areas in public spaces	No public access - NA	
Do the Client or Principal Contractor have any safety requirements? (check T&Cs, speak with RSK PM & Client, etc)		
Client/PC site specific Health and Safety Requirements (e.g. safety plan approval, signing in/out, no reversing without "banksman", etc).		
Site access arrangements/restrictions (e.g. collect keys from..., bunded site, alarmed site)	Arrange access with Re [REDACTED]	
For vans/towed drilling rigs	Restricted parking? / Comment	N/A
	Restricted turning circle? / Comment	N/A
Is Asbestos likely to be on site? If so what precautions are to be taken. (See Asbestos in Soil Guidance)	Possibly within building fabric. Avoid entering buildings.	

Safety, Health & Environment (SHE) Plan - Geosciences Projects with Intrusive Investigation Works (Iss 09)



Lone working If necessary what control measures are in place?	N/A
------------------------------------------------------------------	-----

Safety, Health & Environment (SHE) Plan - Geosciences Projects with Intrusive Investigation Works (Iss 09)



4 SHEQMS Supporting Documents - see Engineer SITE Packs

Reminder: Guidance on the Avoidance of Buried Services is given in SHEQMS Guidance Note G5.15.

5 Equipment Required for Planned Activities - delete/add/amend as necessary

Activity	Equipment and personnel
Site engineer activities	CAT & Genny, PID, gas meter, sampling equipment & consumables, PPE, hand vane, mexecon, etc.
SafeGround/Utility Survey/Vacuum Excavation	Specialist detection equipment, GPR,
Window sampling	Competitor type rig consisting of a diesel powered hydraulic hammering system and sampler tubes. Mounted on a powered barrow to move the equipment / supplies around the site. With 2 No. operators.
Concrete Coring	Diamond tipped concrete corer powered by power pack. With 1 No. operators.
Other	

PPE Requirements (NB different grades of ear defenders and safety glasses are available dependant upon site/work conditions) Protective boots, overalls, gloves, hard hat, high visibility vest. Ear defenders, dust masks and/or safety glasses where required by task or site specific risk assessments.

6 Sub-contractor Details

Activity (e.g. Rotary drilling)	Company Name	Method Statement	Risk Assessment	Approved Vendor?
Window Sampling	RSK or tbd	Using RSK MS	Using RSK RA	YES

Reference any sub-contractor method statements and risk assessments. Where appropriate attach a copy to the SHE Plan. If not an approved vendor, make sure they are added prior to use, via the vendor database. This does not apply to suppliers of mechanical excavators.

FOR THE FOLLOWING, APPROVAL ON THE SHEQ VENDORS DATABASE IS NOT REQUIRED BUT EACH OF THE ITEMS REQUESTED BELOW MUST BE VERIFIED AS PRESENT BY THE PROJECT MANAGER PRIOR TO WORKS COMMENCING AND WHERE POSSIBLE EVIDENCE RETAINED ON FILE

Activity	Company Name	Documentation requested	Documentation obtained (Y/N)? Details (card no. etc)	Retain evidence on project file?
JCB and operative hire - excavation operations, etc.		CPCS Card Equipment Inspection (PUWER/LOLER) Sheets		Where possible
Skip hire - disposal of waste (hazardous)		Environmental Permit/Waste Management Licence, Waste Carriers Licence, Consignment Notes		Yes
Skip hire - disposal of waste (other)		Environmental Permit/Waste Management Licence, Waste Carriers Licence, Waste Transfer Notes		Yes

Safety, Health & Environment (SHE) Plan - Geosciences Projects with Intrusive Investigation Works (Iss 09)



7 Risk Identification and Control Measures		
A Underground/Overhead/Hidden Services		YES/NO/NA
1 Have service drawings been requested?		YES
2 Have service drawings been obtained and examined? If yes COPY TO BE HELD ON SITE.		NO
3 Have services been located by Utility Engineers/Others		NO
4 Services identified by 1,2, and 3 (above) Y/N/NA		Comment/Client must be consulted prior to agreeing final positions
Electricity	YES	All locations to be cleared prior to works
Gas	YES	All locations to be cleared prior to works
Water	YES	All locations to be cleared prior to works
Foul/surface water drains	YES	All locations to be cleared prior to works
Telecommunications	YES	All locations to be cleared prior to works
Others e.g. pipeline, CCTV	YES	All locations to be cleared prior to works
5 Are special permits required?	YES	RSK Permit to Dig must be completed - OPF059 copy attached
6 Will hand digging or vacuum excavation be required?	YES	In any areas deemed to be high risk

Note: RSK site engineer to have CAT and Genny onsite where intrusive investigation proposed.

B Physical Hazards (task specific hazards are already covered in task specific risk assessments)		
Hazard	Health and Safety Risk	Control Measures (not exhaustive), or "Not Applicable"
Travel e.g. driving	Collision: injury or death	Refer to RSK Driving Policy and procedures, take rest breaks, share driving.
Moving vehicles, plant, etc.	Collision: injury or death	Set site speed limit, wear high visibility, use "banksman" on foot for hazardous moves.
Uneven ground	Slips, trips, falls, plant or vehicle accidents	Inspect site, use safest routes, level ground if possible, avoid unnecessary tracking.
Noise from plant	Hearing damage, environmental nuisance	Wear ear defences and establish noise protection zones where required by risk assessments.
Manual Handling; lifting samples, tools, equipment	Bodily injury	Staff trained in manual handling. Use correct lifting techniques, use mechanical assistance, etc.
Drilling rig operation (general)	Bodily injury	Follow task specific risk assessments; in trafficked areas place barrier around rig (netlon, Heras, etc).
Trial pitting operations (general)	Bodily injury, falling into open pits	Follow task specific risk assessments; in trafficked areas place barrier around pit or entire works area. No open excavations to be left unattended; backfill excavations immediately on completion.
Handling soil containing sharp objects, e.g. glass	Cuts, puncture wounds	Wear Kevlar gloves. Limit handling when collecting soil samples, by using a trowel, identify and remove high risk material. Label container clearly with the word sharps .
Use of faulty plant or equipment	Bodily injury: fumes, noise, electrocution, fire risk	Inspect equipment before use, if damaged or worn, repair or put out of use. Ensure equipment complies with legislation (e.g. LOLER, PUWER). Use competent operators.
Risk of assault/mugging	Bodily injury, stress	Consider risk during planning operations, be aware of surroundings, have access to mobile phone, carry a panic alarm. Keep expensive items out of view.
Buried and overhead services	Service strike: injury, death, damage.	Follow service avoidance procedures, including permit to dig.
Hazards identified above are those most routinely expected on Geoscience projects. Others may be present including, for example hot works, working in/over water or confined spaces (add these, as necessary, in the boxes below)		

Safety, Health & Environment (SHE) Plan - Geosciences Projects with Intrusive Investigation Works (Iss 09)



C COSHH and Health Hazards

COSHH Assessments/Material Safety Sheets

Substance	Present/used on site (Y/N)?	COSHH Assessment	MSDS
Diesel fuel (in plant)	YES	Engineers SITE Pack	Attached to COSHH Assessment
Petrol (in plant)	YES	Engineers SITE Pack	Attached to COSHH Assessment
Grease/lubricant oils	YES	Engineers SITE Pack	Attached to COSHH Assessment
Bentonite variants	YES	Engineers SITE Pack	Attached to COSHH Assessment
Cement	YES	Engineers SITE Pack	Attached to COSHH Assessment
Cold lay 'Tarmac'	NO	Engineers SITE Pack	Attached to COSHH Assessment
Decon 90	YES	Engineers SITE Pack	Attached to COSHH Assessment
Sample preservatives	NO	Engineers SITE Pack	Attached to COSHH Assessment
Spray marker paint	YES	Engineers SITE Pack	Attached to COSHH Assessment
Other (specify)			

Note: Generic risk assessments for the above products are held in the Engineer SITE pack.

All hazardous materials have a full COSHH assessment held on file, for usage, storage and disposal/spill control, these should be consulted prior to site works, for any unusual requirements and a copy held on site.

Health Hazards

Substance	Hazard present Yes/No	Health and Safety Risk	Control Measures (or Not Applicable)
1. Possible contaminants in soil and groundwater.	YES	Ingestion/skin contact. Inhalation risk of dust and vapours. Various short and long term health risks e.g. toxic, carcinogen, irritants.	Use nitrile gloves whilst sampling. Good personal hygiene wash hands before eating, drinking, smoking. Eat drink and smoke in designated areas only. Dust/volatile face mask on standby.
2. Asbestos in soil and buildings.	YES	Inhalation risk of dust containing asbestos fibres. Can be a serious long-term health risk from asbestos related diseases.	Use nitrile gloves whilst sampling. Dust face mask should be available and worn if dust evident. Do not disturb ANY materials suspected of containing asbestos - soils can be dampened prior to any sampling (double bagged) if required.
3. Leptospirosis (Weil's Disease) in surface water, abandoned buildings, man hole covers etc.	YES	Direct contact with rat or other animal urine via anything that has come in to contact with it. E.g. surface water, food, items dropped on contaminated surfaces.	Minimise contact with surface water or high risk areas.
		Hand to mouth contact. Via cuts to skin, via nose or other mucous membranes. Possible long term health risk/risk of death	AVOID hand to face/mouth contact (including eating/smoking). Good personal hygiene wash hands before eating, drinking, smoking. Cover all cuts with appropriate dressings. Carry and refer to the RSK briefing card.
4. Tetanus Bacterium called clostridium tetani naturally found in soil and animal manure.	YES	Serious bacterial infection resulting from a contaminated wound. Bacteria releases a neurotoxin that attacks the nervous system and causes problems such as muscle spasms.	Keep tetanus vaccinations up to date (every 10 years). Use nitrile gloves when handling soil. Avoid soil contact with open wounds. Cover all cuts etc with appropriate dressing. Wash hands regularly.
5. Diesel fumes from plant/equipment used during site investigation.	YES	Inhalation of fumes by site workers/public especially in enclosed spaces.	Where possible undertake all works in well ventilated open areas. In enclosed or semi enclosed spaces, keep all work to a minimum,, take regular breaks in fresh air. If excessive exhaust fumes are noted, then suspend work and organise ventilation via exhaust extension or forced ventilation.

Safety, Health & Environment (SHE) Plan - Geosciences Projects with Intrusive Investigation Works (Iss 09)



6. Other			
----------	--	--	--

Safety, Health & Environment (SHE) Plan - Geosciences Projects with Intrusive Investigation Works (Iss 09)



D Risk to the Surrounding Environment from Site Investigation Works

Need to consider the potential environmental aspects and impacts of the proposed site investigation works for: waste, air, wildlife, ecology, natural features, water, noise, vibration, contaminated land and archaeology.

Environmental Aspect or Impact	Yes/No	Notes/Control Measure
1. Aquifer protection required?	YES	Employ clean drilling techniques if any risk of SI affecting aquifer.
2. Groundwater Source protection Zone.	NO	As above (see www.environment-agency.gov.uk/maps/info/groundwater).
3. Watercourses on site or adjacent (e.g. rivers, streams, lakes, ditches, estuaries, coast).	NO	Ensure no water/fluids from drilling works enter watercourse, use sand bags and spill kits.
4 Surface drainage (i.e. could discharge to a river?).	NO	Ensure no water/fluids from drilling works enter watercourse, use sand bags and spill kits.
5. Ecological Constraints (e.g. tree preservation orders, rare fauna and flora, protected species such as newts, badgers).	NO	Identify ecological restraints and keep all works specified distance away from these.
6. Invasive plants (e.g. Japanese Knotweed).	NO	Avoid spreading soil around/beyond site. Careful transport and disposal of samples after testing.
7. Environmentally Sensitive Area e.g. SSSI, RAMSAR, National Park, Nature Reserve, special area of conservation).	NO	Professional advice within RSK Group, for special measures.
8. Archaeological and Heritage (e.g. listed buildings, Scheduled Ancient Monuments, World Heritage Site, human remains/plague pits).	NO	Do not excavate/damage/alter any without express permission of the regulating bodies.
9. Impact on buildings and structures (e.g. dust, vibration).	YES	Dampen soils at wellhead, consider hours of work in close proximity to buildings.
10. Use, storage and dispensing of fuels and chemicals on site.	YES	Follow COSHH assessments, store appropriately, wear PPE. Use drip trays, bunds (where appropriate) and spill kits
11. Mobilisation/release of ground contamination (e.g. between soil strata, from soil stockpiles, drilling slurries, waste water, hydrocarbon free product).	YES	Employ clean drilling techniques if any risk of SI affecting aquifer. Collect and properly dispose of any contaminated waste water or hydrocarbons.
12. Is waste likely to be generated? (e.g. skips containing potentially contaminated spoil).	NO	Ensure that the correct disposal procedures are implemented. Attempt to segregate different waste types if/where appropriate. Take samples for WAC testing.
13. Is significant noise and vibration expected?	YES	Change to different plant type if possible. Place noise barriers. Use concrete coring rather than hydraulic breaker.
14. Other.		

8 Site Specific Decontamination Procedures Applicable to this Site? Yes/No NO

Personnel:	Good personnel hygiene procedures, e.g. wash hands before eating, etc. Throw disposable overalls and nitrile gloves away after use. Brush mud and dirt from boots
Equipment:	Wash wipe equipment between samples

9 Welfare Arrangements

If none available on site, then state "none" or closest possible location (e.g. service station) if known.

Washing facilities:	Off site local facilities
Toilet facilities:	Off site local facilities
Fresh drinking water:	Off site local facilities
Clean facilities for eating:	Vehicle
Changing facilities:	Vehicle
Decontamination unit:	Not required.
Monitoring Remarks & Actions	

Safety, Health & Environment (SHE) Plan - Geosciences Projects with Intrusive Investigation Works (Iss 09)



10 Emergency procedures and Response

Muster point in case of emergency	On Talbot Street, outside site entrance.		
Muster point in case of fire, if different			
Communication with emergency services	Ensure mobile phone is charged and available on site, if permitted		
Site First Aid Contact	RSK Engineer		
Location of first aid kit	Provided to RSK Engineers		
Actions to prevent fire	No hot works, do not use damaged or faulty equipment.		
Actions in case of fire	Raise alarm, fight fire if safe to do so using fire extinguishers; else evacuate area.		
Emergency contact numbers: Fire, police, ambulance, coastguard, cave and mountain rescue 999 or 112			
National Grid:	0800 111999	Coal Authority:	01623 637429
Environment Agency:	0800 80 70 60	Heath & Safety Executive:	0845 300 9923
PROJECT SPECIFIC EMERGENCY CONTACT DETAILS: (Linewatch Pipelines, Drainage Authority, Network Rail Transport for London, Highways Agency, Petroleum Officer, Health Protection England, SEPA, Natural Resources Wales, etc)			
Client contact details in case of emergency			
Regional Electricity Supplier			
Regional Gas Supplier			
Telecoms Supplier			
Water Supplier			
Local Authority Pollution Control			
IN CASE OF EMERGENCY call 999 or 112 and request emergency assistance			
Contact the office, speak to a senior member of staff, out of hours call the RSK Duty Director on 01928 726006			
Inform department Director/Project Manager, inform site security/site manager/site contact (if applicable).			
Always inform others of your location by completing the workboard and/or drilling schedule.			
Record all injuries in the accident book, inform the project manager. Report all hazards (OPF043) near misses/incidents (OPF044).			
All site personnel have access to first aid kits, eye washes and fire extinguishers in company vehicles.			
Monitoring Remarks and Actions			
Nearest A & E hospital details.	Lister Hospital, Coreys Mill Lane, Stevenage, Hertfordshire, SG1		
England: use www.nhs.uk	4AB		

Safety, Health & Environment (SHE) Plan - Geosciences Projects with Intrusive Investigation Works (Iss 09)



11 Distribution and Communication (YOU HAVE THE RIGHT TO REFUSE ANY WORK THAT YOU FEEL IS UNSAFE OR

This SHE plan has been distributed to the following parties:

Company	Name (Position)	Signature	Date

Significant SHE information held in this SHE Plan has been communicated to the following site personnel by the Site Engineer. All personnel must sign below to say that they have understood the above (where applicable) and fully accept it.

Company	Name (Position)	Signature	Date

NOTE TO ALL SUB-CONTRACTORS: Please feel free to express any concerns regarding the SHE aspects of the proposed works. If appropriate document within the notes section at the end of this document, along with any additional actions. If necessary both parties should

A Site Induction will be given to all people working on site (This HSE plan may be communicated as a one to one talk or may form part of a - in such cases please confirm details below).

Meeting Type	Date	Attendees	Comments

Tool Box Talks - The following Toolbox Talks are given on site (see pre-prepared talks at RSK Intranet - SHEQ Support - SHE Plans & Risk Assessment - Toolbox Talks & Supporting Documents and other Guidance G5 documents)

Toolbox Talk Title	Date	Attendees	Comments

Safety, Health & Environment (SHE) Plan - Geosciences Projects with Intrusive Investigation Works (Iss 09)



--	--	--	--

Safety, Health & Environment (SHE) Plan - Geosciences Projects with Intrusive Investigation Works (Iss 09)



12 Management of Change (Before start of site works and regularly during works (at least daily) the RSK Engineer should review any changes in site conditions which may affect the scope of work. This should be recorded for every project with intrusive site work - detail below or use OPF70) This page should be completed each day on site, even to record no changes.

RSK staff completing the review		Date	
---------------------------------	--	------	--

General Comments:

TASK (describe the work element required to complete the change)	IMPACT (outline expected impacts, their mitigation and responsibilities)	Internal Communication	Client Communication

NB Any changes agreed verbally on site MUST be confirmed in writing and evidence kept on the project file.

A Daily Site Briefing will be given to all people on site to reiterate the site induction and notify of any changes. The Briefing will consider the following as a minimum:

Operations taking place especially new operations commencing, any changes to previous operations and revised risk assessments, potential conflicts with simultaneous operations, have all equipment checks taken place, is all PPE suitable, changes to the emergency procedures and are all people physically and mentally fit and well for duty.

Briefing presenter	Time	Attendees	Comments

A Daily Site Review will take place at the end of the day to capture the lessons learned and confirm attendees leave site fit and well. The Review will consider the following as a minimum:

Best practice / activities observed, any near miss or positive interventions, incidents or first aid reports, stop work interventions, conflicts with simultaneous work operations, injury, ill health or poor welfare and confirm any areas for improvement.

Review presenter	Time	Attendees	Comments

Safety, Health & Environment (SHE) Plan - Geosciences Projects with Intrusive Investigation Works (Iss 09)



--	--	--	--

Safety, Health & Environment (SHE) Plan - Geosciences Projects with Intrusive Investigation Works (Iss 09)



13 Permission to Start Work on Site

This SHE Plan is sufficiently complete for works to start on site.		Reg 13(1)	DATE
Prepared by (Print Name)	Reg	Signature:	16/04/2015

Comments: This section MUST be completed prior to any mobilisation to site:

Approved by: (Team Leader, Senior Engineer, Director)	Reg 13(1)	Signature:	Reg 13(1)	16/04/2015
-------------------------------------------------------	-----------	------------	-----------	------------

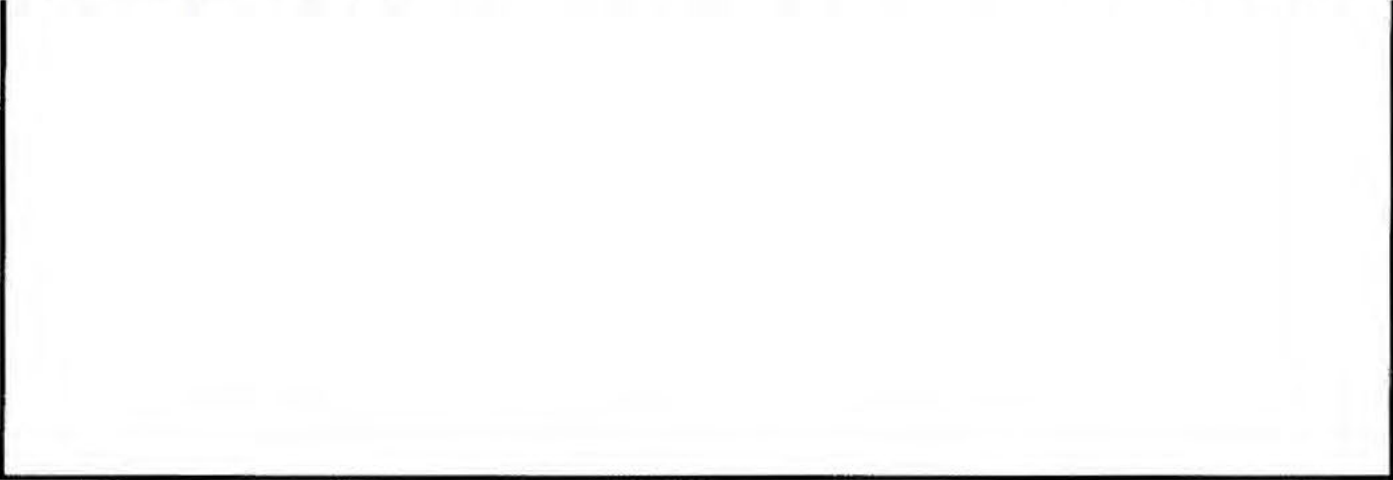
Return site visits, project meetings etc. This section should be completed for EACH subsequent site visit (e.g. monitoring work). If risks have changed either document in the next section, or if required complete a new SHE Plan

Date	Personnel	Location	Brief description of works	Risks Unchanged (Y/N)	Sign

14 Project Review Section / General Notes

Below summarize any lessons learnt, hazards identified etc which may be of assistance in other projects (in which case a copy should be sent to Business Systems) Otherwise can be used for General Notes

Safety, Health & Environment (SHE) Plan - Geosciences Projects with Intrusive Investigation Works (Iss 09)



APPENDIX A: SHE PLAN, SERVICES AND CAT CHECKLIST

If you answer "no" to any question, take whatever action is necessary to be able to answer yes.

Name of site engineer undertaking checks (print and sign)			
Date:		Time:	
	Check Description	Yes/No	Initial
1	Have you received proper training to use a CAT?	YES/NO	
2	Does the CAT appear to work, after checking in both modes against High Voltage and Low Voltage sources?	NO	
3	Have you been provided with a copy of any available site service plans (for review and use on site) especially high risk areas, e.g. high voltage cables, substations etc?	YES/NO	
4	Have all site personnel/subcontractors read and signed the SHE Plan (completion on site)?	YES/NO	

Important Notes (to ALL Project Personnel).

1	Checklist to be completed by the SSL Engineer (including any sub-contracted engineers/consultants) prior to any commencement of intrusive works.
2	Points 1-4 above should be completed on the first day of site works.
3	Take this SHE Plan to site, leave a copy with site personnel for the duration of the site works.
4	If the CAT is out of calibration/not working properly or is suspect in any way, discontinue use, obtain a replacement and let the equipment hire co-ordinator/calibration supervisor know.
5	The PROJECT MANAGER has the ultimate responsibility for the SHE aspects of the project.
6	The project manager must make sure this checklist is communicated and clearly understood by all site personnel, prior to intrusive works commencing.
7	Initials must be placed alongside each relevant point, to indicate it has been read, understood, actioned or completed.
8	Failure to comply with the above may lead to severe injury or death of the site personnel involved.

Onsite service location checks and documentation

A copy of the SSL Permit to Dig Form is given below (to be used in conjunction with the Point of Work Risk Assessments where applicable).

No mechanical excavation to take place within a minimum distance of 1m from any identified service and more if specified by the service provider.

Irrespective of methods employed, the Site Engineer MUST ALWAYS SCAN LOCATION WITH CAT AND GENNY prior to excavation

Reminder: Guidance on the Avoidance of Buried Services is given in SHEQMS Guidance Note G5.15.

Annex 2 – Public Liability Insurance Certificate

Annex 3 – Photographic Schedule of Condition

DYNAMIC SAMPLING EQUIPMENT PROBEHOLE/MONITORING WELL INSTALLATION

Method Statement

INTRODUCTION

This method statement has been prepared to describe the proposed probehole drilling. The Probeholes will be installed using a small "Competitor" Dynamic Probe Sampling rig mounted on hydraulic tracks.

The dynamic probing equipment uses baseline technology and is widely recognised for its simple design and easy maintenance. The objectives of this technology are to limit public and worker exposure to hazards, obtain representative geologic samples, and minimise the amount of secondary waste generated.

DYNAMIC PROBING RIG SIZE AND CONSTRUCTION

The "Competitor 130" Dynamic Sampling rig is mounted onto small 0.60m wide hydraulic tracks. The rig can core concrete, case holes, carry out in-situ testing, dynamic probe, and gain access to almost any part of a site.

The Dynamic Sampling rig specialise in 'Windowless' Sampling, where a steel sample tube is driven into the ground and then withdrawn using the rig's integral 7-tonne hydraulic pullback cylinder. The sample is held in a 87mm ID clear plastic 'concrete' type tube within the sampler, which can be sealed immediately on withdrawal to eliminate any possibility of cross-contamination. Where soil conditions dictate, the sampler can be driven simultaneously from within a 115mm OD 'duplex' casing system, preventing hole collapse on withdrawal. A complete soil profile can thus be sampled and sealed in the liner tubes for the consultant to log and test at a subsequent time. The duplex casing system also makes borehole instrumentation installations simple, enabling gas monitoring or piezometer equipment to be set in the hole without risk of collapse.

Soil sampling can also be carried out with the use of a remote jackhammer system. The rig's steel sample tubes are driven into the ground using a hydraulic hammer and are then retrieved with the use of our purpose-built hydraulic pulling system. This system is ideal for use in restrictive areas, where the tracked rig is unable to gain access.

The "Competitor" Rig measures approximately 0.60m wide (1.16m wide with tool carriers fitted), by 2.70m long and can operate with headroom of 2.00m. Where access is constrained, the sampling module can be detached from the main tracked unit, and wheeled into position. The rig is powered by a small 9hp diesel engine, which provides drive to the tracks and power to the hydraulic system. The dismantled rig and tools are towed using a 4 x 4 vehicle (not exceeding 2.3m in height).

COMPETITOR RIG: TECHNICAL SPECIFICATION

Track-mounted Unit:	
Dimensions (mm) with mast retracted	2515 L x 600 W* x 1340 H
Dimensions (mm) with mast elevated	2700 L x 600 W* x 2300 H
Gross Weight	670 kg

*Width is 1160 mm with tool carriers fitted

Standalone Unit:	
Rig Dimensions (mm)	750 L x 600 W x 2300 H
Rig Weight	241 kg
Dimensions (mm) with mast elevated	1180 L x 670 W x 640 H
Maximum Mast Weight	300 kg

Engine:	
4-stroke, overhead valve, 1 cylinder	
Petrol Max. output	13 HP
Diesel Max. output	8 HP
Start Mechanism	Recoil only or Recoil & Electric Ignition

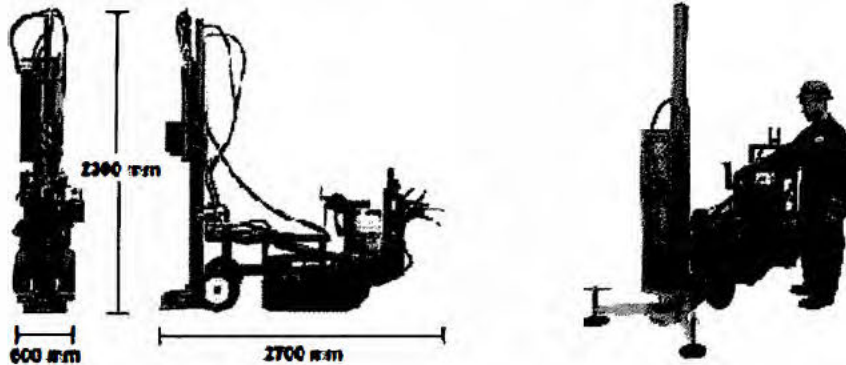
Hydraulics:	
Cylinder Pullback	7 tons
Pump	20 l/min @ 3500 rpm, 1500 psi

Hammer Mechanism:	
Drop Weight (max fall)	50 or 13.6 kg (struck variable)
Drop Height	300 or 700 mm (struck variable)
Max. Sampling Diameter	150 mm

Report No.

Page 2 of 3

Max. Sampling Depth: 15 metres (dependent on ground conditions)



SERVICE CLEARANCE & WELL INSTALLATION

Prior to using the sampling rig locations will be scanned using a cable avoidance tool (CAT) and the location will be confirmed as acceptable with the site owner.

The probohole will be extended to the required depth under the supervision of the RSK Consultant, who will also log the probohole and recover representative samples for laboratory analytical purposes as required. All spoil removed during the drilling operations will be removed from site for appropriate waste disposal in accordance with current Duty of Care legislation.

When drilling at a contaminated site, the cuttings that are brought to the surface may be contaminated. To avoid cross-contamination, a large heavy duty plastic sheet will be placed in the work area and the sampling tubes advanced through a hole made in the centre of the sheet.

SAFETY ASPECTS FOR CONSIDERATION TO OPERATORS

During all drilling operations the personnel in the work area will wear appropriate PPE. PPE will include safety boots, helmet, overalls, gloves and safety eyewear.

SAFETY ASPECTS FOR CONSIDERATION TO PUBLIC

During all operations the work area will be segregated from the general public by either a cone and warning tape system or by roadwork barriers. These barriers will be moved on as each probohole is completed. All proboholes will be backfilled upon completion, or if an installation is placed then this will be protected by a concreted in metal cover.

Annex 2 – Public Liability Insurance Certificate



Telephone: 0870 607 0037
Fax: 0118 948 8020
Website: www.wills.com
Direct Line: 0118 949 8038
Direct Fax: 0118 948 8020
E-mail: risksupport@wills.com

20th November 2014

TO WHOM IT MAY CONCERN

Dear Sirs,

RSK Group Plc & Subsidiary Companies including RSK Environment Limited, Building Services Ltd, RSK STATS Ltd, Structural Soils Ltd, Technical Editing Services Ltd, Argus Environmental Ltd, RemedX Limited (including France branch), RSK STATS Geoconsult Limited, RSK Project Services Limited, RSK Land and Development Engineering Limited, RSK STATS Environment Health & Safety Limited, Envirolab Ltd, RSK Radiological Ltd, RSK Carter Ecological Ltd, RSK Carbon Management Ltd, Azerbaijan and Technology Centre Ltd, Ground Remediation Systems

As Insurance Brokers to the above we are writing to confirm that our client holds the following policies:

Employers Liability

Insurer	QBE Insurance (Europe) Limited
Policy Number	Y024187QBE0114A
Period	21 st November 2014 to 20 th November 2015
Limit of indemnity	£25,000,000 any one occurrence, reduced to £5,000,000 in respect of Terrorism £10,000,000 any one occurrence in respect of Offshore activities

Public, Products & Pollution Liability

Insurer	QBE Insurance (Europe) Limited
Policy Number	Y024187QBE0114A
Period	21 st November 2014 to 20 th November 2015
Limit of indemnity	Public Liability - £5,000,000 any one occurrence, costs and expenses inclusive Products Liability - £5,000,000 any one occurrence and in the aggregate in respect of all risks wherever located, happening during any period of insurance Pollution Liability - £5,000,000 any one occurrence and in the aggregate

Wills Ltd
The Anchorage
34 Bridge Street
Reading, Berkshire RG1 2LU

A Lloyd's broker, authorised and regulated by the Financial Services Authority. Registered office 51 Lime St, London EC3M 7DQ. Registered number 18116 England and Wales.

Public, Products & Pollution Liability – Excess

Insurer	ACE Europe
Policy Number	UKCAS004015114
Period	21 st November 2014 to 20 th November 2015
Limit of Indemnity	£5,000,000 in excess of the primary £5,000,000 provided by the primary policy.

This letter is provided as a courtesy to our client as a matter of information only and confers no rights on the holder. Our duties in relation to this insurance are to our client and we accept no duty of care or responsibility to you or any other third party and any liability to you or any third party is excluded. This letter does not amend, extend or alter the coverage afforded by the policies, nor does it purport to set out all of the policies' terms, conditions and exclusions. The policy terms, conditions, limits and exclusions may alter after the date of this document or the insurance may terminate or be cancelled, and the limits shown may be reduced by paid claims. We have no obligation to advise you of any changes which may be made to the policies or to advise you of their cancellation or termination.

Signed on behalf of
WILLIS LIMITED

Reg 13(1)



Authorised Signatory

Reg 13(1)

From: Reg [REDACTED]@rsk.co.uk
Sent: 27 April 2015 13:21
To: R [REDACTED]@eaststreehomes.com
Cc: Reg [REDACTED].uk; Reg [REDACTED]@eaststreehomes.com
Subject: RE: HCA Precedent Site Investigation Licence - RSK - Hitchin Hospital

Reg [REDACTED]

As discussed we can confirm that RSK or a subsidiary will be undertaking the site investigation works.

Regards

Reg 13(1)

Director - Geosciences

RSK
18 Progress Road, Hemel Hempstead, Hertfordshire, HP3 9RT, UK

Switchboard: +44 (0)1442 437500
Fax: +44 (0)1442 437550
Direct dial: Reg 13(1) [REDACTED]
Mobile: +44 [REDACTED]
Email: rsk@rsk.co.uk

RSK, Hemel Hempstead

RSK Environment Ltd is registered in Scotland at 34 Albany Place, Aberdeen, Aberdeenshire, AB15 1PW, UK.
Registered number: 115520

This message contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive out of order, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message which arise as a result of e-mail transmission. If verification is required, please request a hard-copy version.

RSK Environment (UK) Limited is a registered company in England and Wales (Company No. 02070848) and is a subsidiary of RSK Environment Limited.

Reg 13(1)

From: Reg 13(1) <[redacted]@gov.uk>
Sent: 24 April 2015 11:31
To: Reg 13(1) <[redacted]@eaststreethomes.com>
Cc: Reg 13(1) <[redacted]@homes.gov.uk>; Reg 13(1)
Subject: FW: Hitchin Hospital License [OFFICIAL SENSITIVE]
Importance: High

Reg

I have now received confirmation from HCA's Insurance Manager confirming the £5million insurance RSK hold is sufficient in this instance.

I look forward to hearing back from you in regards to the other outstanding issues.

Kind Regards

Reg 13(1)

Area Manager
Homes & Communities Agency
East & South East
Tel: Reg 13(1)
M: [redacted]



OFFICIAL SENSITIVE COMMERCIAL

From: Reg 13(1)
Sent: 24 April 2015 11:20
To: Reg 13(1)
Cc:
Subject: RE: Hitchin Hospital License [OFFICIAL SENSITIVE]

Hi Reg

Thank you for the information, which is very thorough.

As long as the contractor carries out the works in accordance to the risk assessment notes with no access to the bore holes from the public and they are then backfilled. We can take a commercial decision to accept the £5m cover, although site of the insurance cover, limit and policy dates would be required.

Kind Regards

Reg 13(1)
Reg 13(1)
Reg 13(1)
Mob [redacted]

Homes & Communities Agency, St Georges House, Kingsway, Team Valley, Gateshead, NE11 0NA.

