

Air Quality and Dust Management Plan (AQDMP)

Client: Base Contracts

Project: Printworks 819-829 Tottenham High Road

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SECTION 1: INTRODUCTION

1.1 BACKGROUND

Planning condition 42 of Planning Application HGY/2021/2283 requires an Air Quality and Dust Management Plan (AQDMP) including an Air Quality Dust Risk Assessment to be submitted, to mitigate the adverse impact of construction activities on air quality.

To ensure that this document remains relevant, adequate and effective as the works progress, the Air Quality and Dust Management Plan will be reviewed and updated as necessary:

- Every 6 months (minimum)
- As instructed by Project Manager
- Following any changes to the scope of the works that have had an impact on environmental requirements.

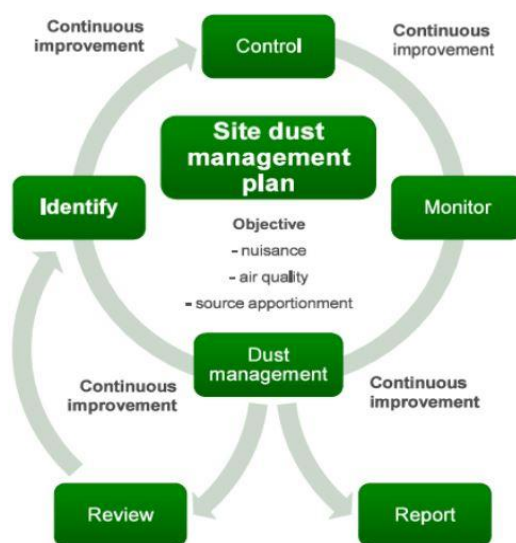
The AQDMP will set out the potential source of dust and the associated construction activities, how we will monitor the dust generated to assess levels / impact and provide measures for dust control.

As the residents, commercial properties and housing along Tottenham High Road will remain operational for the duration of all works, a risk assessment has been carried out based on section 4.0 of the GLA Supplementary Planning Guidance for The Control of Dust and Emissions during Construction and Demolition. This will cover the closest relevant receptors, i.e. the residential area, local schools, etc.

Mitigation measures will also be implemented due to the nature of the surrounding environment.

Base Contracts will seek to reduce emissions on site and will actively mitigate dust in accordance with policy 7.14 of the GLA Supplementary Planning Guidance.

The AQDMP will be used as a Live Document with input from monitoring and reporting to ensure continuous improvement as highlighted in the diagram below.



SECTION 2: DESCRIPTION OF SITE

The site location is at National Grid Reference TQ 33825 91494 and is located along the A1010, High Road.

The site comprises of buildings 819-829, buildings 819-821 are currently used as commercial properties at ground level, with residential units above, including land at the rear with a large shed behind connected to the Grade II Listed Nos 819-821. Buildings 823-825 are currently used as commercial units at ground level, with residential units above, and buildings 827-829 are being used as commercial units at ground level, with residential units above and including land at the rear.

The site is surrounded by Peacock Industrial Estate to the West, various shops to the East, that have flats located on the upper levels, and is across the road (High Road A1010). On the South side there is the Tottenham Hotspur Foundation and shops, and to the North there are various shops that have flats located on the upper levels.

The site will be registered with the Considerate Constructors Scheme.

The site will be registered on the NRMM Register for London.



2.1 SITE PLAN

A detailed site plan, identifying site entrances, exits, wheel washing, hoarding, dust suppression, location of water supplies and environmental monitoring points can be found in **Appendix 12**.

SECTION 3: REQUIREMENTS

3.1 UK LEGISLATION

Base Contracts environmental management team maintain an up to date register of environmental legislation that is referenced in the aspects and impacts register. Below is a summary that is relevant to air quality that is current at the time of writing this plan.

- The Air Quality Standards Regulations 2016
- The Air Quality Limit Values Regulations 2003
- Environmental Protection Act 1990 as amended
- Common Law Nuisance
- Clean Air Act 1993
- Control of Asbestos regulations 2006
- Control of Substances Hazardous to health regulations 2002
- Environment Act 2021
- Environmental permitting (England and Wales) Regulations 2016 as amended
- Pollution Prevention and Control Act 1999
- Pollution Prevention and Control (England and Wales) Regulations 2011
- Climate Change Act 2008
- Volatile Organic Compounds in Paints, Varnishes and Vehicle Refinishing Products Regulations 2005
- Policy 7.14 The London Plan

3.2 GUIDANCE

The following guidance has been taken into consideration when writing this plan:

- The Control of Dust and Emissions during construction and demolition - Supplementary Planning Guidance (2015) Mayor of London
- DEFRA: Air Quality Strategy for England, Scotland, Wales and Northern Ireland – July 2007
- BRE: Controlling particles, vapour and noise pollution from construction sites, parts 1-5 – 2003
- Haringey Council Air Quality Action Plan 2019 - 2024

SECTION 4: ASPECTS AND IMPACTS

There are numerous activities on construction projects that if unmitigated can give rise to elevated levels of dust. This can be the movement and placing of granular materials and the excavation of foundations, poor stockpile management, site traffic movements, etc.

Dusty emissions escaping the work area may cause nuisance through, for example, surface soiling, loss of visibility due to deposition and effects on flora and fauna. Since it is difficult to suppress dust once it is airborne it is preferable, where possible, to prevent dust from being generated in the first place.

In addition to this the additional vehicular movements associated with the construction project can also increase particulate emissions such as Carbon Dioxide and Nitrogen Oxide, which can reduce the air quality in the surrounding area.

The potential receptors include:

- Local residents
- Local schools
- Site workers
- Office workers
- Street going public (including tourists)

SECTION 5: COMMUNITY LIAISON

5.1 COMMUNITY LIAISON MANAGER

Zac Richards c/o Base Contracts will appoint an identified contact who will be responsible for fulfilling the role of Community Liaison Manager for the development as a whole. The Community Liaison Manager's responsibilities will include the following:

- Recording and responding to enquiries or complaints from the local community, including local businesses and the general public;
- Communicating to the local community, including local businesses, the nature of the construction work that will be carried out;
- Communicating the programme of works to the local community, including local businesses, specifically highlighting any works that may result in complaints (e.g. dusty activities);
- Updating the local community, including local businesses, of any changes to the nature of works or programme of works, as necessary; and
- Establishing and maintaining good relationships with local stakeholder groups.

5.2 COMPLAINTS PROCEDURE

The Community Liaison Manager (CLM) will inform stakeholders of the complaints procedure as part of the communication programme. The complaints procedure must satisfy the following requirements:

- Publication of contact details for all relevant contacts, including their telephone and email contact details;
- Implementation and maintenance of a complaints register which records all communications (whether verbal or written) received from the general public or stakeholders;
- Classification of the nature of each communication (above) by category (e.g. complaint, enquiry, comment);
- If a communication requires action the CLM will assign the task to an appropriate Management Team member;
- Ensure completion of actions and ensure the complaints register is updated with a record of all actions and outcomes.

SECTION 6: GENERAL MITIGATION MEASURES

6.1 DUST

The following generic dust mitigation measures will be implemented when construction methods are being considered:

- Choice of methodology / technique for dusty operations is considered in order to reduce or eliminate dust;
- Wherever possible fabrication / dismantling is undertaken off site;
- Where practicable, ready mixed materials (e.g. use of ready mixed concrete) will be used to replace those that would otherwise have the potential to produce dust.
- Material stockpiles (e.g. granular materials, topsoil, excavated soils) will be minimized and positioned away from sensitive receptors where possible;
- Vehicles transporting materials capable of generating dust to and from site will be suitably sheeted on each journey to prevent release of materials and particulate matter. The sheeting material will be maintained in good order, free from excessive rips and tears;
- Plant is well maintained (with efficient dust suppression systems) and switched off when not in use;
- All employees are provided with an appropriate induction and on-going briefings and tool box talks regarding management of environmental issues (i.e. dust mitigation measures required from the works they are carrying out);

6.2 ASBESTOS

An Asbestos survey will be carried out on the site prior to commencement. The Asbestos survey will be added to Appendix 8.

It is recognised by Zac Richard c/o Base Contracts that the removal of asbestos material can cause significant risk so they will inform the demolition contractor if required, who will arrange for specific precautionary measures to be taken. Please see Section 6 of the Demolition Statement in Appendix 9.

6.3 EMISSIONS FROM VEHICLES AND PLANT

The following generic mitigation measures will be implemented, when construction methods are being considered, to reduce emissions in relation to construction plant:

- Vehicle engines and equipment will be switched off when not in use and not left running unnecessarily;

- Vehicles and Equipment will be maintained in accordance with the manufacturer's specifications;
- Local haul routes and where practicable operating equipment will be kept away from potentially sensitive receptors;
- Mains or battery powered equipment will be used where practically possible and available;

6.4 NON-ROAD MOBILE MACHINERY REGISTER

This site will be registered for NRMM on the London website as required. A copy of the Equipment and Machinery to be used during the demolition and construction phases is as follows:

Noise Emissions from Outdoor Equipment will be assessed before use on site with documentation from manufacturer provided. It will be confirmed that the Engine Emission Stage is compliant with the required standard before the plant is allowed to be used on site. Currently the emission standard required is IIIB; from the 1st of January 2025 the standards will be stage IV throughout London.

- 12" Disc cutter /110v 122Grinder(EN 60745)
- 1 high Frequency Poker(EN 60745)
- 14t excavator – None road
- 1t Dumper
- Roller
- Compressor 2 tool
- Breakers/air tools
- Scabblers
- 20t Excavator
- Pile cropper
- Pile rig
- Concrete pump
- Concrete crusher.
- Mobile Crane,
- Hoist

All of the electrical tools are to be 110 volts.

All plant is to be routinely checked for serviceability under the guidelines of ROL standard procedures contained in the Safety Procedures. All hand tools are to be checked that they are fit for purpose each time they are taken into use. If an item of plant or a tool requires maintenance ensure this is carried out before you use it again, or draw new equipment from stores.

NRMM Plant Record

Company / Contractor:

Date:

NRMM Type	Model	Supplier	Engine size / power output(kW)	Date Expected to go on-site	Duration on Site (Weeks)	Engine Emission Stage 111A / 111B	DPF Make, Model & certification	Exemption Applied for	Exemption received

SECTION 7: CLASSIFICATION OF SITE

Worksites are classified into one of three tiers according to dust risk and are assessed on the basis of site activities and the sensitivity of nearby receptors. The Dust Emission Magnitude (DEM) is based on the scale of the anticipated works and the site will be classified as Small, Medium or Large, as defined by the Institute of Air Quality Management (IAQM) and the London SPG.

7.1 DEMOLITION PHASE

The scale of the potential dust emissions from this phase should be determined using the following criteria:

SMALL

- Total building volume <20,000 m³,
- Construction material with low potential for dust release (e.g. metal cladding or timber),
- Demolition activities <10 m above ground,
- Demolition during wetter months

7.2 EARTHWORKS PHASE

Earthworks primarily cover excavation, haulage, tipping and stockpiling of soil type material. This includes levelling the site and landscaping.

The scale of the potential dust emissions for the site from this phase will be determined using the following criteria, however, the use of a concrete crusher will increase the dust emission magnitude of this site from SMALL to MEDIUM:

MEDIUM

- Total site area 2,500 m² - 10,000m²
- Moderately dusty soil type
- 5 - 10 heavy earth moving vehicles active at any one time;
- Formation of stockpile enclosure, 4 metres in height , or total material moved 20,000 - 100,000 tonnes (where known)

7.3 CONSTRUCTION PHASE

The key issues when determining the potential scale of dust emissions during the construction phase include the size of the building(s), the method of construction, the construction materials to be used and the duration of the build.

The scale of the potential dust emissions for the site from this phase will be determined using the following criteria:

MEDIUM

- Total building Volume <25,000m³
- Potentially dusty construction material (e.g. concrete), on site concrete batching

7.4 TRACKOUT PHASE

Factors that will determine the risk of dust emissions from trackout are; vehicle size, vehicle speed, geology and duration.

Only receptors within 50 metres of the route(s) used by vehicles on the public highway and up to 500 metres from the site entrance(s) are considered to be at risk from the effects of dust trackout.

SMALL

- <10 HDV (>3.5t) outward movements in any one day
- Surface material with low potential dust release
- Unpaved road length <50m

7.5 DUST EMISSION MAGNITUDE

Activity	Dust Emission Magnitude
Demolition	SMALL
Earthworks	MEDIUM
Construction	MEDIUM
Trackout	SMALL

SECTION 8: DEFINE THE SENSITIVITY OF THE AREA

The sensitivity of the area takes into account a number of factors:

- The specific sensitivities of receptors in the area;
- The proximity and number of those receptors;
- In the case of PM₁₀, the local background concentration
- Site specific factors.

8.1 DUST SOILING

HIGH for Demolition and Earthworks phases, otherwise it is MEDIUM

See table in Appendix 2:

- The appearance, aesthetic value of their property could be diminished by soiling;
- The people or property would reasonably be expected to be present continuously, or at least regularly for extended periods, as part of the normal pattern of the use of the land.

8.2 HEALTH

HIGH for Demolition, Earthworks and Construction phases, Trackout is MEDIUM

See table in Appendix 3:

Locations where members of the public are exposed over a time period relevant to the air quality objective for PM₁₀. (In the case of 24 hour objectives, a relevant location would be one where individuals may be exposed for 8 hours or more in a day).

8.3 ECOLOGICAL EFFECTS

See table in Appendix 4:

Dust can have two types of effects on vegetation: Physical and Chemical. Direct physical effects include reduced photosynthesis, respiration and transpiration through smothering. Chemical changes to watercourses or soils may lead to loss of plants or animals via changes in acidity. Indirect effects can include susceptibility to stressors such as pathogens and air pollution. These changes are likely to occur only as a result of longterm demolition and construction works adjacent to a sensitive habitat. Often impacts will be reversed when the works are completed and dust emissions cease.

All phases will be LOW

- Locations with a local designation where features may be affected by dust deposition.

8.4 OTHER FACTORS

The following additional factors should also be considered when determining the sensitivity of the area:

- Any history of dust generating activities in the area;
- The likelihood of concurrent dust generating activities on nearby sites;
- The season during which the work will take place;
- Duration of the potential impact, as a receptor, may become more sensitive over time;

SECTION 9: DUST CONTROL MEASURES

Referring to visible dust, it is imperative to prevent statutory nuisance arising from the demolition, construction works or dusty activities. Therefore a philosophy of the prevention of dust formation in the first place shall be adopted. Dealing with dust should be in the following fashion: 1. Prevention 2. Suppression 3. Containment.

These three principles are well established and are central to the control strategies to control dust. They follow a hierarchy to control the emissions.

The tables attached in the Appendices represent the Air Quality and Dust Risk Assessment (AQDRA), as per GLA's control of dust and emissions supplementary planning guidance (SPG) and the risk level has been identified as **Small** for the Demolition and Trackout phases. The Earthworks and Construction phases risk level is **Medium**.

The main reasons for this assessment level are the size of the site (**Medium**) and the use of a concrete crusher.

- a. Regardless of the risk level, Zac Richard c/o Base Contracts will ensure that their own employees working on site and all sub-contractors follow best practice at all times to control and limit emissions of gaseous and particulate pollutants into the atmosphere from the construction and demolition activities, including vehicles and plant.
- b. All qualifying plant will be registered on the NRMM register and regularly monitored to ensure compliance.
- c. A wheel washing system with rumble grids to dislodge accumulated dust and mud from vehicles prior to leaving the site will be implemented. During the washing process, filter protection to the drains will be used so only water goes through rather than mud.
- d. The checklist below identifies mitigation procedures, which extend beyond those required for a medium site, but will be implemented on site in order to minimize dust nuisance from dusty operations. Included are correct storage of raw materials, high standards of housekeeping and site management, minimization of drop heights and consideration of the prevailing wind.
- e. Suppression techniques will be through the use of water via hoses and dampening down of localised areas during dusty activities during the demolition / construction phases. We will ensure that we have an adequate supply of water on site that has adequate frost protection.
- f. Regardless of regular inspections and procedures, should any airborne dust be seen to be leaving the site boundary the source of the emission will be immediately identified and corrective action will be taken without delay.

9.1 DUST MONITORING

The Developer and Principal Contractor are both committed to controlling dust emissions and therefore will install automatic dust monitors in agreed locations during the demolition and excavation phases shown in **Appendix 13**. Currently it is proposed to use DustScan & DustDiscs as these are an effective means of monitoring dust settlement sampling at receptors. They are composed of a horizontal sticky pad in a handling case that slides into a bespoke sampling head. Their relatively small size allows them to be installed discretely around the site hoardings.

Background dust and air quality will be benchmarked prior to demolition commencing. During the works, independent monitoring will be set up with a specialist company to provide monthly reports. These will be kept in the site office and will be made available for inspection should this be required.

In addition to this monitoring, the Site Manager will make regular inspections of the site and take readings from a hand held monitor to make sure that the mitigation measures are effective. These readings will be entered into a log, noting the time recorded, location and reading. This log will be kept in the Site Managers Office and made available for inspection.

9.2 CHECKLIST OF MITIGATION MEASURES RELEVANT TO THIS SITE WHICH WILL BE IMPLEMENTED

Mitigation Measure to be implemented	Responsible Person	Frequency of checking
Site management		
A communications plan that includes community engagement will be established before work commences. This will be in the form of meetings with stakeholders and then regular newsletters.	Project Manager	Monthly
Display name and contact details of person responsible for air quality issues on the site hoarding notice board	Site Manager	Weekly
Display the Head of Regional Office contact information	Site Manager	Weekly
Implement a Dust Management Plan including monitoring of dust deposition by visual inspection	Site Manager	Ad hoc

Record and respond to all dust and air quality pollutant emissions complaints (see Complaints Procedure in Supporting Information)	Site Manager	Ad hoc
Make the complaints log available to the local authority when asked.	Site Manager	Ad hoc
Record any exceptional incidents that cause dust and / or air emissions, either on or off site and the action taken to resolve the situation; in the log book.	Site Manager	Ad hoc
Undertake daily on-site and off site inspections, where receptors are nearby to monitor dust, record inspection results and make the log available to the local authority when asked. This should include regular dust soiling checks on surfaces such as street furniture, cars and window sills with 100m of the site boundary, with cleaning to be provided if necessary.	Site Manager	Daily
Carry out regular site inspections to monitor compliance with air quality and dust control procedures, record inspection results and make the inspection log available to the local authority when asked.	Site Manager	Weekly
Increase the frequency of inspections when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions	Site Manager	Daily / Hourly
Agree dust deposition for automatic dust monitor locations with the local Authority. Please see sections 22.2 and 22.3 of the CMP / CLP previously submitted and section 9.1 of this document	Site Manager	Daily
Preparing and maintaining the site		
Plan the site layout: locate machinery and dust causing activities away from receptors	Site Manager	Weekly / Daily
Erect solid screens or barriers around dust activities or the site boundary that are at least as high as any stockpiles on site	Site Manager	Weekly

Fully enclose site or specific operations where there is a potential for dust production and the site is active for an extensive period	Site Manager	Weekly
Ensure scaffolding will be enclosed	Site Manager	Ad hoc
Avoid site run off of water or mud	Site Manager	Daily
Keep site fencing, barriers and scaffolding clean using wet methods	Site manager	Weekly
Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used cover as described below	Site Manager	Daily
Cover fence stockpiles to prevent wind whipping	Site Manager	Daily
Operating vehicle / machinery and sustainable travel		
Ensure all on-road vehicles comply with the requirements of the London Low Emission Zone	Site Manager	Ad hoc
Ensure all non-road mobile machinery (NRMM) comply with the standards set out within this guidance	Site Manager	Ad hoc
Ensure all vehicles switch off engines when stationery – no idling vehicles	Site Manager	Ad hoc
Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where possible	Site Manager	Ad hoc
Impose and signpost a maximum site speed limit of 10 mph	Site Manager	Weekly
Implement a Travel Plan that supports and encourages sustainable travel (public transport, cycling, walking and car-sharing)	Site Manager	Weekily
Operations		

Only use cutting, grinding and sawing equipment fitted, or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems	Site Manager	Ad hoc
Ensure an adequate water supply is available on site for effective dust / particulate matter mitigation (using recycled water where possible) Please see item “b” on page 24	Site Manager	Daily
Mobile Crushing Equipment should be operated in accordance with the most recent version of Process Guidance Note 3/16 for Mobile Crushing and Screening (currently under review). Please see item “a” on page 24	Site Manager	Daily
Use enclosed chutes, conveyors and covered skips	Site Manager	Daily
Minimise drop heights from conveyors, loading shovels, hoppers and other loading and handling equipment and use fine water sprays on such equipment wherever appropriate	Site Manager	Daily
Ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.	Site Manager	Weekly
Waste management		
Reuse and recycle waste to reduce dust from waste materials	Site Manager	Weekly
Avoid bonfires and burning of waste materials	Site Manager	Weekly
Measures specific to demolition		
Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust)	Site Manager	Weekly

Ensure water suppression is used during demolition operations – Please see item “b” on page 24	Site Manager	Daily
Avoid explosive blasting, using appropriate manual or mechanical alternatives	Site Manager	Daily
Bag and remove any biological debris or damp down such material before demolition	Site Manager	Daily
Measures specific to Construction		
Avoid scabbling (roughening of concrete surfaces) if possible	Site Manager	Ad hoc
Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless required for a particular process, in which case ensure that appropriate additional control measures are in place	Site Manager	Daily
Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.	Site Manager	Ad hoc
For smaller supplies of fine powder materials, ensure bags are sealed after use and stored appropriately to prevent dust	Site Manager	Ad hoc
Measures specific to Trackout (no on-road vehicles will be entering the site)		
Regularly use a water-assisted dust sweeper on the access and local roads, as necessary, to remove any material tracked out of the site	Site Manager	Daily
Avoid dry sweeping of large areas	Site Manager	Daily
Ensure vehicles visiting and leaving site are securely covered to prevent escape of materials during transport	Site Manager	Ad hoc
Install hard surfaced haul routes which are regularly damped down and regularly cleaned	Site Manager	Daily

Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as is reasonably practicable.	Site Manager	Ad hoc
Record all inspections of haul routes and any subsequent action in a site log book	Site Manager	Ad hoc
Implement a wheel washing system with rumble grids to dislodge accumulated dust and mud prior to leaving site	Site Manager	Daily
Ensure there is an adequate area of hard surface between the wheel wash facility and the exit, wherever site size and layout permits	Site Manager	Daily
Access gates to be located at least 10m from receptors where possible	Site Manager	Daily

- a. As concrete / hardcore will be crushed on site and stockpiled in an agreed location for reuse – any required permit / T7 exemption will be obtained prior to work commencing. This relevant document will be kept on site and will be available for inspection by the authorities as and when required.
- b. Suppression techniques will be through the use of water via hoses to dampen down localised areas during dusty activities during both the demolition and construction phases of the project. The water supply is identified on the Site Plans in **Appendix 12**.
- c. We understand the importance of management techniques for effective control of emissions, our techniques include; proper management, supervision and training for process operations; proper use of equipment; effective preventative maintenance on all plant and equipment concerned with the control of emissions to air; and we will ensure that spares and consumables are available at short notice in order to rectify breakdowns rapidly. We understand this is important in relation to our environmental controls onsite, the Site Manager will prepare a list of essential items at the start of each phase.
- d. In addition to the above, effective preventative maintenance will be employed on all aspects of the construction / demolition works including all plant, vehicles, buildings and the equipment concerned with the control of emissions to air.

10: INCIDENT RESPONSE

The following actions will be taken in the event of an exceedance of the agreed thresholds, obvious visual impacts and / or complaints.

- Onsite activities will be immediately inspected to identify likely sources;
- If onsite sources are identified as being responsible for exceeding the agreed threshold, the relevant activities will be halted until remedial activities can be implemented (e.g. wetting down, road sweeping, sheeting up).
- The activity will then be monitored to ensure that the mitigation measures are working and there is no repeat incident.
- Should a complaint be received the complainant will be contacted by the Community Liaison Manager to follow up (please see Section 12)

SECTION 11: TRAINING

- All site personnel will be made aware of the air quality issues covered in this plan during site induction.
- Regular toolbox talks will be given to remind all site personnel of the requirements of dust management.
- All training is recorded
- Method statements and risk assessments will also be written (and briefed to all site personnel) before any works that may impact air quality are carried out on site.
- Integrated into these documents will be the specific control and risk mitigation methods relating to the air quality issues detailed in this document.

SECTION 12: COMPLAINTS AND INCIDENT PROCEDURES

The Environmental Coordinator will keep records of the results of the regular monitoring undertaken. Additionally, a record of all environmental incidents that result in air pollution and remedial action taken will be recorded in an environmental incident log book. Complaints received will be recorded and investigated by the Site Manager.

12.1 ACTIONS TO BE TAKEN

- Time, date, identity and contact details of complainant are to be taken;
- The wind direction, strength and weather conditions are to be noted;
- A note is to be taken if the complaint has been referred by the local authority;

- Ask the complainant to describe the dust emission - is it constant or intermittent, how long has it been occurring for and is it worse at any particular time of the day? Does it come from an identifiable source?
- As soon as possible after receipt of the complaint, a site inspection is to be undertaken, by the Site Manager and all dust producing activities noted. Note all dust mitigation methods that are being employed;
- If the complaint is related to an activity in the recent past, note any dust producing activities that were underway at the time. If possible, implement any remedial action possible;
- Visit the area from which the complaint originated and ascertain if there is still a problem;
- After initial investigations have been completed, contact the complainant and explain any problems and remedial actions taken;
- Notify the Project Manager, the Environmental Manager and the Local Authority that a complaint has been received, the findings of the investigation and the remedial measure(s) that were taken.

APPENDICES: INCLUDING AIR QUALITY AND DUST RISK ASSESSMENTS (AQDRA)

Appendix 1: Dust Emission Magnitude

Appendix 2: Dust Soiling

Appendix 3: Human Health

Appendix 4: ECO Systems

Appendix 5: Outcome

Appendix 6: Risk of Dust Impacts

Appendix 7: Summary of Risk

Appendix 8: Asbestos Survey

Appendix 9: Demolition Method Statement

Appendix 10: CLP Addendum Weekly Trip Generator

Appendix 11: Complaints Procedure

Appendix 12: Site Plans

APPENDIX 1: DUST EMISSION MAGNITUDE

Activity	Dust Emission Magnitude		
Demolition	SMALL	Volume	<20,000 m ³
Earthworks	MEDIUM	Concrete Crusher	
Construction	MEDIUM	Volume	<25,000m ³
Trackout	SMALL	(>3.5t) outward movements in any one day	<10 HDV

APPENDIX 2: DUST SOILING

Demolition					
Receptor Sensitivity	Number of Receptors	Distance from source (m)			
		<20	<50	<100	<350
High	>100			Medium	Low
	10-100	High		Low	Low
	1 to 10		Medium	Low	Low
Medium	>1	Medium	Low	Low	Low
Low	>1	Low	Low	Low	Low
Earthworks					
High	>100			Medium	Low
	10-100	High		Low	Low
	1 to 10		Medium	Low	Low
Medium	>1	Medium	Low	Low	Low
Low	>1	Low	Low	Low	Low
Construction					
High	>100			Medium	Low
	10-100		Medium	Low	Low
	1 to 10		Medium	Low	Low
Medium	>1	Medium	Low	Low	Low
Low	>1	Low	Low	Low	Low

Trackout					
High	>100			Medium	Low
	10-100		Medium	Low	Low
	1 to 10			Low	Low
Medium	>1	Medium	Low	Low	Low
Low	>1	Low	Low	Low	Low

APPENDIX 3: HUMAN HEALTH

Receptor Sensitivity	Annual Mean PM ₁₀ Concentration	No. of Receptors	Distance from source (m)				
			<20	<50	<100	<200	<350
Demolition							
High	>32	>100			100+ HIGH	Medium	Low
High	>32	10 - 100		20+ HIGH			
Medium	28 - 32	>100				Low	
Medium	28 - 32	10 - 100		Low			
Low		>1			Low		
Earthworks							
High	>32	>100			100+ HIGH	Medium	Low
High	>32	10 - 100		20+ HIGH			
Medium	28 - 32	>100				Low	
Medium	28 - 32	10 - 100		Low			
Low		>1			Low		

Construction				<50	<100	<200	<350
High	>32	>100			100+ HIGH	Medium	Low
High	>32	10 - 100		20+ HIGH			
Medium	28 - 32	>100				Low	
Medium	28 - 32	10 - 100		Low			
Low		>1			Low		
Trackout				<50	<100	<200	<350
High	>32	>100				Medium	Low
High	>32	10 - 100			20+ Medium		
Medium	28 - 32	>100				Low	
Medium	28 - 32	10 - 100		Low			
Low		>1			Low		

APPENDIX 4: ECO SYSTEMS IMPACT

Receptor

Sensitivity

Distance from source

	<20	<50
Demolition		
High		
Medium		
Low	Low	Low
Earthworks		
High		
Medium		
Low	Low	Low
Construction		
High		
Medium		
Low	Low	Low
Trackout		
High		
Medium		
Low	Low	Low

APPENDIX 5: OUTCOME

Receptor Sensitivity	Sensitivity of the Surrounding Area			
	Demolition	Earthworks	Construction	Trackout
4.2 Dust Soiling	High	High	Medium	Medium
4.3 Human Health	High	High	High	Medium
4.4 Ecological	Low	Low	Low	Low

APPENDIX 6: RISK OF DUST IMPACTS

Sensitivity of Area	Dust Emission Magnitude
	Medium Site
Demolition High	Medium
Earthworks High	Medium
Construction High	Medium
Trackout Medium	Medium

APPENDIX 7: SUMMARY

(Site specific, medium site)

Potential Impact		Risk			
		Demolition	Earthworks	Construction	Trackout
Dust Soiling		Medium	Medium	Medium	Medium
Human Health		Medium	Medium	Medium	Medium
Ecological		Negligible	Negligible	Negligible	Negligible



Asbestos Survey Report

Pre-Demolition Survey

The Printworks
819-829 High Road
Tottenham
N17 BER

Project Number: PD6540
Issue Date: 16/02/2024
Issue No: 1



Survey Undertaken By	Client Details
Abastra Environmental Ltd 42 Hornsby Square Southfields Business Park Basildon Essex, SS 15 6SD Tel: 01268 41 1355 E-mail: admin@abastra.co.uk	Base Contracts Limited Suite 4 5 Rochester f'4ews London NW1 93B Tel : 020 7093 4660 E-mail: zac.richards@basecontracts.com



Abastra Environmental Limited - Survey Report Guide

This guide explains the Section content of the survey report. Failure to use the information provided in the report correctly may result in incorrect information or assumptions being obtained.

Section 1.0 Executive Summary

The Executive Summary contains details of the scope and extent of the works. The reader must ensure that the scope covers the required areas and that any variations do not impact on any proposed works or management of the site. All areas of no access should be considered as containing asbestos until proven **otherwise**.

Recommended Actions provides a summary of all identified and presumed asbestos containing materials (ACNIs). ACMs are listed by recommendation with those requiring urgent attention listed first.

The Asbestos Register presents ACNIs by building, floor & location. It provides a detailed list of all locations included within the survey where positive samples have been taken or items are presumed to contain asbestos. Items physically sampled will show the asbestos type within the analysis column.

Items cross referenced (strong presumption) have their asbestos type determined by the sample result of materials of similar appearance and use that have been sampled elsewhere on site. These will show the analysis proceeded by X.

Strongly **Presumed** samples are items that the surveyor was unable to sample but the materials are similar in appearance and use to known asbestos-containing materials and hence they are confirmed as containing asbestos.

Presumed items are those that the surveyor was unable to sample or inspect adequately to confirm the presence of asbestos, as such there is a potential for asbestos being present and the item is presumed to contain asbestos.

A Material Assessment algorithm has been completed for all positive samples.

Recommendations within this report are based on the condition of the asbestos and the Material Assessment.

Introduction

The Introduction provides a general overview of the purpose, aims and type of survey undertaken. It also presents Project particulars and Quality Assurance.

Methodology & Limitations of Method

This section details the survey methodology adopted and the specific scope of the survey works agreed with the client. Within Pre Demolition Surveys access will generally involve intrusive investigations as agreed with the client. The specific limitations for the survey are detailed within the table. Should any variations occur against the agreed scope then details of these will be given within the table. These will be agreed with the client at the time of the survey.

Section 4.0 Survey Findings - Survey Data Sheets

Survey Data Sheets contains detailed information on all suspect items with a photographic record of each item.



Abastra Environmental Limited - Survey Report Guide

Section 5.0 Survey Findings - Location Register

Location Register summarises location by location all identified and presumed asbestos, all areas of no access and limited access, and all recorded non-asbestos materials

Section 6.0 Survey Findings - Ceil-Silicate & Schedule of Bulk Samples

This section provides analysis information and results of all samples taken.

Appendices 1 & 2 - Definitions & Recommended Guidance & Material & Priority Assessment algorithms

These contain a general guidance relating to Samples, Assessments and Recommendations and a detailed Risk Assessment explanation.

Appendix 3 - Survey Drawings

All locations will be given a unique reference number which corresponds to the location detailed within the Asbestos Register. The drawings highlight areas containing positive information and areas of no access. In the case of planned works, a check should always be made of adjacent areas.



Table of Contents

- Executive Summary
 - Scope of Works
 - Recommended Actions
 - Asbestos Register
- **Introduction**
 - Purpose & Aim of Survey
 - Type of survey — Pre-Demolition Survey
 - Project Details
 - Quality Assurance
- Methodology & Limitations of Method
 - Scoping Table
- 4.0 Survey Findings - Survey Data Sheets
- 5.0 Survey Findings - Location Register
- 6.0 Survey Findings - Certificate & Schedule of Bulk Samples

Appendices

- Appendix 1 - Definitions & Recommended Guidance
- Appendix 2 - Material Assessment algorithms
- Appendix 3 - Survey Drawings



○ Executive Summary

The brief for these works was to carry out a Demolition Survey (as defined in HSG 264) for the presence of asbestos containing materials within the following locations:

○ 1 Scope of Works:

A Demolition survey was carried out to the Front Shop units as well as the 'La Royale' Banquet suite. The First floor flats were not accessed at the time of the inspection as they were all still occupied. These flats will be picked up on a follow up visit once all have been decanted.

The scope of the survey should be noted in conjunction with all agreed exclusions and any additional access limitations. Additional limitations may affect the validity of this report and additional works may be required to ensure the report is fit for purpose.

○ Recommended Actions

Areas of No Access and Limited Access

Building	Floor	Location No and Name	Further Information
Unit 825	Ground Floor	045 - Shop Area	Limited access to all areas within shop due to previous tenants items still in-situ. False ceiling could not be opened up.
Unit 825 (La Royale Office)	Ground Floor	058 - Office	The room could not be accessed due to door locked and previous tenants belonging inside.

Detailed below is guidance on actions to be taken to prevent potential exposure to ACMs.

There is a specific requirement in the Control of Asbestos Regulations 2012 (regulation 7) for all ACNIs to be removed as far as reasonably practicable before Demolition works are carried out. It is acknowledged however that the works may not be carried out immediately and the ACMs on site need to be managed. The ACMs identified have been given a risk assessment rating as detailed in the material assessment section further within the report.

As the survey type undertaken was a Demolition survey, all identified asbestos materials have been recommended for removal.

Please contact Abastra Environmental Limited. for advice in dealing with any asbestos in poor, unsealed or damaged condition or for assistance in developing your management plan and scheduling re-inspections.



Asbestos Register

ACNIs were identified or presumed during the survey. Please note, some items may be detailed under Floor 'Multiple' if the room is present over multiple floors.

Recommended Action — There is a specific requirement in the Control of Asbestos Regulations 2012 (regulation 7) for all ACNIs to be removed as far as is reasonably practicable before major refurbishment or final demolition.

Building	Floor	Location	Level of Identification	Material	Item	Extent	Material Assessment					Recommendation
							Product Type	Condition	Surface Treatment	Asbestos Type	Total Score	
819-821	Ground Floor	004 - Entrance lobby	P 01	Woven Product	Fusebox	1no	2	1	1	1	5	Remove By Competent Person
819-821	1st Floor	027 - Landing	P002	Woven Product	Fusebox	mo	2	1	1	1	5	Remove By Competent Person
Unit 825	Ground Floor	046 - USC	P003	Woven Product	Electrics	mo	2	1	1	1	5	Remove By Competent Person
Unit 825	Ground Floor	046 - USC	S0 14	Cement Product	Wall	1m ^o	1	2	1	1	5	Remove By Competent Person
Unit 825 (La Royale Office)	Ground Floor	048 - Stock froom	S0 16	Bituminous Product	Floor	2m*	1	2	0	1	4	Remove By Competent Person
Unit 825 (La Royale Office)	Ground Floor	049 - Stock Room	X016	Bituminous Product	Floor	20m*	1	2	0	1	4	Remove By Competent Person
Unit 825 (L Royale Office)	Ground Floor	050 - Store	X016	Bituminous Product	Floor	2m ²	1	2	0	1	4	Remove By Competent Person



2.0 Introduction

○ Purpose and Aim of survey

The purpose of this Demolition Survey is to help the duty holder identify asbestos in these premises, prior to any Demolition or demolition in accordance with HSG 264 and CAR 2012. It provides sufficient information to help the tendering process for removal works prior to any work starting, however it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend the appointed removal contractor should attend the site to confirm for themselves the quantities and location of asbestos to be removed, prior to costing.

The aim of a Demolition Survey is to:

- Location and record the location, extent, and product type as far as reasonably practicable of known or presumed ACNIs.
- Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance

2.1 Type of survey - Demolition Survey

Demolition Surveys are intended to locate all asbestos within the building or under the scope of the survey (Demolition). It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids, ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACMs and estimate their quantities.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified because they are buried within the fabric of the building, for example:

- Shuttering buried within concrete slabs
- Asbestos hidden by structural supports
- Asbestos hidden behind other suspect products
- Building structures which are unsafe to fully access are potential locations

It must be presumed that asbestos may remain unidentified to these types of areas and if suspect materials are uncovered during demolition then contact should be made with Abastra Environmental Limited to arrange for samples to be taken for analysis.

○ Project Details

Abastra Environmental Limited received an order of confirmation to undertake a Demolition Survey from Abastra Environmental Ltd. This order has been accepted based on the original Quotation and Survey Plan and our terms and conditions of business.

All subsequent information provided by the client or ascertained otherwise was assessed during planning stage of the project and a suitable Plan of Work produced. Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the survey, and recorded within this report.



2.0 Introduction

This survey was carried out in accordance with documented in-house procedures and HSE Guidance document HSG 264.

Site Description: The Printworks comprised of a parade of shops on the High Road with underutilised commercial and industrial space at the rear. The site has a long history in the area and a notable connection with the printing press. It once housed the Head Offices of the Tottenham & Edmonton Weekly Herald newspaper and the printers, Cusha and Son, also inhabited No. 823 from around 1890. The larger Herald printworks was constructed behind No. 819 and No. 821 in the early 20th Century and much of the brick walls to this structure can still be seen on site today.

○ Recommendations

Recommendations have been provided on dealing with asbestos occurrences and are based on the Control of Asbestos Regulations 2012 and Approved Codes of Practice, Health and Safety at Work Act 1974, good management practices and known maintenance requirements.

○ Third Party Rights

This report is only for the use of the party, whom it is addressed, and no responsibility is accepted to any other party for the whole or any parts of its contents and the Contracts (Rights of Third Parties) Act 1999 shall not apply. Neither the whole, nor a part of this report, or any reference thereto, may be included in any document or statement, nor published or reproduced in any way, without our prior approval in writing as to the form and context in which it will appear.

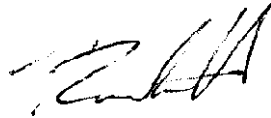
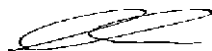
○ Safety

The safety of the surveyors, staff, contractors and public has been of paramount importance during the course of the survey. All work has been carried out in accordance with the Health and Safety at Work Act 1974 and the Control of Asbestos Regulations 2012.



2.0 Introduction

2.7 Quality Assurance

Client Details:	Abastra Environmental Ltd	
Date(s) of Survey:	30 January 2024 to 31 January 2024	
Surveyor(s):	Tommy Randall / Nlax Nlargiotta	
Report Prepared by:	Tommy Randall	
Quality Control by:	Tommy Randall	
Technical Review:	Colin Lawrence	



3.0 Methodology & Limitations of Method

For safety reasons it is not possible to inspect internal areas of live electrical items, heating, ventilation, or mechanical plant and machinery without isolation of such services.

Whilst all areas of the building included within the scope of the survey will be accessed and inspected as far as reasonably practicable, Abastra Environmental Limited cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access.

Although every care has been taken to identify all asbestos containing products within the areas surveyed, this survey does not include those areas where obtaining a sample would cause undue damage to the integrity and security of the building, risk the safety of our operatives or where access could not be gained. Asbestos should be presumed to be present within any areas not surveyed until a further assessment can be carried out.

It is important to note that the degree of inspection performed during an asbestos survey is not as detailed as the inspections and analytical processes carried out following the removal of ACMs. Visual inspections during clearance procedures involve a detailed examination of all areas and surfaces within an asbestos enclosure and although a survey should identify ACNIs within an area where inadequate asbestos removal activities have been previously undertaken, it is not designed to check on the effectiveness of such inspections. Where previous asbestos removal work has taken place, reference should also be made to clearance documentation when reading this report.

The survey includes taking dust samples from areas where contamination is suspected to be present due to visible signs of damage to asbestos or signs of previous asbestos removal works but does not include random dust sampling.

Where suspect materials are identified as part of any works that do not appear to be detailed within the survey report then these materials should be treated with caution and presumed to contain asbestos until sampled and analysed.

Decorative coatings and paints etc. (such as "Artex") may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative sample results. Where both positive and negative samples are obtained the client should presume that the textured coatings contain Chrysotile throughout even though a non-detected result has been obtained. It should also be noted that asbestos may exist in paint with no obvious textured appearance. Random sampling of such paint is not carried out routinely unless specifically requested.

Due to the non-homogenous nature of some thermal insulation products it is possible to obtain both a positive and negative result when sampling the same material. In instances where this occurs then all sample results for the given insulation type should be treated as containing asbestos. This applies to all thermal insulation and insulation residues and debris.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their appearance alone. Water absorption testing, as detailed within L142, has not been carried out unless stated otherwise.

Where asbestos gaskets to pipe flanges have been identified it is not practical to trace these throughout the length of pipework within the property. All such gaskets are presumed to contain asbestos.

Unless specifically identified within the report, no responsibility can be accepted for stored or portable items of asbestos.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified within the fabric of the building. This includes ACMs concealed by suspect items.



3.0 Methodology & Limitations of Method

Unless specifically identified within the report, no responsibility can be accepted for non-systematic or random use of asbestos within the property. It must be presumed that asbestos may remain unidentified to these types of areas and if suspect materials are uncovered then samples should be taken for analysis.

Material extents are approximations only, assigned by the surveyor at the time of the survey. It should be noted that such extents may be for specific, visible amounts of the asbestos item and not for the complete amount. As such, the stated extents should not be used as a basis of any Scope or Specifications of Works for that item. It is recommended that any proposed abatement/removal of the asbestos should be undertaken against a detailed specification, therefore Abastra Environmental Limited cannot be held responsible for any misinterpretation of the contents of this report by a third party if they were not instructed to provide a specification.

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

Due to the nature of asbestos surveys, Abastra Environmental Limited will not accept any liability for claims arising out of pollution or contamination of any kind.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified because they are buried within the fabric of the building. Potential locations are as follows:

- Shuttering buried within concrete slabs
- Asbestos hidden by structural supports
- Asbestos hidden behind other suspect products
- Building structures which are unsafe to fully access

It must be presumed that asbestos may remain unidentified to these types of areas. If suspect materials are uncovered during demolition, contact should be made with Abastra Environmental Limited to arrange for samples to be taken for analysis.



3.0 Methodology & Limitations of Method

3.1 Scoping Table

Demolition Survey - Access Allowances - The following access requirements have been agreed at Quotation Stage		
Intrusive access and other access provision - Based on agreed Scope	Areas included within Scope of survey	surveyors Comment / Detail of any variation
Height access provision	Yes	Access via step ladder only
Loft spaces (Note: access for management surveys will only be made where safe and sufficient walkways are available)	Yes	
Electrical switchgear	Yes	Areas presumed as live.
Plant / equipment	No	Areas presumed as live.
Lift shafts	N/A	
Escalator Pits	N/A	
Confined spaces	No	
External soffits & Fascia's	Yes	Visually accessed from ground only as no scaffold access present.
Roof (requiring specialist equipment)	Yes	Visually accessed from ground only as no scaffold access present.
Boxing (readily accessible by removable panels)	Yes	
Solid Wall cavities	Yes	
Partition Wall cavities	Yes	
Wall Cladding & Coverings	Yes	
Fixed suspended ceilings	Yes	
Glazing	Yes	
Window Frames	Yes	
Window sills	Yes	
Door Frames	Yes	
Doors internally	Yes	

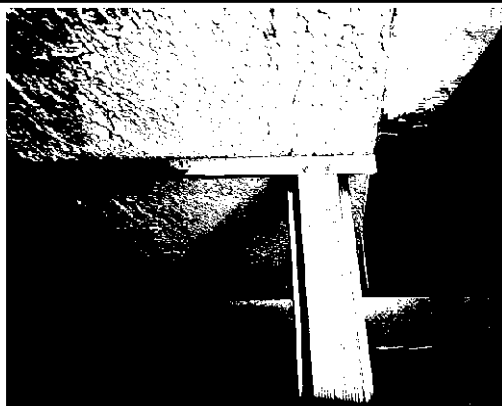


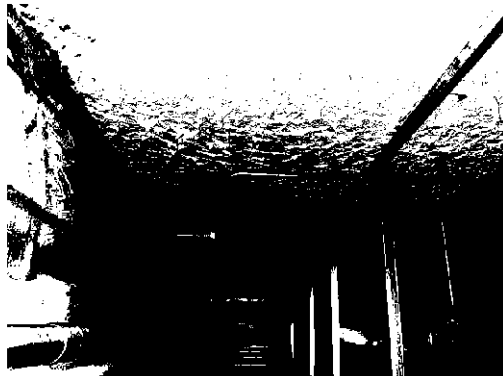
3.0 Methodology & Limitations of Method

Demolition Survey - Access Allowances - The following access requirements have been agreed at Quotation Stage		
Intrusive access and other access provision - Based on agreed Scope	Areas included within Scope of survey	Surveyors Comment / Detail of any variation
Concealed Risers or Voids (Known or identified during survey)	*US	As far as reasonably practicable
Ventilation trunking (fume trunking should be specifically identified and assessed)	Yes	
Skirting	Yes	
Fixed Flooring	Yes	
Floor voids	*US	As far as reasonably practicable
Floor ducts (specific details / layout required; specialist lifting equipment; covered or known)	No	
Below Ground Drainage Systems	No	
Slab (specify depth / diameter)	No	
Locked Locations	No	
Beyond suspected or known asbestos installations	No	
Other Variations to Scope		

Note: If any activities are to be undertaken within areas that have not been accessed as part of this survey then a further survey and assessment should be carried out prior to these works

4.0 Survey Findings — Survey Data Sheets

Surveyor	Tommy Randall	Room / Area	004 - Entrance lobby				
Survey Date	50/01/2024	Level of Identification	Sampled				
Next Inspection	-	Sample No	001				
Building	819-821	Item	Ceiling - Textured Coating				
Floor	Ground Floor	Amount	20m ²				
							
A - Product Type		B - Extent of Damage		C — Surface Treatment		D — Asbestos Type	
Textured Coating		-		-		NAD	
Accessibility		-		Material Ass' Score - (A+B+C-FD):		0	
RECOI'4 MENDATION:		No recommendation required					
Further Information:		Textured coating to the plasterboard columns throughout the ceiling void					

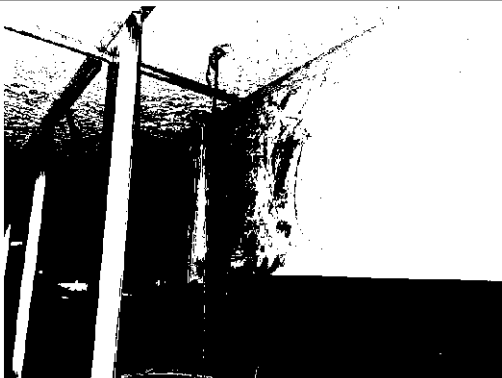
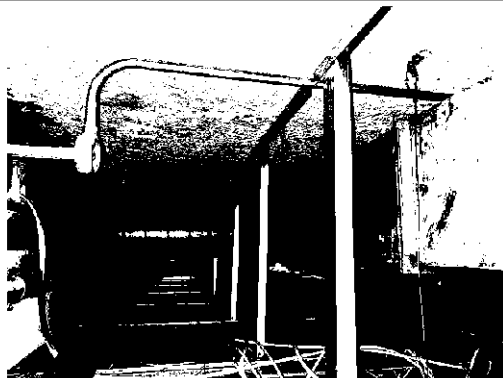
Surveyor	Tommy Randall	Room / Area	001 - Entrance lobby
Survey Date	50/01/2024	Level of Identification	Cross Reference
Next Inspection	-	Sample No	001
Building	819-821	Item	Ceiling - Textured Coating
Floor	Ground Floor	Amount	t00 m
			
A - Product Type	B - Extent of Damage	C — Surface Treatment	D — Asbestos Type
Textured Coating	-	-	-
Accessibility	-	0	NAD
Material Ass' Score = (A+B+C+D):		Risk Coding	
RECOMMENDATION:		No recommendation required	

Further Information: Textured coating to the plasterboard columns throughout the ceiling void

Surveyor	Tommy Randall	Room / Area	001 - Entrance lobby
Survey Date	50/01/2024	Level of Identification	Cross Reference
Next Inspection	-	Sample No	001
Building	819-821	Item	Ceiling - Textured Coating
Floor	Ground Floor	Amount	20m ²
			
A - Product Type		B - Extent of Damage	
Textured Coating	-	-	
Accessibility	-	Material Assessment Score = (A+B+C+D):	
		0	Risk Coding
RECOMMENDATION:		No recommendation required	
Further Information:		Textured coating to the plasterboard columns throughout the ceiling void	

Surveyor	Tommy Randall		Room / Area	004 - Entrance lobby	
Survey Date	31/01/2024		Level of Identification	Presumed	
Next Inspection	31/07/2024		Sample No	001	
Building	819-821		Item	Fusebox - Woven Product	
Floor	Ground Floor		Amount	1 no	
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Woven Product		Good		Sealed	
2		1		1	
Accessibility		Difficult		Risk Coding	
5		Low			
Material Ass' Score = (A+B+C+D):					
RECOMMENDATION:		Remove By Competent Person			
Further Information:		Presumed ACM's within wall mounted switch.			

Surveyor	Tommy Randall	Room / Area	001 - Entrance lobby
Survey Date	50/01/2024	Level of Identification	Sampled
Next Inspection		Sample No	002
Building	819-821	Item	Ducting - Plastic Sealant
Floor	Ground Floor	Amount	Throughout
			
A - Product Type		B - Extent of Damage	
Mastic Sealant -		NAD	
Accessibility	-	Material Ass' Score = (A+ B+C-FD):	0
RECOI'4 MENDATION:		No recommendation required	
Further Information:		Nastic seal to ducting joints - throughout ceiling void	

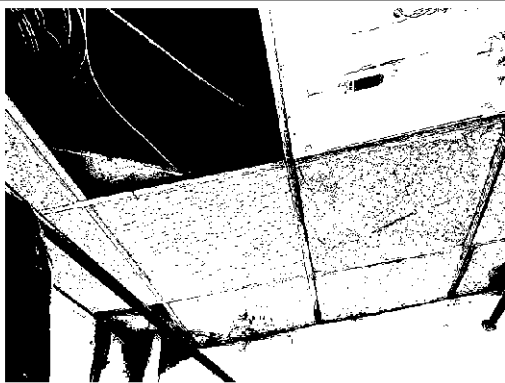
Surveyor	Tommy Randall	Room / Area	001 - Entrance lobby
Survey Date	50/01/2024	Level of Identification	Cross Reference
Next Inspection	-	Sample No	002
Building	819-821	Item	Ducting - Plastic Sealant
Floor	Ground Floor	Amount	Throughout
			
A - Product Type -		B - Extent of Damage -	
Mastic Sealant -		NAD -	
Accessibility		Material Ass' Score = (A+B+C+D):	
		Risk Coding	

RECOMMENDATION:

No recommendation required

Further Information:

Mastic seal to ducting joints - throughout ceiling void

Surveyor	Tommy Randall	Room / Area	003 - Cupboard
Survey Date	50/01/2024	Level of Identification	Cross Reference
Next Inspection	-	Sample No	002
Building	819-821	Item	Ducting - Plastic Sealant
Floor	Ground Floor	Amount	Throughout
			
A- ProductType -		B - Extent of Damage -	
Mastic Sealant -		C — Surface Treatment -	
		D — Asbestos Type -	
Accessibility		Platerial Ass' Score = (A+B+C+D)	
		Risk Coding	

RECOMMENDATION: No recommendation required

Further Information: Nastic seal to ducting joints - throughout ceiling void

Surveyor	Tommy Randall	Room / Area	011 - WC
Survey Date	50/01/2024	Level of Identification	Cross Reference
Next Inspection		Sample No	002
Building	819-821	Item	Ducting - Plastic Sealant
Floor	Ground Floor	Amount	Throughout

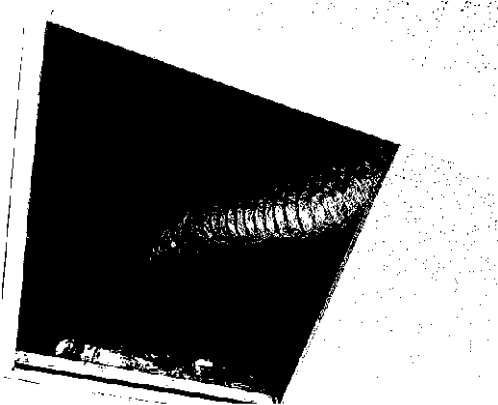
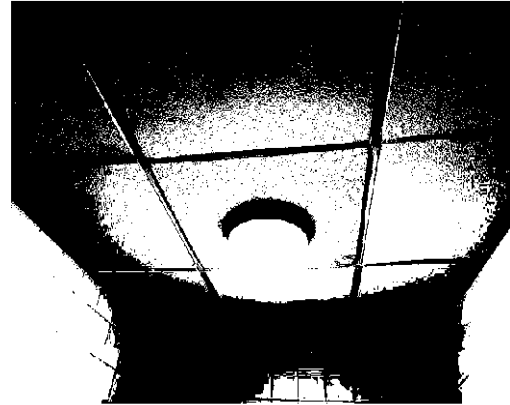
A - Product Type	B - Extent of Damage	C — Surface Treatment	D — Asbestos Type
Mastic Sealant -		-	NAD -

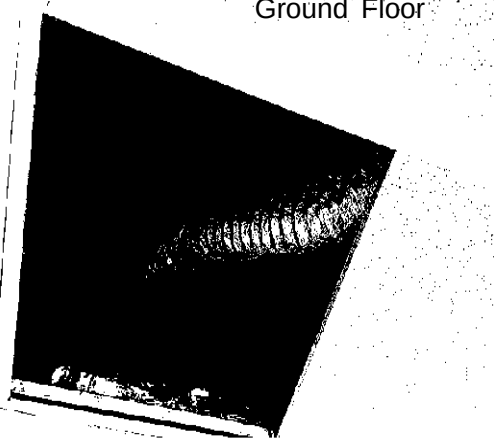
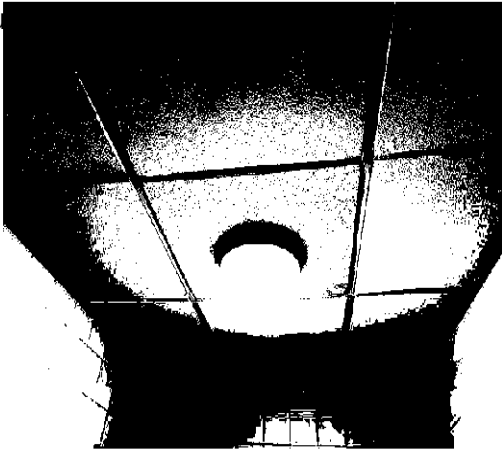
Accessibility -	Material Assessment Score = (A+B+C+D):	0	Risk Coding -
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RECOMMENDATION:	No recommendation required
Further Information:	Plastic seal to ducting joints - throughout ceiling void

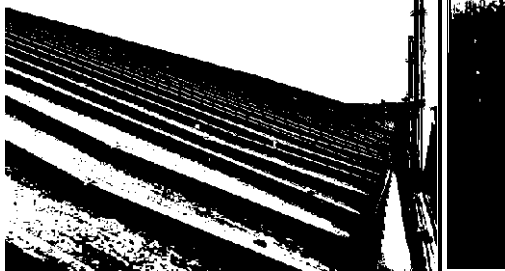


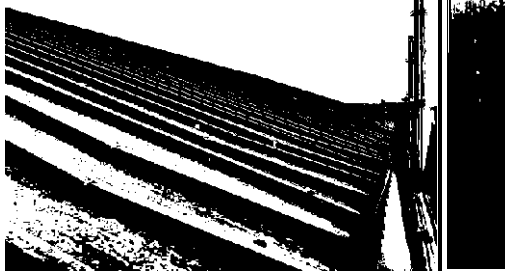
Surveyor		Tommy Randall		Room / Area		• - WC	
Survey Date		50/01/2024		Level of Identification		Cross Reference	
Next Inspection				Sample No		002	
Building		819-821		Item		Ducting - Plastic Sealant	
Floor				Amount			
A- ProductType		B - Extent of Damage		C — Surface Treatment		D — Asbestos Type	
Mastic Sealant -		- -		- -		NAD -	
Accessibility -		Platerial Ass' Score = (A+ B+C-I-D):		0 Risk Coding		-	
RECOMMENDATION:		No recommendation required					
Further Information:		Nastic seal to ducting joints - throughout ceiling void					

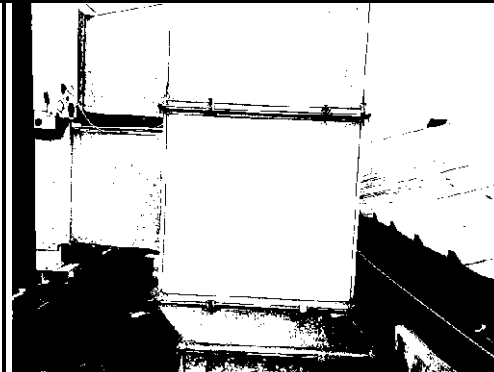
Surveyor	Tommy Randall		Room / Area	• - WC	
Survey Date	50/01/2024		Level of Identification	Cross Reference	
Next Inspection	-		Sample No	002	
Building	819-821		Item	Ducting - Plastic Sealant	
Floor	Ground Floor		Amount	Throughout	
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Mastic Sealant -		- -		- -	
Accessibility -		Material Ass' Score = (A+B+C+D):		Risk Coding	
		0		-	
D — Asbestos Type		NAD -			
RECOMMENDATION:		No recommendation required			
Further Information:		Plastic seal to ducting joints - throughout ceiling void			

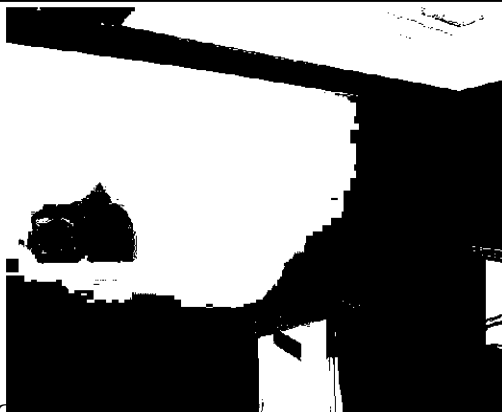
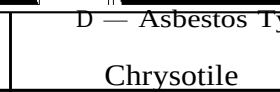
Surveyor		Tommy Randall		Room / Area		• - Store	
Survey Date		50/01/2024		Level of Identification		Cross Reference	
Next Inspection				Sample No		002	
Building		819-821		Item		Ducting - Plastic Sealant	
Floor		Ground Floor		Amount		 	
A - Product Type		B - Extent of Damage		C — Surface Treatment		D — Asbestos Type	
Mastic Sealant -		- -		- -		NAD -	
Accessibility -		Material Ass' Score = (A+B+C-FD):		0		Risk Coding -	
RECOMMENDATION:		No recommendation required					
Further Information:		Mastic seal to ducting joints - throughout ceiling void					

Surveyor	Tommy Randall			Room / Area	019 - Open Plan Office		
Survey Date	50/01/2024			Level of Identification	Cross Reference		
Next Inspection	-			Sample No	002		
Building	819-821			Item	Ducting - Plastic Sealant		
Floor	Ground Floor			Amount	1 no		
							
A - Product Type		B - Extent of Damage		C — Surface Treatment		D — Asbestos Type	
Mastic Sealant	-				-	NAD	
Accessibility	-	Material Ass' Score = (A+ B+C-FD):		0	Risk Coding	-	
RECOI II'4ENDATION:		No recommendation required					
Further Information:		Nastic seal to ducting joints - ducting sleeve only present in void above fire exit corridor opening					

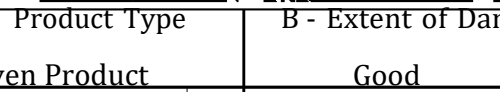
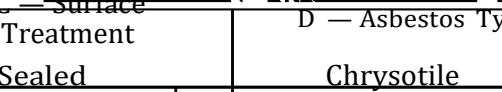
Surveyor	Tommy Randall	Room / Area	059 - External Areas
Survey Date	50/01/2024	Level of Identification	Cross Reference
Next Inspection		Sample No	002
Building	819-821	Item	Ducting - Plastic Sealant
Floor	External	Amount	Throughout
			
A - Product Type		B - Extent of Damage	
Mastic Sealant	-		
C — Surface Treatment		D — Asbestos Type	
		-	
Accessibility	-	Material Ass' Score = (A+ B+C-FD):	0
Risk Coding		-	
RECOI'4 MENDATION: No recommendation required			
Further Information: Nastic seal to ducting joints - throughout external areas and flat roof			

Surveyor	Tommy Randall	Room / Area	059 - External Areas
Survey Date	50/01/2024	Level of Identification	Cross Reference
Next Inspection		Sample No	002
Building	819-821	Item	Ducting - Plastic Sealant
Floor	External	Amount	Throughout
			
A - Product Type		B - Extent of Damage	
Mastic Sealant	-		
C — Surface Treatment		D — Asbestos Type	
		-	
Accessibility	-	Material Ass' Score = (A+ B+C-FD):	0
Risk Coding		-	
RECOI'4 MENDATION: No recommendation required			
Further Information: Nastic seal to ducting joints - throughout external areas and flat roof			

Surveyor	Tommy Randall	Room / Area	059 - External Areas
Survey Date	50/01/2024	Level of Identification	Cross Reference
Next Inspection		Sample No	002
Building	819-821	Item	Ducting - Plastic Sealant
Floor	External	Amount	Throughout
			
A - Product Type		B - Extent of Damage	
Mastic Sealant	-		
C — Surface Treatment		D — Asbestos Type	
		NAD	
Accessibility	-	Material Ass' Score = (A+ B+C-FD):	
0		Risk Coding	
-			
RECOI'4 MENDATION:		No recommendation required	
Further Information:		Nastic seal to ducting joints - throughout external areas and flat roof	

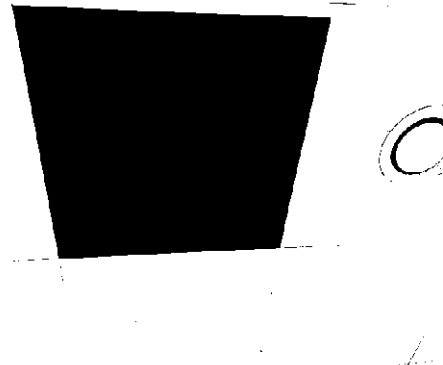
Surveyor	Tommy Randall	Room / Area	027 - Landing
Survey Date	31/01/2024	Level of Identification	Presumed
Next Inspection	31/07/2024	Sample No	002
Building	819-821	Item	Fusebox - Woven Product
Floor	1st Floor	Amount	1 no
			
A - Product Type		B - Extent of Damage	
Woven Product		Good	
			
C - Surface Treatment		D - Asbestos Type	
Sealed		Chrysotile	
Accessibility	Difficult	Material Ass' Score = (A+B+C+D):	1
2		5	1
RECOI II/4ENDATION:		Remove By Competent Person	
Further Information:		Presumed ACM's within wall mounted switch.	

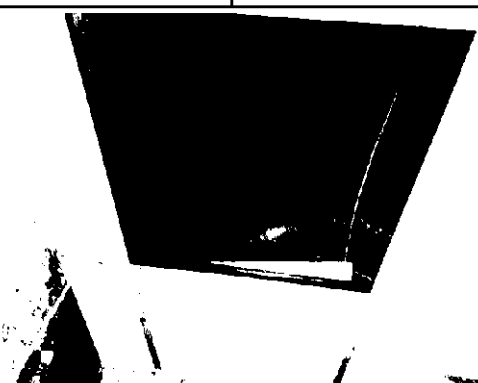
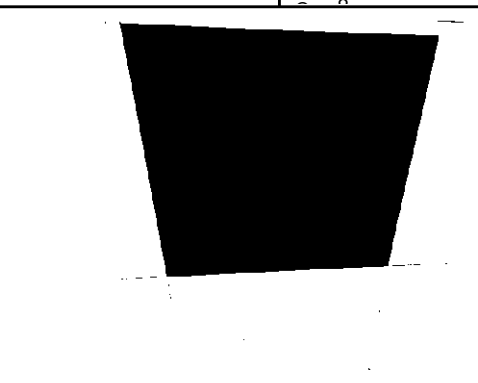
Surveyor	Tommy Randall	Room / Area	003 - Cupboard
Survey Date	50/01/2024	Level of Identification	Sampled
Next Inspection	-	Sample No	003
Building	819-821	Item	Door - Insulating Board
Floor	Ground Floor	Amount	1 m ²
			
A - Product Type		B - Extent of Damage	
Insulating Board		NAD	
-		-	
Accessibility		Risk Coding	
-		-	
Material Ass' Score (A+B+C-FD):		0	
RECOMMENDATION:		No recommendation required	
Further Information:		Insulating board panel lining gas meter door	

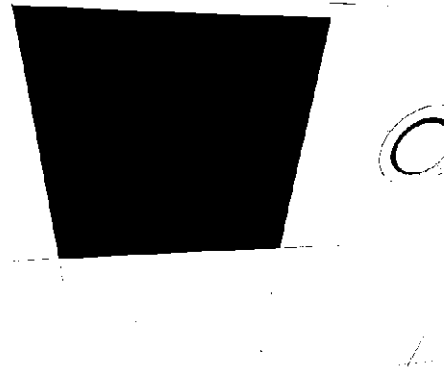
Surveyor	Tommy Randall	Room / Area	046 - USC
Survey Date	13/02/2024	Level of Identification	Presumed
Next Inspection	13/08/2024	Sample No	003
Building	Unit 825	Item	Electrics - Woven Product
Floor	Ground Floor	Amount	• no
			
A - Product Type		B - Extent of Damage	
Woven Product		Good	
			
C — Surface Treatment		D — Asbestos Type	
Sealed		Chrysotile	
Accessibility	Difficult	Material Ass' Score (A+ B+C-FD):	1
2		5	1
Risk Coding		Low	
RECOI II'4ENDATION:		Remove By Competent Person	
Further Information:		Presumed ACM's within live electrical equipment	

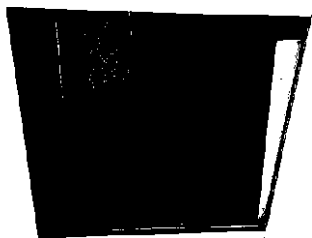
Surveyor	Tommy Randall	Room / Area	004 - Entrance lobby
Survey Date	50/01/2024	Level of Identification	Sampled
Next Inspection	-	Sample No	004
Building	819-821	Item	Ceiling - Textured Coating
Floor	Ground Floor	Amount	100 m
			
A - Product Type		B - Extent of Damage	
Textured Coating		-	
Accessibility		-	
Material Ass' Score (A+B+C+D):		-	
RECOMMENDATION:		No recommendation required	
Further Information:		Textured coating to the plasterboard ceilings throughout the ceiling void	

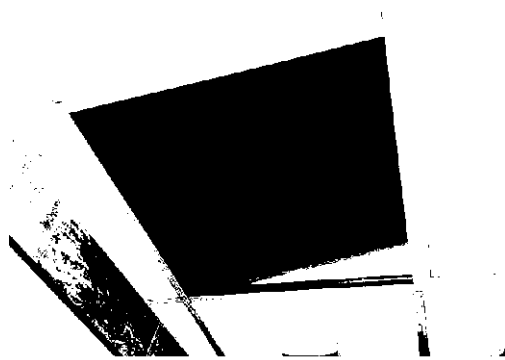
Surveyor	Tommy Randall	Room / Area	004 - Entrance lobby
Survey Date	50/01/2024	Level of Identification	Sampled
Next Inspection	-	Sample No	005
Building	819-821	Item	Ceiling - Textured Coating
Floor	Ground Floor	Amount	100 m
			
A - Product Type		B - Extent of Damage	
Textured Coating		-	
Accessibility		-	
Material Ass' Score (A+B+C+D):		-	
RECOMMENDATION:		No recommendation required	
Further Information:		Textured coating to the plasterboard ceilings throughout the ceiling void	

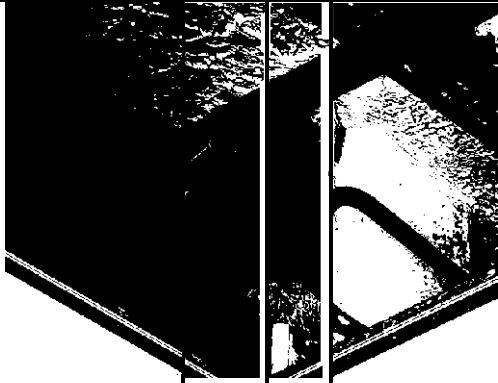
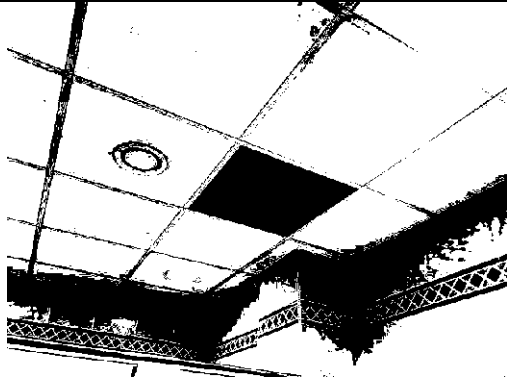
Surveyor	Tommy Randall		Room / Area	007 - Toilets	
Survey Date			Level of	Cross Reference	
Next Inspection	-		Identification	005	
Building	819-821		Sample No	Ceiling - Textured Coating	
Floor	Ground Floor		Amount		
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Textured Coating		-		-	
Accessibility		-		-	
		Material Ass' Score =(A+B+C+FD):		0	
		No recommendation required		Risk Coding	
Further Information:		Textured coating to the plasterboard columns and ceilings throughout the ceiling			

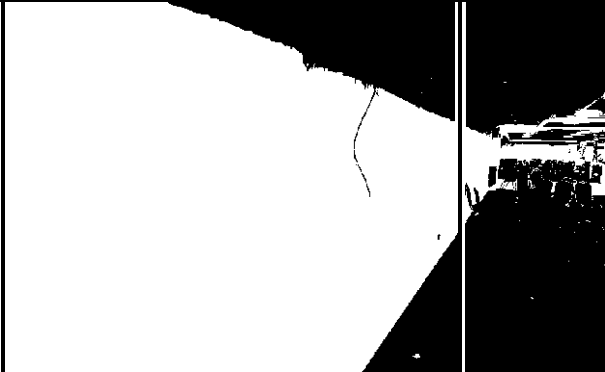
Surveyor	Tommy Randall		Room / Area	009 - WC	
Survey Date	50/01/2024		Level of	Cross Reference	
Next Inspection	-		Identification	005	
Building	819-821		Sample No	Ceiling - Textured Coating	
Floor	Ground Floor		Amount		
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Textured Coating		-		-	
Accessibility		-		-	
		Material Ass' Score =(A+ B+C-FD):		0	
RECO/IM ENDATION:		No recommendation required			
Further Information:		Textured coating to the plasterboard columns and ceilings throughout the ceiling void			

Surveyor	Tommy Randall		Room / Area	010 - WC	
Survey Date	50/01/2024		Level of	Cross Reference	
Next Inspection	-		Identification	005	
Building	819-821		Sample No	Ceiling - Textured Coating	
Floor	Ground Floor		Amount		
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Textured Coating	-	-	-	-	-
Accessibility		Material Ass' Score =(A+B+C+FD):		Risk Coding	
-				-	
RECOMMENDATION:		No recommendation required			
Further Information:		Textured coating to the plasterboard columns and ceilings throughout the ceiling void			

Surveyor	Tommy Randall	Room / Area	011 - Toilets
Survey Date	50/01/2024	Level of Identification	Cross Reference
Next Inspection		Sample No	005
Building	819-821	Item	Ceiling - Textured Coating
Floor	Ground Floor	Amount	2m ²
			
A - Product Type		B - Extent of Damage	
Textured Coating	-		
C — Surface Treatment		D — Asbestos Type	
		NAD	
Accessibility	-	Material Ass' Score = (A+ B+C-FD):	
0		Risk Coding	
-			
RECO/IMENDATION:	No recommendation required		
Further Information:	Textured coating to the plasterboard columns and ceilings throughout the ceiling void		

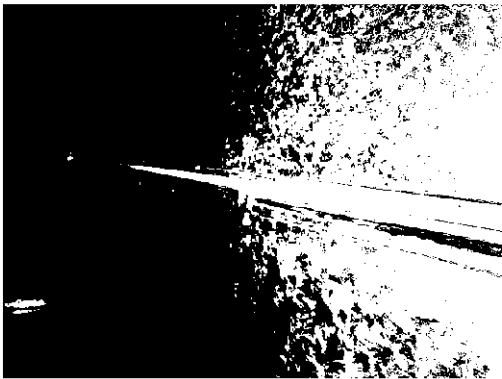
Surveyor	Tommy Randall		Room / Area	013 - Store	
Survey Date	50/01/2024		Level of	Cross Reference	
Next Inspection	-		Identification	005	
Building	819-821		Sample No	Ceiling - Textured	
Floor	Ground Floor		Amount	Coating	
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Textured Coating	-	-	-	-	-
Accessibility		Material Ass' Score =(A+B+C+FD):		Risk Coding	
-		0		-	
RECOMMENDATION:		No recommendation required			
Further Information:		Textured coating to the plasterboard columns and ceilings throughout the ceiling void			

Surveyor	Tommy Randall	Room / Area	007 - Toilets
Survey Date	50/01/2024	Level of Identification	Sampled
Next Inspection		Sample No	006
Building	819-821	Item	Wall panel - Cement Product
Floor	Ground Floor	Amount	2m ²
			
A - Product Type		B - Extent of Damage	
Cement Product	-	C — Surface Treatment	D — Asbestos Type
Accessibility	-	0	-
Material Ass' Score = (A+ B+C-FD):		Risk Coding	
RECOI II'4ENDATION:		No recommendation required	
Further Information:		Cement panel lining walls within ceiling void	

Surveyor	Tommy Randall	Room / Area	019 - Open Plan Suite
Survey Date	31/01/2024	Level of Identification	Sampled
Next Inspection		Sample No	007
Building	819-821	Item	Walls - Bituminous Product
Floor	Ground Floor	Amount	100 Im
			
A - Product Type		B - Extent of Damage	
Bituminous Product		NAD	
Accessibility		Risk Coding	
-		-	
RECOMMENDATION:		No recommendation required	
Further Information:		Bitumen damp proof coating to original brick/block walls - behind plasterboard partitions	

Surveyor	Tommy Randall	Room / Area	019 - Open Plan Suite
Survey Date	31/01/2024	Level of Identification	Cross Reference
Next Inspection		Sample No	007
Building	819-821	Item	Walls - Bituminous Product
Floor	Ground Floor	Amount	100 Im
			
A - Product Type		B - Extent of Damage	
C - Surface Treatment		D - Asbestos Type	
Bituminous Product			- NAD
Accessibility	-	Material Ass' Score = (A+ B+C-FD):	0
RECOMMENDATION:		No recommendation required	
Further Information:		Bitumen damp proof coating to original brick/block walls - behind plasterboard partitions	

Surveyor	Tommy Randall		Room / Area	019 - Open Plan Suite	
Survey Date	31/01/2024		Level of Identification	Sampled008	
Next Inspection	-		Sample No	Ceiling - Textured Coating	
Building	819-821		Item	500 m	
	Ground Floor				
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Textured Coating	-	-	-	-	-
Accessibility		Material Ass' Score = (A+B+C-FD):		D — Asbestos Type	
-		0		NAD	
		Risk Coding		-	
RECOMMENDATION.		No recommendation required			
		Sandtex finish to the original lath/plaster and plasterboard soffits throughout the ceiling void			

Surveyor	Tommy Randall	Room / Area	026 - Loft
Survey Date	3t/0t/2024	Level of Identification	Sampled
Next Inspection	-	Sample No	009
Building	819-821 High Road	Item	Ducting - Plastic Sealant
Floor	1st Floor	Amount	Throughout
			
A - Product Type -		B - Extent of Damage -	
Mastic Sealant -		NAD -	
C - Surface Treatment -		D - Asbestos Type -	
0		NAD -	
Accessibility	Material Ass' Score = (A+B+C+D):		
	Risk Coding		

RECOMMENDATION:

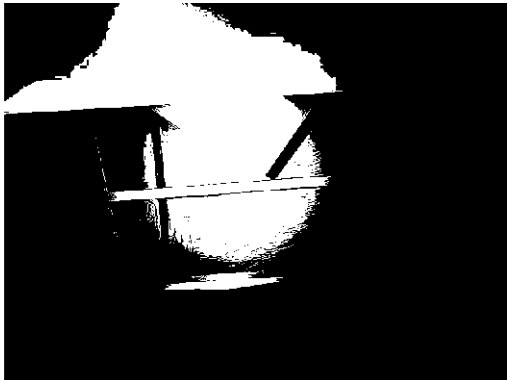
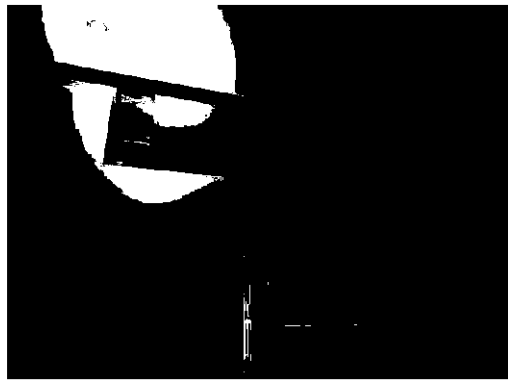
No recommendation required

Further Information:

Plastic seal to all ducting jointing - throughout Loftspace

Surveyor	Tommy Randall	Room / Area	026 - Loft
Survey Date	31/01/2024	Level of Identification	Cross Reference
Next Inspection	-	Sample No	009
Building	819-821 High Road	Item	Ducting - Plastic Sealant
Floor	1st Floor	Amount	Throughout
			
A - Product Type	B - Extent of Damage	C — Surface Treatment	D — Asbestos Type
Mastic Sealant	-	-	-
Accessibility	-	0	NAD
Material Ass' Score = (A+B+C+D):		Risk Coding	
RECOMMENDATION:		No recommendation required	
Further Information:		Plastic seal to all ducting jointing - throughout Loftspace	

Surveyor	Tommy Randall	Room / Area	033 - Void
Survey Date	51/01/2024	Level of Identification	Cross Reference
Next Inspection	-	Sample No	009
Building	819-821 High Road	Item	Ducting - Plastic Sealant
Floor	1st Floor	Amount	Throughout
			
A - Product Type	B - Extent of Damage	C - Surface Treatment	D - Asbestos Type
Mastic Sealant	-	0	NAD
Accessibility	Material Ass' Score = (A+ B+C-FD):		
RECOMMENDATION:		No recommendation required	
Further Information:		Nastic seal to all ducting jointing - throughout sealed void	

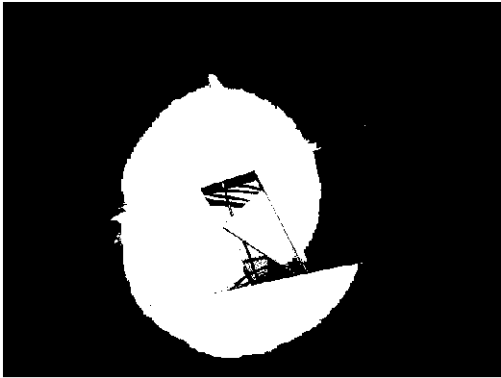
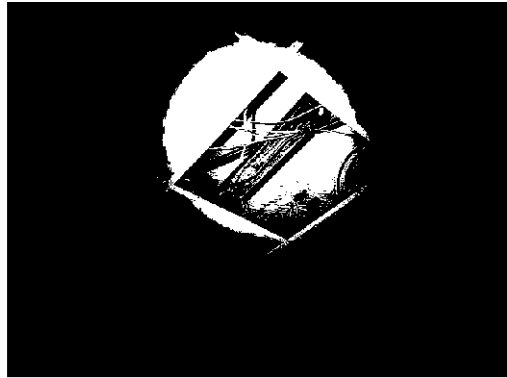
Surveyor	Tommy Randall	Room / Area	040 - Shop Area
Survey Date	3t/0t/2024	Level of Identification	Sampled
Next Inspection	-	Sample No	010
Building	Unit 827	Item	Ceiling - Textured Coating
Floor	Ground Floor	Amount	t00 m
			
A - Product Type -		B - Extent of Damage -	
Textured Coating -		NAD -	
Accessibility		Platerial Ass' Score = (A+B+C-FD):	
		Risk Coding	

RECOMMENDATION:

No recommendation required

Further Information:

Textured coating to the false soffit throughout ceiling void

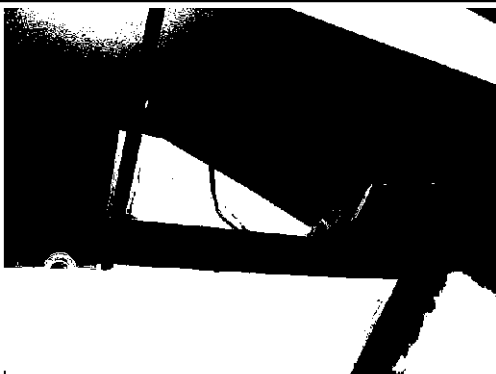
Surveyor	Tommy Randall	Room / Area	040 - Shop Area
Survey Date	3t/0t/2024	Level of Identification	Cross Reference
Next Inspection	-	Sample No	010
Building	Unit 827	Item	Ceiling - Textured Coating
Floor	Ground Floor	Amount	t00 m
			
A - Product Type -		B - Extent of Damage -	
Textured Coating -		C — Surface Treatment -	
		D — Asbestos Type -	
		NAD -	
Accessibility		Material Ass' Score = (A+B+C+D):	
		Risk Coding	

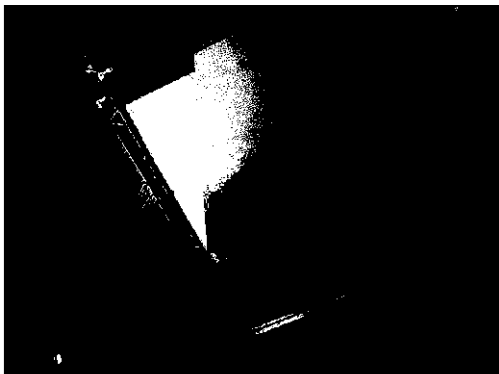
RECOI'4 MENDATION:

No recommendation required

Further Information:

Textured coating to the horizontal beams (double skinned throughout ceiling void

Surveyor	Tommy Randall		Room / Area	042 - Shop Area	
Survey Date	3t/0t/2024		Level of	Cross Reference	
Next Inspection	-		Identification	010	
Building	Unit 827		Sample No	Ceiling - Textured Coating	
Floor	Ground Floor		Amount	-	
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Textured Coating	-	-	-	-	-
Accessibility	-	Material Ass' Score =(A+ B+C-FD):		0	Risk Coding
RECO/"IM ENDATION:		No recommendation required			
Further Information:		Textured coating to the false ceiling and horizontal beams (double skinned throughout ceiling void			

Surveyor	Tommy Randall		Room / Area	043 - Stock Room	
Survey Date			Level of	Cross Reference	
Next Inspection	-		Identification	010	
Building	Unit 827		Sample No	Ceiling - Textured Coating	
Floor	Ground Floor		Amount	-	
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Textured Coating		-		-	
Accessibility RECO/IM		-		-	
ENDATION:		Material Ass' Score =(A+ B+C-FD):		Risk Coding	
		No recommendation required		-	
		Textured coating to the false ceiling and horizontal beams (double skinned throughout ceiling void			

Surveyor	Tommy Randall	Room / Area	044 - Toilet
Survey Date	3t/0t/2024	Level of Identification	Cross Reference
Next Inspection	-	Sample No	010
Building	Unit 827	Item	Ceiling - Textured Coating
Floor	Ground Floor	Amount	2m ^o
			
A - Product Type	-	B - Extent of Damage	-
Textured Coating	-	C — Surface Treatment	0
		D — Asbestos Type	NAD -
Accessibility	Material Ass' Score = (A+B+C+D):		
Risk Coding			

RECOMMENDATION: No recommendation required

Further Information: Textured coating to the false ceiling

Surveyor	Tommy Randall		Room / Area	041 - Stock Room	
Survey Date	51/01/2024		Level of Identification	Sampled	
Next Inspection	-		Sample No	011	
Building	Unit 827		Amount	Ceiling - Textured Coating	
	Ground Floor				
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Textured Coating	-	-	-	-	D — Asbestos Type
Accessibility	-	Material Ass' Score = (A+B+C-FD):		0	Risk Coding
RECOMMENDATION:		No recommendation required			
		Textured coating to the brick/block walls and double skinned plasterboard finish to columns, throughout ceiling void			

Surveyor Tommy Randall

Survey Date 3t/0t/2024

Next Inspection

Building Unit 827

Floor G round Floor

Room / Area 042 - Shop Area

Level of Identification Sampled

Sample No 012

Item Floor - Vinyl Products

Amount Throughout entire shop



A - Product Type

B - Extent of Damage

C — Surface Treatment

D — Asbestos Type

Vinyl Products

-

-

NAD

-

0

Accessibility

-

Material Ass' Score =
(A+ B+C-FD):

Risk Coding

-

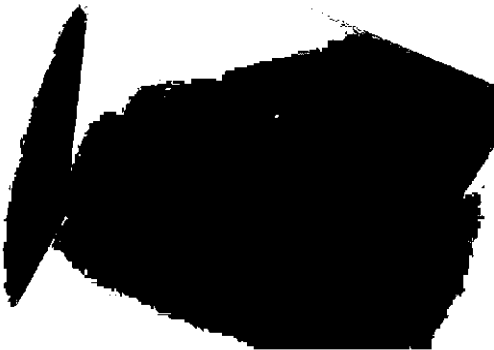
RECO/IMENDATION:

No recommendation required

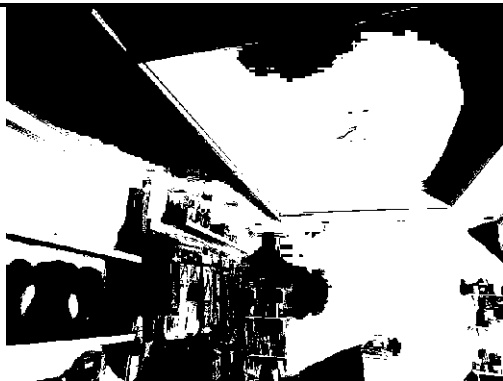
Further Information:

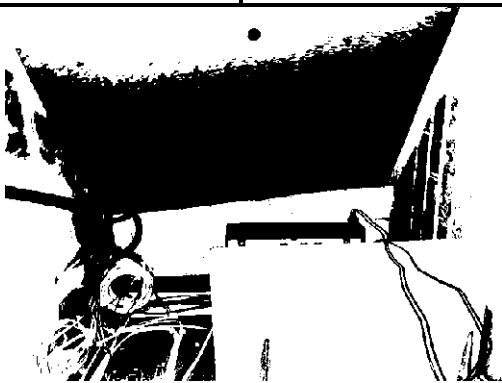
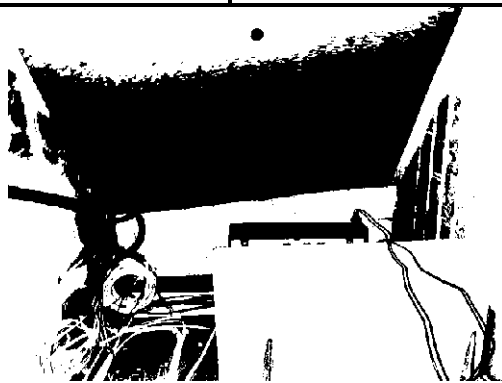
Vinyl floor covering to the original concrete slab (beneath all existing layers of flooring)

Surveyor	Tommy Randall	Room / Area	• - USC				
Survey Date	13/02/2024	Level of Identification	Sampled				
Next Inspection	-	Sample No	013				
Building	Unit 825	Item	Ceiling - Textured Coating				
Floor	Ground Floor	Amount	2m ²				
							
A - Product Type		B - Extent of Damage		C — Surface Treatment		D — Asbestos Type	
Textured Coating		-		-		NAD	
Accessibility		-		0		Risk Coding	
RECOI'4 MENDATION:		No recommendation required					
Further Information:		Textured coating to the original plasterboard ceiling above false finish					

Surveyor	Tommy Randall	Room / Area	• - WC
Survey Date	13/02/2024	Level of Identification	Cross Reference
Next Inspection	-	Sample No	013
Building	Unit 825	Item	Ceiling - Textured Coating
Floor	Ground Floor	Amount	2m ²
			
A - Product Type		B - Extent of Damage	
Textured Coating		-	
Accessibility		-	
Material Ass' Score =		-	
(A+ B+C-FD):		-	
0		Risk Coding	
-		-	
RECOI'4 MENDATION:		No recommendation required	
Further Information:		Textured coating to the original plasterboard ceiling above false finish	

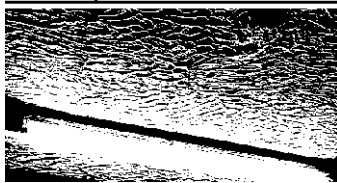
Surveyor	Tommy Randall	Room / Area	048 - Shop Area
Survey Date	13/02/2024	Level of Identification	Cross Reference
Next Inspection	-	Sample No	013
Building	Unit 825	Item	Ceiling - Textured Coating
Floor	Ground Floor	Amount	20 m ²
			
A - Product Type		B - Extent of Damage	
C - Surface Treatment		D - Asbestos Type	
Textured Coating	-		NAD
Accessibility	-	Material Ass' Score = (A+ B+C-FD):	0
RECOI'4 MENDATION:		No recommendation required	
Further Information:		Textured coating to the original plasterboard ceiling above false finish	

Surveyor	Tommy Randall	Room / Area	048 - Shop Area
Survey Date	13/02/2024	Level of Identification	Cross Reference
Next Inspection	-	Sample No	013
Building	Unit 825	Item	Ceiling - Textured Coating
Floor	Ground Floor	Amount	20 m ²
			
A - Product Type		B - Extent of Damage	
C - Surface Treatment		D - Asbestos Type	
Textured Coating	-		NAD
Accessibility	-	Material Ass' Score = (A+ B+C-FD):	0
RECOI'4 MENDATION:		No recommendation required	
Further Information:		Textured coating to the original plasterboard ceiling above false finish	

Surveyor	Tommy Randall		Room / Area	046 - USC	
Survey Date	13/02/2024		Level of Identification	Sampled	
Next Inspection	13/08/2024		Sample No	014	
Building	Unit 825		Item	Wall - Cement Product	
Floor	Ground Floor		Amount	1 m"	
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Cement Product	1	Fair	2	Sealed	1
Accessibility	Medium	Material Ass' Score = (A+ B+C-FD):		5	Risk Coding
					Low
RECOI'4 MENDATION:		Remove By Competent Person			
Further Information:		Cement panel forming shuttering to rear of cupboard			

Surveyor	Tommy Randall	Room / Area	049 - Stock Room
Survey Date	51/01/2024	Level of Identification	Sampled
Next Inspection		Sample No	015

Building	Unit 825 (La Royale Office)	Item	Ceiling - Textured Coating
Floor	Ground Floor	Amount	40 m ²



A - Product Type

B - Extent of Damage

C — Surface Treatment

D — Asbestos Type

Textured Coating -

-

NAD

-

Accessibility -

Material Ass' Score =
(A+B+C+FD):

0

Risk Coding

-

RECOMMENDATION:

No recommendation required

Further Information:

Textured coating to the plasterboard ceiling

Surveyor	Tommy Randall	Room / Area	048 - Stock Room
Survey Date	31/01/2024	Level of Identification	Cross Reference
Next Inspection		Sample No	015

Building	Unit 825 (La Royale Office)	Item	Ceiling - Textured Coating
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Floor	Ground Floor	Amount
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30 m²



v "

"e

A - Product Type

B - Extent of Damage

C — Surface Treatment

D — Asbestos Type

Textured Coating -

-

NAD

-

Accessibility -

Material Ass' Score =
(A+B+C-FD):

Risk Coding

-

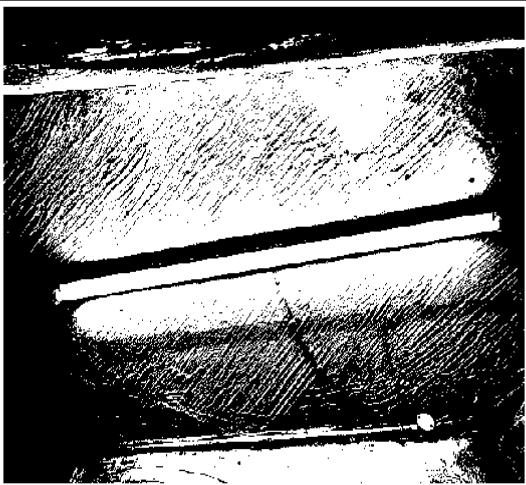
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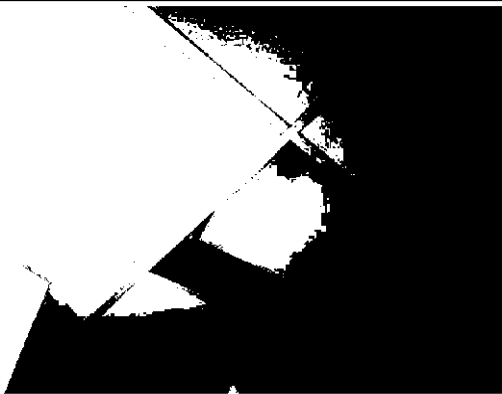
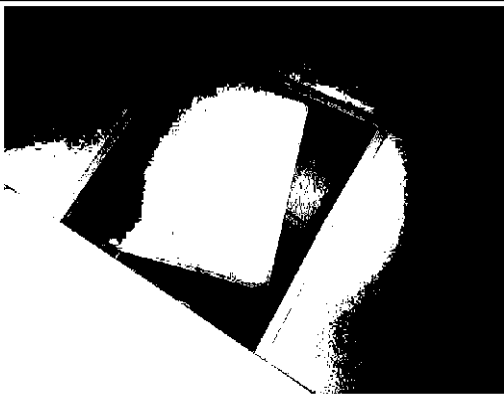
RECOMMENDATION:

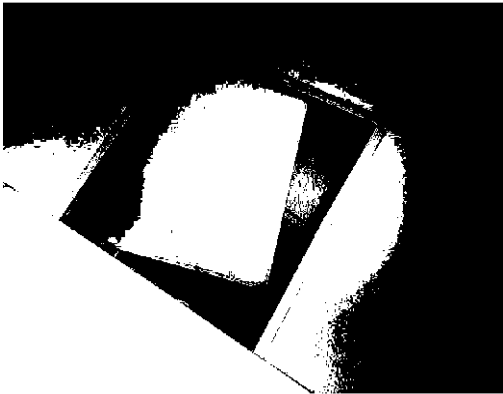
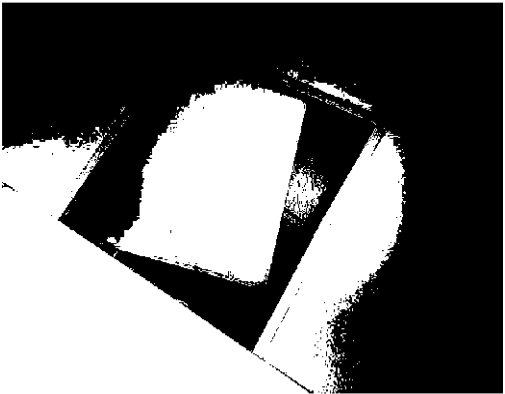
No recommendation required

Further Information:

Textured coating to the plasterboard ceiling

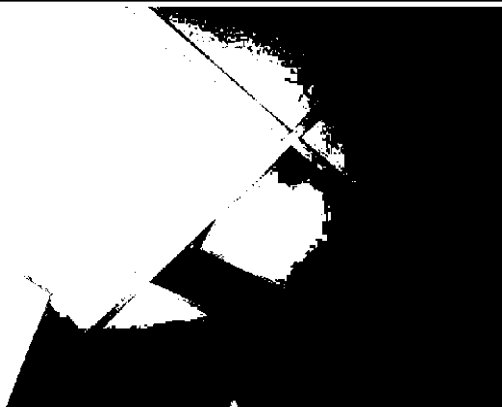
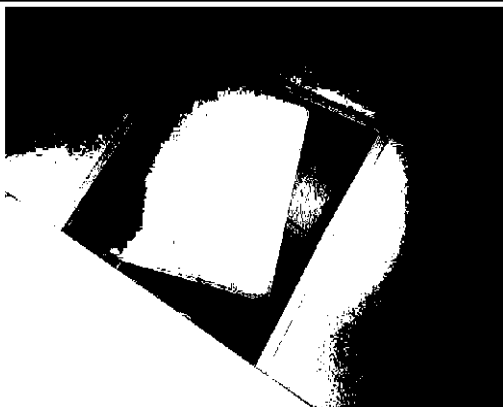
Surveyor	Tommy Randall	Room / Area	050 - Store Cross
Survey Date	31/01/2024	Level of Identification	Reference
Next Inspection	-	Sample No	015
Building	Unit 825 (La Royale Office)	..	Ceiling - Textured Coating
Floor	Ground Floor	Amount	2m ²
			
A - Product Type		B - Extent of Damage	
Textured Coating		-	
-		-	
C — Surface Treatment		D — Asbestos Type	
-		-	
NAD		-	
Accessibility	-	Material Ass' Score =(A+ B+C-FD):	
-		0	
Risk Coding		-	
RECOMMENDATION:		No recommendation required	
Further Information:		Textured coating to the plasterboard ceiling	

Surveyor	Tommy Randall		Room / Area	054 - Lobby	
Survey Date			Level of	Cross Reference	
Next Inspection	-		Identification	015	
Building	Unit 825 (La Royale Office)		Sample No	Ceiling - Textured Coating	
Floor	Ground Floor		Amount	2.00	
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Textured Coating		-		-	
-		-		-	
Accessibility		-		-	
-		-		-	
Material Ass' Score =(A+B+C-FD):		0		Risk Coding	
-		-		-	
No recommendation required					
RECOMMENDATION:		Textured coating to the plasterboard ceiling above false ceiling tiles			

Surveyor	Tommy Randall		Room / Area	054 - Lobby Cross	
Survey Date			Level of	Reference	
Next Inspection	-		Identification	015	
Building	Unit 825 (La Royale Office)		Sample No	Ceiling - Textured Coating	
Floor	Ground Floor		Amount		
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Textured Coating		-		-	
Accessibility		-		-	
		Material Ass' Score =(A+B+C-FD):		0	
				Risk Coding	
				-	
RECOMMENDATION:		No recommendation required			
		Textured coating to the plasterboard ceiling above false ceiling tiles			

Surveyor	Tommy Randall		Room / Area	055 - Lobby Cross	
Survey Date			Level of	Reference	
Next Inspection	-		Identification	015	
Building	Unit 825 (La Royale Office)		Sample No	Ceiling - Textured	
Floor	Ground Floor		Amount	Coating	
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Textured Coating		-		-	
Accessibility		-		-	
		Material Ass' Score =(A+B+C-FD):		0	
				Risk Coding	
				-	
RECOMMENDATION:		No recommendation required			
		Textured coating to the plasterboard ceiling above false ceiling tiles			

Surveyor	Tommy Randall		Room / Area	056 - Entrance Lobby	
Survey Date			Level of	Cross Reference	
Next Inspection	-		Identification	015	
Building	Unit 825 (La Royale Office)		Sample No	Ceiling - Textured Coating	
Floor	Ground Floor		Amount	-	
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Textured Coating		-		-	
Accessibility		-		-	
		Material Ass' Score =(A+B+C+FD):		0	
				Risk Coding	
				-	
RECOMMENDATION:		No recommendation required			
		Textured coating to the plasterboard ceiling above false ceiling tiles			

Surveyor	Tommy Randall		Room / Area	057 - Office Cross	
Survey Date	51/01/2024		Level of Identification	Reference	
Next Inspection	-		Sample No	015	
Building	Unit 825 (La Royale Office)		..	Ceiling - Textured Coating	
Floor	Ground Floor		Amount		
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Textured Coating	-	-	-	-	-
D — Asbestos Type		NAD			
Accessibility	-	Material Ass' Score = (A+B+C-FD):		0	Risk Coding
RECOMMENDATION:		-			
		No recommendation required			
		Textured coating to the plasterboard ceiling above false ceiling tiles			

Surveyor	Tommy Randall		Room / Area	049 - Stock Room	
Survey Date	31/01/2024		Level of	Sampled	
	31/01/2025		Identification	016	
Next Inspection	Unit 825 (La Royale Office)		Sample No	Floor - Bituminous	
Building			Item	Product	
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Bituminous Product	1	Fair	2	COM @OSitÆ	0
				D — Asbestos Type	
Accessibility	Easy	Material Ass' Score = (A+ B+C-I-D):		4	Risk Coding
				Very Low	
RECOM E4 EN DATION :		Remove By Competent Person			
Further Information:					



Surveyor	Tommy Randall		Room / Area	048 - Stock Room	
Survey Date	31/01/2024		Level of	Cross Reference	
	31/01/2025		Identification	016	
Next Inspection	Unit 825 (La Royale Office)		Sample No		
Building			Item	Floor - Bituminous Product	
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Bituminous Product	1	Fair	2	Composite	0
D — Asbestos Type		Chrysotile 1			
Accessibility	Easy	Material Ass' Score =(A+B+C-FD):		4	Risk Coding
		Very Low			
RECOMMENDATION:		Remove By Competent Person Bitumen			
Further Information:					

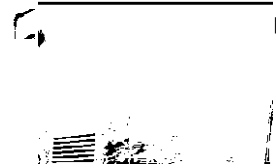
Surveyor	Tommy Randall		Room / Area	050 - Store Cross	
Survey Date	31/01/2024		Level of	Reference	
	31/01/2025		Identification	016	
Next Inspection	Unit 825 (La Royale Office)		Sample No	Floor - Bituminous	
Building			Item	Product	
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
BituminousProduct	1	Fair	2	Composite	0
D — Asbestos Type		Chrysotile 1			
Accessibility	Easy	Material Ass' Score =(A+B+C-FD):		4	Risk Coding
Very Low					
RECOMMENDATION:		Remove By Competent Person			
Further Information:		Bitumen adhesive to the concrete floor			

Surveyor	Tommy Randall		Room / Area	048 - Stock Room	
Survey Date			Level of		
Next Inspection	-		Identification	017	
Building	Unit 825 (La Royale Office)		Sample No	Floor - Vinyl Products	
Floor	Ground Floor		Amount	1 m ²	
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Vinyl Products	-	-	-	-	-
Accessibility		Material Ass' Score =(A+B+C-FD):		Risk Coding	
-		0		-	
D — Asbestos Type		NAD			
-		-			
RECOMMENDATION:		No recommendation required Vinyl			

Surveyor	Tommy Randall		Room / Area	051 - Stock Room	
Survey Date	31/01/2024		level of	Sampled	
Next Inspection	-		Identification	018	
Building	Unit 825 (La Royale Office)		Sample No.	Floor - Woven Product	
Floor	Ground Floor		Amount		
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Woven Product	-	-	-	-	-
Accessibility		Material Ass' Score =		0	Risk Coding
-		(A+ B+C+D):		-	
RECOMMENDATION:		No recommendation required			

Surveyor	Tommy Randall		Room / Area	053 - Kitchen	
Survey Date			Level of	Sampled	
Next Inspection	-		Identification	019	
Building	Unit 825 (La Royale Office)		Sample No	Ceiling - Textured Coating	
Floor	Ground Floor		Amount		
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Textured Coating	-	-	-	-	-
Accessibility		Material Ass' Score =(A+B+C-FD):		Risk Coding	
-				-	
RECOMMENDATION:		No recommendation required			
		Textured coating to the plasterboard ceiling and walls throughout			

Surveyor	Tommy Randall	Room / Area	059 - External Areas
Survey Date	13/02/2024	level of Identification	Sampled
Next Inspection		Sample No	020
Building	Unit 825	Item	Wall - Bituminous Product
Floor	External	Amount	Throughout



A - Product Type

B - Extent of Damage

C — Surface Treatment

D — Asbestos Type

Bituminous Product

-

NAD

-

Accessibility -

Material Ass' Score =
(A+B+C-I-D):

0

Risk Coding

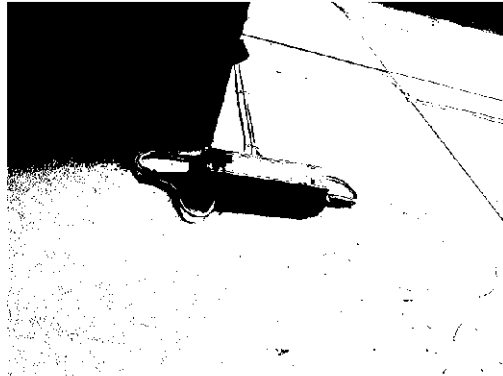
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RECOMMENDATION:

No recommendation required

Further Information:

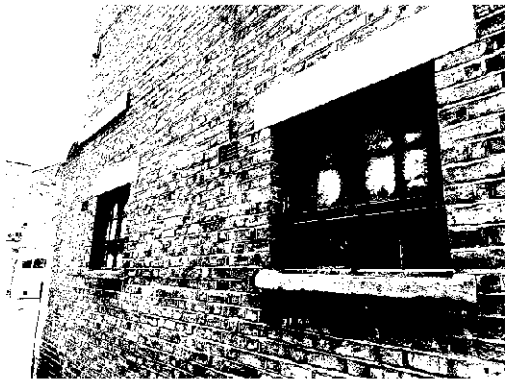
Damp proofing membrane to banquet suite walls - throughout

Surveyor	Tommy Randall		Room / Area	059 - External Areas	
Survey Date	13/02/2024		Level of	Sampled	
Next Inspection	-		Identification	021	
Building	Unit 825		Sample No		
Item	Light - Mastic Sealant				
					
A - Product Type		B - Extent of Damage		C — Surface Treatment	
Mastic Sealant	-	-	-	-	-
Accessibility	-	Material Ass' Score = (A+ B+C-FD):		0	Risk Coding -
RECOMMENDATION:		No recommendation required			
Further Information:		Mastic seal around inside of light casing - these lights are present throughout the entire build			

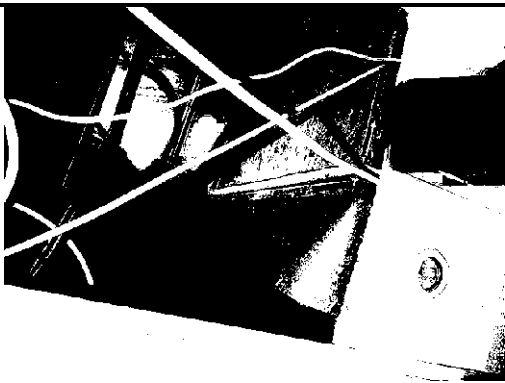
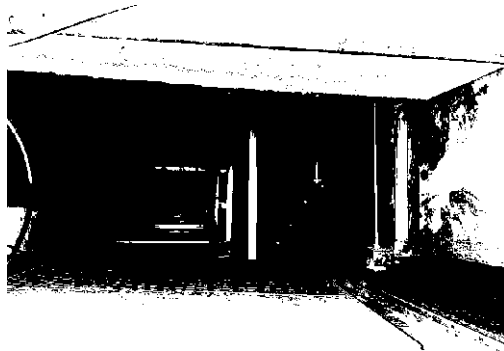
Surveyor	Tommy Randall	Room / Area	059 - External Areas
Survey Date	13/02/2024	Level of Identification	Sampled
Next Inspection	-	Sample No	022
Building	819-821	Item	Walls - Textured Coating
Floor	External	Amount	Throughout
			
A - Product Type	B - Extent of Damage	C — Surface Treatment	D — Asbestos Type
Textured Coating	-	0	NAD
Accessibility	Material Ass' Score = (A+B+C+FD):		
Risk Coding			
RECOMMENDATION: No recommendation required			
Further Information: Render finish to all exterior walls			

Surveyor	Tommy Randall	Room / Area	059 - External Areas
Survey Date	13/02/2024	Level of Identification	Sampled
Next Inspection	-	Sample No	023
Building	819-821	Item	Ceiling - Insulating Board
Floor	External	Amount	1 m ²
			
A - Product Type		B - Extent of Damage	
Insulating Board -			
Accessibility -		Material Ass' Score = (A+ B+C-FD):	
RECOI II'4ENDATION:		No recommendation required	
Further Information:		Panels forming canopy ceiling to emergency exit	
		C — Surface Treatment	
		D — Asbestos Type	
		-	
		NAD	
		0	
		Risk Coding	
		-	

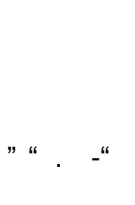
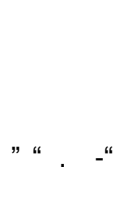
Surveyor	Tommy Randall	Room / Area	059 - External Areas				
Survey Date	13/02/2024	Level of Identification	Sampled				
Next Inspection		Sample No	024				
Building	819-821	Item	Roof - Cement Product				
Floor	External	Amount	5 lm				
							
A - Product Type		B - Extent of Damage		C — Surface Treatment		D — Asbestos Type	
Cement Product	-				-	NAD	
Accessibility	-	Material Ass' Score = (A+ B+C-FD):		0	Risk Coding	-	
RECOMMENDATION:		No recommendation required					
Further Information:		Cement undercloaking to the canopy roof to the emergency exit (timber soffits and fascia's below)					

Surveyor	Tommy Randall	Room / Area	059 - External Areas
Survey Date	13/02/2024	level of Identification	Sampled
Next Inspection	-	Sample No	025
Building	819-821	Item	Window - Nastic Sealant
Floor	External	Amount	• no
			
A - Product Type	B - Extent of Damage	C — Surface Treatment	D — Asbestos Type
Nastic Sealant	-	0	NAD
Accessibility	F4aterial Ass' Score = (A+ B+C-I-D):	Risk Coding	-
RECOMMENDATION: No recommendation required			

Further Information: Nastic/putty seal around glazing to original crittel window frame.

Surveyor	Tommy Randall	Room / Area	029 - Open Plan Suite
Survey Date	50/01/2024	Level of Identification	Sampled
Next Inspection	-	Sample No	026
Building	819-821	Item	Ducting - Plastic Sealant
Floor	1st Floor	Amount	Throughout
			
A - Product Type		B - Extent of Damage	
Mastic Sealant	-		
C — Surface Treatment		D — Asbestos Type	
		NAD	
Accessibility	-	Platerial Ass' Score = (A+ B+C-I- D):	
RECOMMENDATION:		No recommendation required	
Further Information:		Mastic seal to ducting joints - throughout ceiling void	

Surveyor	Tommy Randall	Room / Area	045 - Shop Area
Survey Date	13/02/2024	Level of Identification	Presumed
Next Inspection	13/02/2025	Sample No	No Access
Building	Unit 825	Item	N/A
Floor	Ground Floor	Amount	N/A

 A - Product Type	 B - Extent of Damage	 C — Surface Treatment	 D — Asbestos Type
Accessibility	-	-	-
RECOI II'4ENDATION:	Material Ass' Score = (A+ B+C-FD):	Risk Coding	Presumed Asbestos
Further Information:	Inspection Required		
	Limited access to all areas within shop due to previous tenants items still in-situ. False ceiling could not be opened up.		

Surveyor	Tommy Randall	Room / Area	058 - Office
Survey Date	13/02/2024	Level of Identification	Presumed
Next Inspection	13/02/2025	Sample No	No Access
Building	Unit 825 (La Royale Office)	Item	N/A
Floor	Ground Floor	Amount	N/A
			
A - Product Type		B - Extent of Damage	
-		-	
Accessibility	-	Material Ass' Score = (A+ B+C-FD):	
RECOI'4 MENDATION:		Inspection Required	
Further Information:		The room could not be accessed due to door locked and previous tenants belonging inside.	



4.0 Survey Findings — Non-Asbestos Register

Building	Floor	Location	Asbestos, Non-Asbestos and Presumed Items				
			Accessed or Not Accessed Areas	Item	Material	Level of Identification	Asbestos 7Ype
819-821	Ground Floor	001 - Entrance lobby	Access Gained	Ducting	Mastic Sealant	X002	NAD
819-821	Ground Floor	001 - Entrance lobby	Access Gained	Ceiling	Textured Coating	X001	NAD
819-821	Ground Floor	001 - Entrance lobby	Access Gained	Ducting	Mastic Sealant	S002	NAD
819-821	Ground Floor	001 - Entrance lobby	Access Gained	Ceiling	Textured Coating	X001	NAD
819-821	Ground Floor	001 - Entrance lobby	Access Gained	Ceiling tiles	Plasterboard		
819-821	Ground Floor	001 - Entrance lobby	Access Gained	Soffit above (double skinned)	Plasterboard		
819-821	Ground Floor	001 - Entrance lobby	Access Gained	Walls	Brick / Block		
819-821	Ground Floor	001 - Entrance lobby	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	001 - Entrance lobby	Access Gained	Floor	Linoleum covered		
819-821	Ground Floor	001 - Entrance lobby	Access Gained	Partition wall to brick/block	Plasterboard		
819-821	Ground Floor	002 - Understair Cupboard	Access Gained	Ceiling to underside of timber stairs	Plasterboard		
819-821	Ground Floor	002 - Understair Cupboard	Access Gained	Partition walls (including infill above door)	Plasterboard		
819-821	Ground Floor	002 - Understair Cupboard	Access Gained	Walls	Brick / Block		
819-821	Ground Floor	002 - Understair Cupboard	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	002 - Understair Cupboard	Access Gained	Floor	Concrete		



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4.0 Survey Findings — Non-Asbestos Register



4.0 Survey Findings — Non-Asbestos Register

819-821	Ground Floor	003 - Cupboard	Access Gained	Ducting	Mastic Sealant	X002	NAD
819-821	Ground Floor	003 - Cupboard	Access Gained	Door	Insulating Board	5003	NAD
819-821	Ground Floor	003 - Cupboard	Access Gained	Ceiling tiles	Plasterboard		
819-821	Ground Floor	003 - Cupboard	Access Gained	Soffit above (double skinned)	Plasterboard		
819-821	Ground Floor	003 - Cupboard	Access Gained	Walls	Brick / Block		
819-821	Ground Floor	003 - Cupboard	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	003 - Cupboard	Access Gained	Floor	Linoleum covered		
819-821	Ground Floor	003 - Cupboard	Access Gained	Partition wall to brick/block	Plasterboard		
819-821	Ground Floor	003 - Cupboard	Access Gained	Cupboard enclosing gas meter	Plasterboard		
819-821	Ground Floor	004 - Entrance lobby	Access Gained	Ceiling	Textured Coating	5005	NAD
819-821	Ground Floor	004 - Entrance lobby	Access Gained	Ceiling	Textured Coating	S004	NAD
819-821	Ground Floor	004 - Entrance lobby	Access Gained	Ceiling	Textured Coating	S001	NAD
819-821	Ground Floor	004 - Entrance lobby	Access Gained	Fusebox	Woven Product	P001	Chrysotile
819-821	Ground Floor	005 - Cupboard	Access Gained	Ceiling (double skinned)	Plasterboard		
819-821	Ground Floor	005 - Cupboard	Access Gained	Soffit above (double skinned)	Timber		
819-821	Ground Floor	005 - Cupboard	Access Gained	Walls	Brick / Block		
819-821	Ground Floor	005 - Cupboard	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	005 - Cupboard	Access Gained	Floor to concrete	Linoleum covered		
819-821	Ground Floor	005 - Cupboard	Access Gained	Partition wall to brick/block	Plasterboard		
819-821	Ground Floor	005 - Cupboard	Access Gained	Inserts to front façade	Timber		
819-821	Ground Floor	006 - Cupboard	Access Gained	Ceiling (double skinned)	Plasterboard		



4.0 Survey Findings — Non-Asbestos Register

819-821	Ground Floor	006 - Cupboard	Access Gained	Soffit above (double skinned)	Timber		
819-821	Ground Floor	006 - Cupboard	Access Gained	Walls	Brick / Block		
819-821	Ground Floor	006 - Cupboard	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	006 - Cupboard	Access Gained	Floor to concrète	Linoleum covered		
819-821	Ground Floor	006 - Cupboard	Access Gained	Partition wall to brick/block	Plasterboard		
819-821	Ground Floor	006 - Cupboard	Access Gained	Inserts to front façade	Timber		
819-821	Ground Floor	007 - Toilets	Access Gained	Ceiling	Textured Coating	X005	NAD
819-821	Ground Floor	007 - Toilets	Access Gained	Wall panel	Cement Product	5006	NAD
819-821	Ground Floor	007 - Toilets	Access Gained	Ceiling tiles	Plasterboard		
819-821	Ground Floor	007 - Toilets	Access Gained	Soffit above (double skinned)	Plasterboard		
819-821	Ground Floor	007 - Toilets	Access Gained	Walls (tiled)	Brick / Block		
819-821	Ground Floor	007 - Toilets	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	007 - Toilets	Access Gained	Floor (tiled and carpet)	Concrète		
819-821	Ground Floor	007 - Toilets	Access Gained	Partition wall to brick/block	Timber		
819-821	Ground Floor	007 - Toilets	Access Gained	Panels enclosing cisterns and below sink	Timber		
819-821	Ground Floor	007 - Toilets	Access Gained	Modern cylinder in plasterboard/timber cupboard	Timber		
819-821	Ground Floor	008 - Store	Access Gained	Ceiling tiles	Plasterboard		
819-821	Ground Floor	008 - Store	Access Gained	Soffit above (double skinned)	Plasterboard		
819-821	Ground Floor	008 - Store	Access Gained	Walls	Brick / Block		



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819-821	Ground Floor	008 - Store	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	008 - Store	Access Gained	Floor	Linoleum covered		
819-821	Ground Floor	008 - Store	Access Gained	Partition wall to brick/block	Plasterboard		
819-821	Ground Floor	008 - Store	Access Gained	Pipe behind false wall	Plastic		
819-821	Ground Floor	009 - WC	Access Gained	Ceiling tiles	Plasterboard		
819-821	Ground Floor	009 - WC	Access Gained	Soffit above (double skinned)	Plasterboard		
819-821	Ground Floor	009 - WC	Access Gained	Walls	Brick / Block		
819-821	Ground Floor	009 - WC	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	009 - WC	Access Gained	Floor	Linoleum covered		
819-821	Ground Floor	009 - WC	Access Gained	Partition wall to brick/block	Plasterboard		
819-821	Ground Floor	009 - WC	Access Gained	Pipe behind false wall	Plastic		
819-821	Ground Floor	009 - WC	Access Gained	Ceiling	Textured Coating	X005	NAD
819-821	Ground Floor	010 - WC	Access Gained	Ceiling	Textured Coating	X005	NAD
819-821	Ground Floor	010 - WC	Access Gained	Ceiling tiles	Plasterboard		
819-821	Ground Floor	010 - WC	Access Gained	Soffit above (double skinned)	Plasterboard		
819-821	Ground Floor	010 - WC	Access Gained	Walls	Brick / Block		
819-821	Ground Floor	010 - WC	Access Gained	Doors , frames and skirting Panels	Timber		
819-821	Ground Floor	010 - WC	Access Gained	Floor	Linoleum covered		
819-821	Ground Floor	010 - WC	Access Gained	Partition wall to brick/block	Plasterboard		
819-821	Ground Floor	010 - WC	Access Gained	Pipe behind false wall	Plastic		
819-821	Ground Floor	011 - Toilets	Access Gained	Ceiling	Textured Coating	X005	NAD
819-821	Ground Floor	011 - WC	Access Gained	Ducting	Mastic Sealant	X002	NAD



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819-821	Ground Floor	012 - Store	Access Gained	Ceiling tiles (false ceiling partially removed)	Plasterboard		
819-821	Ground Floor	012 - Store	Access Gained	Soffit above (double skinned)	Plasterboard		
819-821	Ground Floor	012 - Store	Access Gained	Walls	Brick / Block		
819-821	Ground Floor	012 - Store	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	012 - Store	Access Gained	Floor	Linoleum covered		
819-821	Ground Floor	012 - Store	Access Gained	Partition wall to brick/block	Plasterboard		
819-821	Ground Floor	012 - Store	Access Gained	Pipe behind false wall	Plastic		
819-821	Ground Floor	013 - Store	Access Gained	Ceiling tiles	Plasterboard		
819-821	Ground Floor	013 - Store	Access Gained	Soffit above (double skinned)	Plasterboard		
819-821	Ground Floor	013 - Store	Access Gained	Walls	Brick / Block		
819-821	Ground Floor	013 - Store	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	013 - Store	Access Gained	Floor to concrete	Linoleum covered		
819-821	Ground Floor	013 - Store	Access Gained	Partition wall to brick/block	Plasterboard		
819-821	Ground Floor	013 - Store	Access Gained	Pipe behind false wall	Plastic		
819-821	Ground Floor	013 - Store	Access Gained	Modern pad to sink	Brick / Block		
819-821	Ground Floor	013 - Store	Access Gained	Ceiling	Textured Coating	X005	NAD
819-821	Ground Floor	014 - WC	Access Gained	Ducting	Plastic Sealant	X002	NAD
819-821	Ground Floor	014 - WC	Access Gained	Ceiling tiles	Plasterboard		
819-821	Ground Floor	014 - WC	Access Gained	Soffit above (double skinned)	Plasterboard		
819-821	Ground Floor	014 - WC	Access Gained	Walls	Brick / Block		



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819-821	Ground Floor	014 - WC	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	014 - WC	Access Gained	Floor to concrete	Linoleum covered		
819-821	Ground Floor	014 - WC	Access Gained	Partition wall to brick/block	Plasterboard		
819-821	Ground Floor	014 - WC	Access Gained	Pipe behind false wall	Plastic		
819-821	Ground Floor	014 - WC	Access Gained	Modern pad to sink	Brick / Block		
819-821	Ground Floor	015 - WC	Access Gained	Ceiling tiles	Plasterboard		
819-821	Ground Floor	015 - WC	Access Gained	Soffit above (double skinned)	Plasterboard		
819-821	Ground Floor	015 - WC	Access Gained	Walls	Brick / Block		
819-821	Ground Floor	015 - WC	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	015 - WC	Access Gained	Floor to concrete	Linoleum covered		
819-821	Ground Floor	015 - WC	Access Gained	Partition wall to brick/block	Plasterboard		
819-821	Ground Floor	015 - WC	Access Gained	Pipe behind false wall	Plastic		
819-821	Ground Floor	015 - WC	Access Gained	Modern pad to sink	Brick / Block		
819-821	Ground Floor	015 - WC	Access Gained	Ducting	Mastic Sealant	X002	NAD
819-821	Ground Floor	016 - Store	Access Gained	Ducting	Mastic Sealant	X002	NAD
819-821	Ground Floor	016 - Store	Access Gained	Ceiling tiles	Plasterboard		
819-821	Ground Floor	016 - Store	Access Gained	Soffit above (double skinned)	Plasterboard		
819-821	Ground Floor	016 - Store	Access Gained	Walls	Brick / Block		
819-821	Ground Floor	016 - Store	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	016 - Store	Access Gained	Floor to concrete	Linoleum covered		
819-821	Ground Floor	016 - Store	Access Gained	Partition wall to brick/block	Plasterboard		
819-821	Ground Floor	016 - Store	Access Gained	Pipe behind false wall	Plastic		



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819-821	Ground Floor	016 - Store	Access Gained	Modern pad to sink	Brick / Block		
819-821	Ground Floor	017 - Electrical Cupboard	Access Gained	Ceiling	Concrete		
819-821	Ground Floor	017 - Electrical Cupboard	Access Gained	Modern electrics to timber panel (Modern MEM boxes throughout)	Timber		
819-821	Ground Floor	017 - Electrical Cupboard	Access Gained	Walls	Brick / Block		
819-821	Ground Floor	017 - Electrical Cupboard	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	017 - Electrical Cupboard	Access Gained	Floor	Concrete		
819-821	Ground Floor	019 - Open Plan Office	Access Gained	Ducting	Mastic Sealant	X002	NAD
819-821	Ground Floor	019 - Open Plan Suite	Access Gained	Ceiling	Textured Coating	5008	NAD
819-821	Ground Floor	019 - Open Plan Suite	Access Gained	Walls	Bituminous Product	5007	NAD
819-821	Ground Floor	019 - Open Plan Suite	Access Gained	Walls	Bituminous Product	X007	NAD
819-821	Ground Floor	019 - Open Plan Suite	Access Gained	Ceiling tiles	Plasterboard		
819-821	Ground Floor	019 - Open Plan Suite	Access Gained	Soffit above (double skinned)	Plasterboard		
819-821	Ground Floor	019 - Open Plan Suite	Access Gained	Walls	Brick / Block		
819-821	Ground Floor	019 - Open Plan Suite	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	019 - Open Plan Suite	Access Gained	Floor to concrete/screed	Carpeted / carpet tiled		
819-821	Ground Floor	019 - Open Plan Suite	Access Gained	Partition wall to brick/block	Plasterboard		
819-821	Ground Floor	019 - Open Plan Suite	Access Gained	Live services throughout ceiling void (modern)	Concrete Sab		



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819-821	Ground Floor	019 - Open Plan Suite	Access Gained	Openings and false voids within fire exit corridors	Plasterboard		
819-821	Ground Floor	020 - Electrical Cupboard	Access Gained	Ceiling	Concrete		
819-821	Ground Floor	020 - Electrical Cupboard	Access Gained	Modern electrics to timber panel (Modern MEM boxes throughout)	Timber		
819-821	Ground Floor	020 - Electrical Cupboard	Access Gained	Walls	Brick / Block		
819-821	Ground Floor	020 - Electrical Cupboard	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	020 - Electrical Cupboard	Access Gained	Floor	Concrete		
819-821	Ground Floor	021 - Store	Access Gained	Ceiling tiles (concrete soffit above)	Plasterboard		
819-821	Ground Floor	021 - Store	Access Gained	Modern electrics to timber panel (Modern MEM boxes throughout)	Timber		
819-821	Ground Floor	021 - Store	Access Gained	Walls	Brick / Block		
819-821	Ground Floor	021 - Store	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	021 - Store	Access Gained	Floor beneath existing Lino	Concrete		
819-821	Ground Floor	023 - Electrical Cupboard	Access Gained	Ceiling tiles (concrete soffit above)	Plasterboard		
819-821	Ground Floor	023 - Electrical Cupboard	Access Gained	Modern electrics to timber panel (Modern MEM boxes throughout)	Timber		



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819-821	Ground Floor	023 - Electrical Cupboard	Access Gained	Walls	Brick / Block		
819-821	Ground Floor	023 - Electrical Cupboard	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	023 - Electrical Cupboard	Access Gained	Floor beneath existing Lino	Concrete		
819-821	Ground Floor	023 - Electrical Cupboard	Access Gained	Surrounds to cupboard	Plasterboard		
819-821	Ground Floor	025 - Cupboard	Access Gained	Ceiling tiles (concrete soffit above)	Plasterboard		
819-821	Ground Floor	025 - Cupboard	Access Gained	Walls	Brick / Block		
819-821	Ground Floor	025 - Cupboard	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	Ground Floor	025 - Cupboard	Access Gained	Floor beneath existing Lino	Concrete		
819-821	Ground Floor	025 - Cupboard	Access Gained	Surrounds to cupboard	Plasterboard		
819-821	1st Floor	027 - Landing	Access Gained	Fusebox	Woven Product	P002	Chrysotile
819-821	1st Floor	027 - Landing	Access Gained	Ceiling tiles (metal tin roof above)	Plasterboard		
819-821	1st Floor	027 - Landing	Access Gained	Tanks in ceiling void	Metal		
819-821	1st Floor	027 - Landing	Access Gained	Walls	Brick / Block		
819-821	1st Floor	027 - Landing	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	1st Floor	027 - Landing	Access Gained	Floor beneath existing Lino	Timber		
819-821	1st Floor	027 - Landing	Access Gained	Surrounds to cupboard	Plasterboard		
819-821	1st Floor	028 - Electrical cupboard	Access Gained	Ceiling tiles (metal tin roof above)	Plasterboard		



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819-821	1st Floor	028 - Electrical cupboard	Access Gained	Tanks in ceiling void	Metal		
819-821	1st Floor	028 - Electrical cupboard	Access Gained	Walls	Brick / Block		
819-821	1st Floor	028 - Electrical cupboard	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	1st Floor	028 - Electrical cupboard	Access Gained	Floor beneath existing Lino	Timber		
819-821	1st Floor	028 - Electrical cupboard	Access Gained	Surrounds to cupboard	Plasterboard		
819-821	1st Floor	028 - Electrical cupboard	Access Gained	Modern electrics	Plastic		
819-821	1st Floor	029 - Open Plan Suite	Access Gained	Ceiling tiles (metal tin roof above)	Plasterboard		
819-821	1st Floor	029 - Open Plan Suite	Access Gained	Modern Live services throughout ceiling void	Metal		
819-821	1st Floor	029 - Open Plan Suite	Access Gained	Walls	Brick / Block		
819-821	1st Floor	029 - Open Plan Suite	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	1st Floor	029 - Open Plan Suite	Access Gained	Floor beneath existing ceramic tiles	Timber		
819-821	1st Floor	029 - Open Plan Suite	Access Gained	Surrounds to cupboard	Plasterboard		
819-821	1st Floor	029 - Open Plan Suite	Access Gained	Sealed columns	Brick / Block		
819-821	1st Floor	029 - Open Plan Suite	Access Gained	Ducting	Mastic Sealant	5026	NAD
819-821	1st Floor	030 - Open Plan Suite	Access Gained	Ceiling tiles (metal tin roof above)	Plasterboard		
819-821	1st Floor	030 - Open Plan Suite	Access Gained	Modern Live services throughout ceiling void	Metal		
819-821	1st Floor	030 - Open Plan Suite	Access Gained	Walls	Brick / Block		



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819-821	1st Floor	030 - Open Plan Suite	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	1st Floor	030 - Open Plan Suite	Access Gained	Floor beneath existing ceramic tiles	Timber		
819-821	1st Floor	030 - Open Plan Suite	Access Gained	Surrounds to cupboard	Plasterboard		
819-821	1st Floor	030 - Open Plan Suite	Access Gained	Sealed columns	Brick / Block		
819-821	1st Floor	031 - Kitchen	Access Gained	Ceiling tiles (metal tin roof above)	Plasterboard		
819-821	1st Floor	031 - Kitchen	Access Gained	Modern Live services throughout ceiling void	Metal		
819-821	1st Floor	031 - Kitchen	Access Gained	Walls	Brick / Block		
819-821	1st Floor	031 - Kitchen	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	1st Floor	031 - Kitchen	Access Gained	Floor beneath existing ceramic tiles	Timber		
819-821	1st Floor	031 - Kitchen	Access Gained	Surrounds to cupboard	Plasterboard		
819-821	1st Floor	031 - Kitchen	Access Gained	Sealed columns	Brick / Block		
819-821	1st Floor	031 - Kitchen	Access Gained	Live kitchen services and ducting (modern sink no bitumen)	Metal		
819-821	1st Floor	032 - Kitchen	Access Gained	False ceiling (metal tin roof above)	Plasterboard		
819-821	1st Floor	032 - Kitchen	Access Gained	Modern Live services throughout ceiling void	Metal		
819-821	1st Floor	032 - Kitchen	Access Gained	Walls	Brick / Block		



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819-821	1st Floor	032 - Kitchen	Access Gained	Doors, frames and skirting Panels (includes panels to wall above sink)	Timber		
819-821	1st Floor	032 - Kitchen	Access Gained	Floor beneath existing ceramic tiles	Timber		
819-821	1st Floor	032 - Kitchen	Access Gained	Surrounds to cupboard	Plasterboard		
819-821	1st Floor	032 - Kitchen	Access Gained	Sealed columns	Brick / Block		
819-821	1st Floor	032 - Kitchen	Access Gained	Live kitchen services and ducting (modern sink no bitumen)	Metal		
819-821	1st Floor	033 - Void	Access Gained	Structure	Brick / Block		
819-821	1st Floor	033 - Void	Access Gained	Modern Live services throughout ceiling void	Brick / Block		
819-821	1st Floor	033 - Void	Access Gained	Walls	Brick / Block		
819-821	1st Floor	033 - Void	Access Gained	Partition walls	Plasterboard		
819-821	1st Floor	033 - Void	Access Gained	Insulation to ducting	MMMF quilt insulation		
819-821	1st Floor	034 - Store	Access Gained	Ceiling tiles (metal tin roof above)	Plasterboard		
819-821	1st Floor	034 - Store	Access Gained	Tanks in ceiling void	Metal		
819-821	1st Floor	034 - Store	Access Gained	Walls	Brick / Block		
819-821	1st Floor	034 - Store	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	1st Floor	034 - Store	Access Gained	Floor beneath existing Lino	Timber		
819-821	1st Floor	034 - Store	Access Gained	Surrounds to cupboard	Plasterboard		
819-821	1st Floor	035 - Female Toilets	Access Gained	Ceiling tiles (metal tin roof above)	Plasterboard		



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819-821	1st Floor	035 - Female Toilets	Access Gained	Tanks in ceiling void	Nletal		
819-821	1st Floor	035 - Female Toilets	Access Gained	Walls (tiles)	Brick / Block		
819-821	1st Floor	035 - Female Toilets	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	1st Floor	035 - Female Toilets	Access Gained	Floor beneath existing Lino	Timber		
819-821	1st Floor	035 - Female Toilets	Access Gained	Surrounds to basins	Suspended Timber		
819-821	1st Floor	035 - Female Toilets	Access Gained	Partition walls (tiled}	Plasterboard		
819-821	1st Floor	035 - Female Toilets	Access Gained	Modern cisterns behind timber boxing	Brick / Block		
819-821	1st Floor	036 - Office	Access Gained	Ceiling tiles (metal tin roof above)	Plasterboard		
819-821	1st Floor	036 - Office	Access Gained	Tanks in ceiling void	Metal		
819-821	1st Floor	036 - Office	Access Gained	Walls (tiles)	Brick / Block		
819-821	1st Floor	036 - Office	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	1st Floor	036 - Office	Access Gained	Floor beneath existing Lino	Timber		
819-821	1st Floor	036 - Office	Access Gained	Surrounds to basins	Suspended Timber		
819-821	1st Floor	036 - Office	Access Gained	Partition walls (tiled}	Plasterboard		
819-821	1st Floor	036 - Office	Access Gained	Modern cisterns behind timber boxing	Brick / Block		
819-821	1st Floor	038 - Male Toilets	Access Gained	Ceiling tiles (metal tin roof above)	Plasterboard		
819-821	1st Floor	038 - Male Toilets	Access Gained	TankS in ceiling void	Metal		
819-821	1st Floor	038 - Plale Toilets	Access Gained	Walls (tiles)	Brick / Block		
819-821	1st Floor	038 - Male Toilets	Access Gained	Doors, frames and skirting Panels	Timber		
819-821	1st Floor	038 - Male Toilets	Access Gained	Floor beneath existing Lino	Timber		



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819-821	1st Floor	038 - Nlale Toilets	Access Gained	Surrounds to basins	Suspended Timber		
819-821	1st Floor	038 - Nlale Toilets	Access Gained	Partition walls (tiled)	Plasterboard		
819-821	1st Floor	038 - Male Toilets	Access Gained	Modern cisterns behind timber boxing	Brick / Block		
819-821	External	059 - External Areas	Access Gained	Walls	Textured Coating	5022	NAD
819-821	External	059 - External Areas	Access Gained	Window	Mastic Sealant	5025	NAD
819-821	External	059 - External Areas	Access Gained	Roof	Cement Product	S024	NAD
819-821	External	059 - External Areas	Access Gained	Ducting	Mastic Sealant	X002	NAD
819-821	External	059 - External Areas	Access Gained	Ducting	Mastic Sealant	X002	NAD
819-821	External	059 - External Areas	Access Gained	Ceiling	Insulating Board	S023	NAD
819-821	External	059 - External Areas	Access Gained	Ducting	Mastic Sealant	X002	NAD
819-821 High Road	1st Floor	026 - Loft	Access Gained	Roof	Metal		
819-821 High Road	1st Floor	026 - Loft	Access Gained	Walls	Brick / Block		
819-821 High Road	1st Floor	026 - Loft	Access Gained	Partition walls	Plasterboard		
819-821 High Road	1st Floor	026 - Loft	Access Gained	False floor (including hatch)	Timber		
819-821 High Road	1st Floor	026 - Loft	Access Gained	MMMF insulation and live ducting services throughout	MMMF quilt insulation		
819-821 High Road	1st Floor	026 - Loft	Access Gained	Pipes and loose services	Plastic		
819-821 High Road	1st Floor	026 - Loft	Access Gained	Ducting	Mastic Sealant	X009	NAD
819-821 High Road	1st Floor	026 - Loft	Access Gained	Ducting	Mastic Sealant	S009	NAD
819-821 High Road	1st Floor	033 - Void	Access Gained	Ducting	Mastic Sealant	X009	NAD
Unit 825	Ground Floor	045 - Shop Area	No Access			Presumed	Presumed Asbestos
Unit 825	Ground Floor	045 - Shop Area	Access Gained	Ceiling tiles and false ceiling	Plasterboard		
Unit 825	Ground Floor	045 - Shop Area	Access Gained	Soffit above (double skinned)	Timber		



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Unit 825	Ground Floor	045 - Shop Area	Access Gained	Walls (behind timber cladding and shelving units)	Brick / Block		
Unit 825	Ground Floor	045 - Shop Area	Access Gained	Doors, frames and skirting Panels	Timber		
Unit 825	Ground Floor	045 - Shop Area	Access Gained	Floor beneath existing layers	Concrete		
Unit 825	Ground Floor	045 - Shop Area	Access Gained	Partition wall to brick/block	Plasterboard		
Unit 825	Ground Floor	045 - Shop Area	Access Gained	Panels to shop Cascade	Timber		
Unit 825	Ground Floor	045 - Shop Area	Access Gained	Modern electrics within plasterboard columns	Brick / Block		
Unit 825	Ground Floor	046 - USC	Access Gained	Electrics	Woven Product	P003	Chrysotile
Unit 825	Ground Floor	046 - USC	Access Gained	Stored items throughout	Plasterboard		
Unit 825	Ground Floor	046 - USC	Access Gained	Soffit above (double skinned)	Timber		
Unit 825	Ground Floor	046 - USC	Access Gained	Walls (behind timber cladding and shelving units)	Brick / Block		
Unit 825	Ground Floor	046 - USC	Access Gained	Doors, frames and skirting Panels	Timber		
Unit 825	Ground Floor	046 - USC	Access Gained	Floor beneath existing layers	Concrete		
Unit 825	Ground Floor	046 - USC	Access Gained	Partition wall to brick/block	Plasterboard		
Unit 825	Ground Floor	046 - USC	Access Gained	Panels to shop facade	Timber		
Unit 825	Ground Floor	046 - USC	Access Gained	Modern electrics within plasterboard columns	Brick / Block		



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Unit 825	Ground Floor	046 - USC	Access Gained	Ceiling	Textured Coating	S013	NAD
Unit 825	Ground Floor	046 - USC	Access Gained	Wall	Cement Product	5014	Chrysotile
Unit 825	Ground Floor	047 - WC	Access Gained	Ceiling	Textured Coating	X013	NAD
Unit 825	Ground Floor	047 - WC	Access Gained	Ceiling tiles and false ceiling	Plasterboard		
Unit 825	Ground Floor	047 - WC	Access Gained	Soffit above (double skinned)	Timber		
Unit 825	Ground Floor	047 - WC	Access Gained	Walls (behind timber cladding and shelving units)	Brick / Block		
Unit 825	Ground Floor	047 - WC	Access Gained	Doors, frames and skirting Panels	Timber		
Unit 825	Ground Floor	047 - WC	Access Gained	Floor beneath existing layers	Concrete		
Unit 825	Ground Floor	047 - WC	Access Gained	Partition wall to brick/block	Plasterboard		
Unit 825	Ground Floor	047 - WC	Access Gained	Panels to shop facade	Timber		
Unit 825	Ground Floor	047 - WC	Access Gained	Modern toilet within plasterboard columns	Brick / Block		
Unit 825	Ground Floor	048 - Shop Area	Access Gained	Ceiling	Textured Coating	X013	NAD
Unit 825	Ground Floor	048 - Shop Area	Access Gained	Ceiling	Textured Coating	X013	NAD
Unit 825	External	059 - External Areas	Access Gained	Wall	Bituminous Product	S020	NAD
Unit 825	External	059 - External Areas	Access Gained	Rendered walls throughout	Brick / Block		
Unit 825	External	059 - External Areas	Access Gained	Modern roof tiles above all flats	Roof Tiles (Natural Slate)		
Unit 825	External	059 - External Areas	Access Gained	Roof to Banquet suite	Flat, bitumen felt lined.		
Unit 825	External	059 - External Areas	Access Gained	Doors, frames and skirting Panels	Timber		



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Unit 825	External	059 - External Areas	Access Gained	Main roof to Banquet suite	Profiled metal sheeting		
Unit 825	External	059 - External Areas	Access Gained	Cladding and upstands to canopies	Plastic		
Unit 825	External	059 - External Areas	Access Gained	Panels to shop facade (including paint glass below windows)	Timber		
Unit 825	External	059 - External Areas	Access Gained	Live services on " i banquet roof (accessed	Exposed pipework / services		
Unit 825	External	059 - External Areas	Access Gained	Light	Mastic Seal ant	S021	NAD
Unit 825 (La Royale Office)	Ground Floor	048 - Stock ftoom	Access Gained	Floor	Bituminous Product	X016	Chrysotile
Unit 825 (La Royale Office)	Ground Floor	048 - Stock Room	Access Gained	Floor	Vinyl Products	S017	NAD
Unit 825 (La Royale Office)	Ground Floor	048 - Stock room	Access Gained	False ceiling (MMMF) insulation above)	Plasterboard		
Unit 825 (La Royale Office)	Ground Floor	048 - Stock Room	Access Gained	Soffit above (double skinned)	Timber		
Unit 825 (La Royale Office)	Ground Floor	048 - Stock Room	Access Gained	Walls (behind timber cladding and shelving units (woodchip paper finish]	Brick / Block		
Unit 825 (La Royale Office)	Ground Floor	048 - Stock Room	Access Gained	Doors, frames and skirting Panels	Timber		
Unit 825 (La Royale Office)	Ground Floor	048 - Stock Room	Access Gained	Floor beneath existing layers	CoConcrete		
Unit 825 (La Royale Office)	Ground Floor	048 - Stock ftoom	Access Gained	Partition wall to brick/block	Plasterboard		
Unit 825 (La ftoyal Office)	Ground Floor	048 - Stock ftoom	Access Gained	Modern skylight	Plastic		
Unit 825 (La ftoyal Office)	Ground Floor	048 - Stock ftoom	Access Gained	Ceiling	Textured Coating	X015	NAD



4.0 Survey Findings — Non-Asbestos Register

Unit 825 (La Royale Office)	Ground Floor	049 - Stock room	Access Gained	Floor	Bituminous Product	S016	Chrysotile
Unit 825 (La Royale Office)	Ground Floor	049 - Stock ftoom	Access Gained	Ceiling	Textured Coating	S015	NAD
Unit 825 (La Royale Office)	Ground Floor	050 - Store	Access Gained	Floor	Bituminous Product	X016	Chrysotile
Unit 825 (La Royale Office)	Ground Floor	050 - Store	Access Gained	False ceiling (MMMF insulation above)	Plasterboard		
Unit 825 (La Royale Office)	Ground Floor	050 - Store	Access Gained	Soffit above (double skinned)	Timber		
Unit 825 (La Royale Office)	Ground Floor	050 - Store	Access Gained	Walls (behind timber cladding and shelving units (woodchip paper finish])	Brick / Block		
Unit 825 (La Royale Office)	Ground Floor	050 - Store	Access Gained	Doors, frames and skirting Panels	Timber		
Unit 825 (La Royale Office)	Ground Floor	050 - Store	Access Gained	Floor beneath existing layers	Concrete		
Unit 825 (La Royale Office)	Ground Floor	050 - Store	Access Gained	Partition wall to brick/block	Plasterboard		
Unit 825 (La Royale Office)	Ground Floor	050 - Store	Access Gained	Modern skylight	Plastic		
Unit 825 (La Royale Office)	Ground Floor	050 - Store	Access Gained	Ceiling	Textured Coating	X015	NAD
Unit 825 (La Royale Office)	Ground Floor	051 - Stock room	Access Gained	Floor	Woven Product	5018	NAD
Unit 825 (La ftoyale Office)	Ground Floor	051 - Stock ftoom	Access Gained	False ceiling (MMMF insulation above)	Plasterboard		
Unit 825 (La ftoyale Office)	Ground Floor	051 - Stock ftoom	Access Gained	Soffit above (double skinned)	Timber		



4.0 Survey Findings — Non-Asbestos Register

Unit 825 (La Royale Office)	Ground Floor	051 - Stock Room	Access Gained	Walls (behind timber cladding and shelving units (woodchip paper finish)	Brick / Block		
Unit 825 (La Royale Office)	Ground Floor	051 - Stock Room	Access Gained	Doors, frames and skirting Panels	Timber		
Unit 825 (La Royale Office)	Ground Floor	051 - Stock room	Access Gained	Floor beneath existing layers	Concrete		
Unit 825 (La Royale Office)	Ground Floor	051 - Stock ftoom	Access Gained	Partition wall to brick/block	Plasterboard		
Unit 825 (La Royale Office)	Ground Floor	051 - Stock Room	Access Gained	Modern skylight	Plastic		
Unit 825 (La Royale Office)	Ground Floor	052 - WC	Access Gained	False ceiling (MMMF insulation above)	Plasterboard		
Unit 825 (La Royale Office)	Ground Floor	052 - WC	Access Gained	Soffit above (double skinned)	Timber		
Unit 825 (La Royale Office)	Ground Floor	052 - WC	Access Gained	Walls (behind timber cladding and shelving units (woodchip paper finish]	Brick / Block		
Unit 825 (La Royale Office)	Ground Floor	052 - WC	Access Gained	Doors, frames and skirting Panels	Timber		
Unit 825 (La Royale Office)	Ground Floor	052 - WC	Access Gained	Floor beneath existing layers	Concrete		
Unit 825 (La Royale Office)	Ground Floor	052 - WC	Access Gained	Partition wall to brick/block	Plasterboard		
Unit 825 (La ftoyal Office)	Ground Floor	052 - WC	Access Gained	Tiled boxing	Timber		
Unit 825 (La Royale Office)	Ground Floor	053 - Kitchen	Access Gained	Ceiling	Textured Coating	5019	NAD
Unit 825 (La Royale Office)	Ground Floor	053 - Kitchen	Access Gained	False ceiling (MMMF insulation above)	Plasterboard		



4.0 Survey Findings — Non-Asbestos Register

Unit 825 (La Royale Office)	Ground Floor	053 - Kitchen	Access Gained	Soffit above (double skinned)	Timber		
Unit 825 (La Royale Office)	Ground Floor	053 - Kitchen	Access Gained	Walls (behind timber cladding and shelving units (woodchip paper finish])	Brick / Block		
Unit 825 (La Royale Office)	Ground Floor	053 - Kitchen	Access Gained	Doors, frames and skirting Panels	Timber		
Unit 825 (La Royale Office)	Ground Floor	053 - Kitchen	Access Gained	Floor beneath existing layers	Concrete		
Unit 825 (La Royale Office)	Ground Floor	053 - Kitchen	Access Gained	Partition wall to brick/block	Plasterboard		
Unit 825 (La Royale Office)	Ground Floor	053 - Kitchen	Access Gained	Tiled boxing	Timber		
Unit 825 (La Royale Office)	Ground Floor	054 - Lobby	Access Gained	Ceiling	Textured Coating	X015	NAD
Unit 825 (La Royale Office)	Ground Floor	054 - Lobby	Access Gained	False ceiling (MMMF insulation above)	Plasterboard		
Unit 825 (La Royale Office)	Ground Floor	054 - Lobby	Access Gained	Soffit above (double skinned)	Timber		
Unit 825 (La Royale Office)	Ground Floor	054 - Lobby	Access Gained	Walls (behind timber cladding and shelving units (woodchip paper finish])	Brick / Block		
Unit 825 (La Royale Office)	Ground Floor	054 - Lobby	Access Gained	Doors, frames and skirting Panels	Timber		
Unit 825 (La Royale Office)	Ground Floor	054 - Lobby	Access Gained	Floor beneath existing layers	Concrete		
Unit 825 (La Royale Office)	Ground Floor	054 - Lobby	Access Gained	Partition wall to brick/block	Plasterboard		
Unit 825 (La Royale Office)	Ground Floor	054 - Lobby	Access Gained	Tiled boxing	Timber		



4.0 Survey Findings — Non-Asbestos Register

Unit 825 (La Royale Office)	Ground Floor	054 - Lobby	Access Gained	Ceiling	Textured Coating	X015	NAD
Unit 825 (La Royale Office)	Ground Floor	055 - Lobby	Access Gained	Ceiling	Textured Coating	X015	NAD
Unit 825 (La Royale Office)	Ground Floor	055 - Lobby	Access Gained	False ceiling (MMMF insulation above)	Plasterboard		
Unit 825 (La Royale Office)	Ground Floor	055 - Lobby	Access Gained	Soffit above (double skinned)	Timber		
Unit 825 (La Royale Office)	Ground Floor	055 - Lobby	Access Gained	Walls (behind timber cladding and shelving units (woodchip paper finish)	Brick / Block		
Unit 825 (La Royale Office)	Ground Floor	055 - Lobby	Access Gained	Doors, frames and skirting Panels	Timber		
Unit 825 (La Royale Office)	Ground Floor	055 - Lobby	Access Gained	Floor beneath existing layers	Concrete		
Unit 825 (La Royale Office)	Ground Floor	055 - Lobby	Access Gained	Partition wall to brick/block	Plasterboard		
Unit 825 (La Royale Office)	Ground Floor	055 - Lobby	Access Gained	Tiled boxing	Timber		
Unit 825 (La Royale Office)	Ground Floor	056 - Entrance lobby	Access Gained	False ceiling (MMMF insulation above)	Plasterboard		
Unit 825 (La Royale Office)	Ground Floor	056 - Entrance lobby	Access Gained	Soffit above (double skinned)	Timber		
Unit 825 (La Royale Office)	Ground Floor	056 - Entrance lobby	Access Gained	Walls (behind timber cladding and shelving units (woodchip paper finish)	Brick / Block		
Unit 825 (La Royale Office)	Ground Floor	056 - Entrance lobby	Access Gained	Doors, frames and skirting Panels	Timber		
Unit 825 (La Royale Office)	Ground Floor	056 - Entrance lobby	Access Gained	Floor beneath existing layers	Concrete		



4.0 Survey Findings — Non-Asbestos Register

Unit 825 (La Royale Office)	Ground Floor	056 - Entrance lobby	Access Gained	Partition wall to brick/block	Plasterboard		
Unit 825 (La Royale Office)	Ground Floor	056 - Entrance lobby	Access Gained	Tiled boxing	Timber		
Unit 825 (La Royale Office)	Ground Floor	056 - Entrance Lobby	Access Gained	Ceiling	Textured Coating	X015	NAD
Unit 825 (La Royale Office)	Ground Floor	057 - Office	Access Gained	Ceiling	Textured Coating	X015	NAD
Unit 825 (La Royale Office)	Ground Floor	057 - Office	Access Gained	False ceiling (MMMF insulation above)	Plasterboard		
Unit 825 (La Royale Office)	Ground Floor	057 - Office	Access Gained	Soffit above (double skinned)	Timber		
Unit 825 (La Royale Office)	Ground Floor	057 - Office	Access Gained	Walls (behind timber cladding and shelving units (woodchip paper finish)	Brick / Block		
Unit 825 (La Royale Office)	Ground Floor	057 - Office	Access Gained	Doors, frames and skirting Panels	Timber		
Unit 825 (La Royale Office)	Ground Floor	057 - Office	Access Gained	Floor beneath existing layers	Concrete		
Unit 825 (La Royale Office)	Ground Floor	057 - Office	Access Gained	Partition wall to brick/block	Plasterboard		
Unit 825 (La Royale Office)	Ground Floor	057 - Office	Access Gained	Tiled boxing	Timber		
Unit 825 (La Royale Office)	Ground Floor	058 - Office	No Access			Presumed	Presumed Asbestos
Unit 827	Ground Floor	040 - Shop Area	Access Gained	Ceiling	Textured Coating	X010	NAD
Unit 827	Ground Floor	040 - Shop Area	Access Gained	Ceiling	Textured Coating	S010	NAD
Unit 827	Ground Floor	040 - Shop Area	Access Gained	Ceiling tiles and false ceiling	Plasterboard		
Unit 827	Ground Floor	040 - Shop Area	Access Gained	Soffit above (double skinned)	Timber		



4.0 Survey Findings — Non-Asbestos Register

Unit 827	Ground Floor	040 - Shop Area	Access Gained	Walls (behind timber cladding and shelving units)	Brick / Block		
Unit 827	Ground Floor	040 - Shop Area	Access Gained	Doors, frames and skirting Panels	Timber		
Unit 827	Ground Floor	040 - Shop Area	Access Gained	Floor beneath existing layers	Concrete		
Unit 827	Ground Floor	040 - Shop Area	Access Gained	Partition wall to brick/block	Plasterboard		
Unit 827	Ground Floor	040 - Shop Area	Access Gained	Panels to shop facade	Timber		
Unit 827	Ground Floor	040 - Shop Area	Access Gained	Modern electrics within plasterboard columns	Brick / Block		
Unit 827	Ground Floor	041 - Stock room	Access Gained	Ceiling	Textured Coating	S011	NAD
Unit 827	Ground Floor	041 - Stock Room	Access Gained	Ceiling tiles and false ceiling	Plasterboard		
Unit 827	Ground Floor	041 - Stock room	Access Gained	Soffit above (double skinned)	Plasterboard		
Unit 827	Ground Floor	041 - Stock room	Access Gained	Walls (behind timber cladding and shelving units)	Brick / Block		
Unit 827	Ground Floor	041 - Stock Room	Access Gained	Doors, frames and skirting Panels	Timber		
Unit 827	Ground Floor	041 - Stock Room	Access Gained	Floor beneath existing layers	Concrete		
Unit 827	Ground Floor	041 - Stock room	Access Gained	Partition wall to brick/block	Plasterboard		
Unit 827	Ground Floor	041 - Stock room	Access Gained	Pipes within ceiling void	Plastic		
Unit 827	Ground Floor	041 - Stock room	Access Gained	Modern electrics within plasterboard columns	Brick / Block		



4.0 Survey Findings — Non-Asbestos Register

Unit 827	Ground Floor	042 - Shop Area	Access Gained	Floor	Vinyl Products	S012	NAD
Unit 827	Ground Floor	042 - Shop Area	Access Gained	Ceiling	Textured Coating	X010	NAD
Unit 827	Ground Floor	042 - Shop Area	Access Gained	Ceiling tiles and false ceiling	Plasterboard		
Unit 827	Ground Floor	042 - Shop Area	Access Gained	Soffit above (double skinned)	Timber		
Unit 827	Ground Floor	042 - Shop Area	Access Gained	Walls (behind timber cladding and shelving units)	Brick / Block		
Unit 827	Ground Floor	042 - Shop Area	Access Gained	Doors, frames and skirting Panels	Timber		
Unit 827	Ground Floor	042 - Shop Area	Access Gained	Floor beneath existing layers	Concrete		
Unit 827	Ground Floor	042 - Shop Area	Access Gained	Partition wall to brick/block	Plasterboard		
Unit 827	Ground Floor	042 - Shop Area	Access Gained	Panels to shop facade	Timber		
Unit 827	Ground Floor	042 - Shop Area	Access Gained	Modern electrics within plasterboard columns	Brick / Block		
Unit 827	Ground Floor	043 - Stock room	Access Gained	Ceiling tiles and false ceiling	Plasterboard		
Unit 827	Ground Floor	043 - Stock Room	Access Gained	Soffit above (double skinned)	Plasterboard		
Unit 827	Ground Floor	043 - Stock Room	Access Gained	Walls (behind timber cladding and shelving units)	Brick / Block		
Unit 827	Ground Floor	043 - Stock Room	Access Gained	Doors, frames and skirting Panels	Timber		
Unit 827	Ground Floor	043 - Stock room	Access Gained	Floor beneath existing layers	Concrete		
Unit 827	Ground Floor	043 - Stock room	Access Gained	Partition wall to brick/block	Plasterboard		



4.0 Survey Findings — Non-Asbestos Register

Unit 827	Ground Floor	043 - Stock room	Access Gained	Pipes within ceiling void	Plastic		
Unit 827	Ground Floor	043 - Stock room	Access Gained	Modern electrics within plasterboard columns	Brick / Block		
Unit 827	Ground Floor	043 - Stock Room	Access Gained	Ceiling	Textured Coating	X010	NAD
Unit 827	Ground Floor	044 - Toilet	Access Gained	Ceiling tiles and false ceiling	Plasterboard		
Unit 827	Ground Floor	044 - Toilet	Access Gained	Soffit above (double skinned)	Plasterboard		
Unit 827	Ground Floor	044 - Toilet	Access Gained	Walls (behind timber cladding and shelving units)	Brick / Block		
Unit 827	Ground Floor	044 - Toilet	Access Gained	Doors, frames and skirting Panels	Timber		
Unit 827	Ground Floor	044 - Toilet	Access Gained	Floor beneath existing layers	Concrete		
Unit 827	Ground Floor	044 - Toilet	Access Gained	Partition wall to brick/block	Plasterboard		
Unit 827	Ground Floor	044 - Toilet	Access Gained	Pipes within ceiling void	Plastic		
Unit 827	Ground Floor	044 - Toilet	Access Gained	Modern electrics within plasterboard columns	Brick / Block		
Unit 827	Ground Floor	044 - Toilet	Access Gained	Ceiling	Textured Coating	X010	NAD



Appendix 1 — Definitions & Recommended Guidance



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD
PREN2151
ENERGENCY

Client	ABASTRA ENVIRONMENTAL LTD	Analysis Report No.	SCO/24/4725
Address:	UNIT 42 HORNSBY SQUARE SOLITHFIELDS BUSINESS PARK BASILDON	Report Date.	14/02/24
Altreninn:	ESSEX, ?St 5 6SD	Site Ref No.	N/A
Site Address:	TECHNTCAL MANAGER	Page No:	1 Of 3
Date sample taken:	THE PRINTWGRKS	No of Samples:	26
Date sample received	8T9-829 PAGE ROAD N17 8ER	Obtaincd:	DELIVERED
Date of Analysis:			

amples of matenal, reterenced below, have been examined ro determine the presence at asbestos nbres, using Scoepes Asbestos Analysis in house method of transmitted/polarised light micooscopy and centre stop dispersion staining, based on HSE's HSGZ48
Cf samples have been DEUVERED the site address and actual sample loeation is as gwen by the client at the time of deliverv. Scoepes Asbestos Analysis Services Limited are not responsible for tt+e accuracy or competet+æ of the sampling by third parties. Under thae circumstances Scoepes Asbestos Analysis cenzices Limited cannot be held responsible for the interpretaðon of the results shown Resulo relate only to the iæms tated

SOOPER LAMPLE No.	CLIENT VI'4PLE No	Sample lolation	Fihre Type Derecefeü
1	S00t	001-EST wEE-TE+uRED&OATmG	NADIS
2	?002	00t -ENTRANÉE - NABM	NADIS
3	5003	00&-&cPDO RD-&uP LUX	N Dv
4	5004	004 - ENTRANCE CORRIDOR - TEXTURED COATING	NADZA
5	S00'i	004 - ENTRU\NCE CORRIDOR - TEXTURED CDATTNG	NADZS
6	5006	007-T0&+S-GELE@T	NADIS
7	5007	019 - OPEH PLAN SUTTE - BKUMEN	NADZS
8	5008	019 - OPEN PLAN SUITE - SANDTEX	NADIS
9	?009	026 - LOFT - MASTIC	NADZA
CO	S010	029 - OPEN PC \$TORE - f4ASHC	NADZS

KEY: NADIS - No Asbestos Derected in Sample

Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.

Note: This Certifi cate for identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Note: All Analysis is performed in House on the registered premises (belo\^/).

Nofe: Whrrr an 'A' appears af Ohr end of the analysis rcprnt numbrt this mrans an amrndmrnt has brnn made to thr original rr•port. Infnrmtion What has been amended mviii be rr+arkeü with an "

Anatysed by:	S GIDDINGS	ignatory	
		Print name:	C.BOLTON— DEPUTY Q.C.N

Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SST3 1EU
Tel: 01268 724785 Fax: 01268 72R796 job: 07765 685t32 E-f•tail: end nrnc « '•nyc aasl en ul-

L4m n fde > 017"L Dec Address: As above



Appendix 1 — Definitions & Recommended Guidance



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD
PREMIUM
EMERGENZ

Client:	ABASTRAENVIRONMENTALLTD	Analysis Report No	KO/24/4725		
Address	UNIT42HORNSBY SQUARE	Report Date	t4/02/Z4		
Attention:	SOFTTHFIELDS BUSINESS PARK BASILDON	Site Ref No	N/A		
Site Address	E8SCE, SStfi 65D	Page No	2	Of	3
Date sample taken	TECHNICALMANAGER	No. of Samples	26		
Date sample received	THEPENTWORKS	On a neñ	DEMUERED		
Date of Analysis:	14/02/24 819-8Y9HGHROAD N78ER				

impies ot material, reterenceo below, nave been examiner co determine the presence ot asoestos nores, using Scopes Asoestos Analyse in house method of Eransmitted/polarised light microscopy and cenEre sEop dispersion staining, based on HSE s HSG248.
Cf samples have been DEIJVERED the site address and actual sample location is as gwen by the client aE the time ofl delivery. Scopes Asbestos Analyss 'Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under theoe circumstances Soepes Asbestos Analysis Services Limited cannot be heid responsible for the interpretation of the results shown. Results relate only to the items tested.

KOPES SAMPLE No.	CMET SAMPLE No.	Sample Location	Fiere Type Detected
1J	SOJt	Ø#1-STOCKROOM -*EXTURED COATING	NADIS
12	S012	042 — S HOP AREA — UNO	NADIS
13	S013	046 — USC — TEXTURED COATING	NADIS
14	S014	046 — USC — CEFIENT	CHRYSO*ILE
15	S015	049 — WOCK ROON — *EXTJRED COATING	NADIS
16	S016	040 — TDCK ROON — ADHESIVE	CHRYSO*ILE
17	S017	049 — STOCK ROOM — NOSING	NADIS
18	S018	051 — STOCK ROOM- LINO	NADIS
10	S019	053- CTCHEN-TEXTURED COA^ing	NADIS
20	S020	EXTERNAL — BTUMEN	NADIS

KEY: NADTS — No Asbestos Detected in sample

Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.

Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the wriKen approval of the Laboratory

Note: All Analysis is performed in House on the registered premises (below).

Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

AnMysed by:	THnLMGAN	Authorised signatory	
		Print name:	C.BOLTON — DEPUT Q.C.M

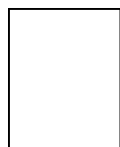
BULL 001-VER 8 £4-3UN-22-QCM

Unit 14 Britannia Court, Burnt Nills Industrial Estate, Basildon, Essex, 5513 1EU
Ted: 01268 724785 Fax: 01268 724796 bob: 07765 685132 E-Caii: cnquircs , cnnc•aa,l cu ufi

Com oany neg Ne: S191390 Reg Address: As above



Appendix 1 — Definitions & Recommended Guidance



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD
PREMIUM
ENERGENCY

Client:	ABASTRAENVIRONMENTALLTD	Analysis Report No.	SCOJ24/4725			
Address:	UNIT 42 HORNSBY SQUARE		Report Date:	14/02/24		
Attention:	SOUTHFIELDS BUSINESS PARK			Site Ref No.	N/A	
Site Address:	BASILDON		Page No:		3	Of
Date sample taken	ESSEX, SS156SD			No. of Samples:	26	
Date sample received	TECHNICALMANAGER	Obtained:	DEFERRED			
Date of Analysis:	THE PRINCEWORKS					
	8198298IGHROAD					

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and energy dispersive staining, based on HSE's HSG248. If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
21	5021	EXTERNAL — MASTIC	NADIS
22	5022	EXTERNAL — RENDER	NADIS
23	5023	EXTERNAL — CEMENT	NADIS
24	5024	EXTERNAL — CEMENT	NADIS
25	5025	EXTERNAL — PLASTER	NADIS
26	5026	02P-OPEN PLAN 9TORSUNT-MASTIC	NADIS

KEY: NADIS — No Asbestos Detected in Sample

Note All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.
 Note This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.
 Note All Analysis is performed in House on the registered premises (below).
 Note Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report information that has been amended will be marked with an 'A'

Analysed by:	J PALMER	Authorised signatory:	
		Print name:	C.BOLTON — DEPUTY Q.C.M.

BULK00a-yER8 S4-JUH-22-QCM

Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EU
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 Company Reg No: 5191390 Reg Address: As above



Appendix 1 — Definitions & Recommended Guidance

Level of Identification

Sample (S) A physical sample was taken on site by the Surveyor and analysed by the laboratory.

Cross reference (X) No sample was taken but the material is visually like a sample that has been analysed from the survey. This is a form of Strong Presumption as defined in HSG264.

Strongly Presumed (SP) No sample was taken but due to the appearance of the material and with the surveyor's knowledge and experience the material has been identified as containing asbestos.

Presumed (P) No sample was taken and therefore due to this lack of information the material or item must be presumed to contain asbestos. This will often be because the item could not be sampled due to excessive height (such as soffits) or an item could not be inspected (or sampled) as this may have presented a risk to the Surveyor (e.g. opening live plant and electrics).

Previously Sampled (PS) A sample has been previously sampled and analyzed by either Abastra or by another organization.

No access areas are also treated as a presumption.

Inspected Area (IA) This illustrates that a area within a room has been inspected and no suspect materials were identified. It is an opportunity for the surveyor to photograph and record that a element has been inspected without the need to sample. This will usually be during a refurbishment survey.

Non-suspect items

The surveyor will record non-suspect items as part of the survey. This will include non-asbestos materials which can be confused as containing asbestos by those who have less experience of ACNs. This will include non-asbestos boards (e.g. Supalux and Vermiculite), modern vinyl products, modern bitumen products, etc. The surveyor may record other non-asbestos items as determined during the survey.

Non-asbestos boards will also be sampled periodically throughout the building to confirm they are non-asbestos.

In rooms where there are no non-asbestos items and no suspect items to record the surveyor will record 'All Areas/Items — No Suspect Materials Seen' this illustrates that the surveyor has inspected all areas of the room as far as is reasonably practicable in accordance with the survey scope and has deemed the room asbestos free.

Non-suspect items are recorded within the Location Register in Section 5.

All ACMs are detailed by location number, with the relevant floor given by numerical value. However, in instances where a room or location is present over more than one floor (e.g. Staircases and Lift Shafts) the floor may be detailed as 'Multiple'. Hence when reviewing the Asbestos Register to gain an overview of an entire floor, it is necessary to consult two sections of the register, firstly the relevant floor, secondly any 'Multiple' locations that may be present.



Appendix 1 — Definitions & Recommended Guidance

Recommendations

The various recommendations given within this report are explained below: -

Remove

If an item is recommended for removal it has either sustained damage and is posing an increased risk in its current condition; or due to its location it is considered considerable risk as it could easily be disturbed in the future. Materials recommended for removal will be given one of the following recommendations: -

Removal by Licensed Contractor. This will include removal of AIB, Insulation, Spray Coatings and is likely to be subject to a 14-day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

Removal by Asbestos Trained Contractor. This will include removal of lower risk materials such as Asbestos Cement, Bitumen Products, Reinforced Composites, Floor Tiles etc. Some such works may be considered Notifiable Non-Licensed Works.

The Control of Asbestos Regulations 2012 does not necessarily require such removal works to be undertaken by a licensed contractor. However, it is good practice, and we would strongly recommend that all removal works are undertaken by a licensed contractor.

Restrict Access

Materials have been identified that are in a damaged condition often with associated debris that can be easily disturbed. As such access to the area should be prevented to all persons until such a time when the area has been deemed safe for reoccupation. This will usually be once removal works have been completed.

No Access - Inspection Required

Access to the given location was either not possible at all or only limited access was possible. In both instances there is the potential for unidentified asbestos being present and as such the area must be treated as containing asbestos until full access is possible.

Arrangements should be made at the earliest opportunity to revisit locations where access was not possible, or access was limited in order that such areas can be inspected fully.

Items and materials that are presumed to contain asbestos will also be given the recommendation of 'No Access — Inspection required'. In these instances, the item or material should be treated as containing asbestos until arrangements can be made to access such items or materials to carry out an inspection or sample to confirm or otherwise the presence of asbestos.

No Recommendation Required

Asbestos has not been identified and as such no further action is required.



Appendix 1 — Definitions & Recommended Guidance

Recommended Guidance

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

Undertake suitable and sufficient Risk Assessments of identified ACMs against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

The findings of the survey be brought to the attention of those persons who are likely to meet asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 9 of the Control of Asbestos Regulations 2012.

Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

During the survey it may not have been possible to access all areas of the site. Details of areas requiring further access is identified within the Data Sheets and Executive Summary of this report. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

It is recommended that air monitoring is carried out within any areas where ACNIs have been identified to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG 248 The Analyst Guide.

Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted to these areas in accordance with Regulation 11 of the Control of Asbestos Regulations 2012 and that air monitoring is carried out within adjacent areas to assess airborne fibre levels.

All identified asbestos to be appropriately identified and subject to Risk Assessment, management, and re-inspection.

Site specific recommendations in respect to the location and condition of asbestos materials identified during this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be referred to and complied with.

It is recommended that work on, or removal of, both licensed and non-licensed ACMs is undertaken by a licensed asbestos removal contractor so that the Duty Holder / Client can have confidence that the contractor has provided the correct level of training and has the experience and knowledge necessary to deal with these products safely.

It is a requirement of CAR 2012 that further intrusive investigations and sampling be carried out where any refurbishment, maintenance, or similar activity is planned that may expose asbestos materials. This should be a refurbishment/demolition survey as documented by HSG 264.

The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.



Appendix 2 — Material Assessment Algorithm

Where ACNIs have been identified or presumed to be present a Material Assessment Algorithm has been calculated as detailed in HSG 264 and reproduced in line with the table overleaf.

The Material Assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way.

For each of the four variables given by the table a score is allocated. The four scores are added together to give a Material Assessment score of between 2 and 12.

HIGH RISK 10-12

Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed;

Those materials with a score between 7 and 9 are regarded as medium risk to release fibres.

Materials with a score between 5 and 6 are low risk to release fibres.

Scores of 4 or less are very low risk.

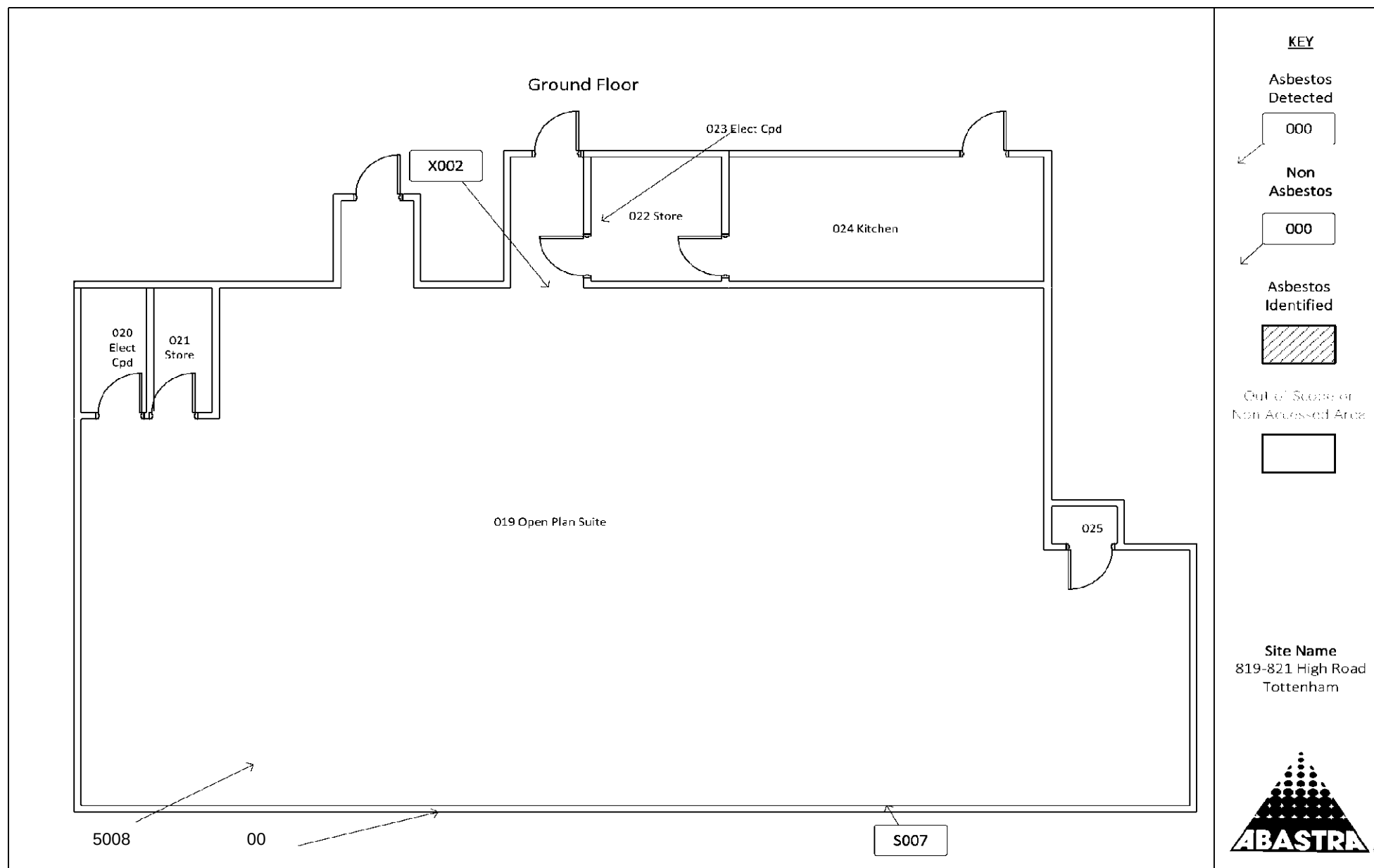
Section	Sample Variable	Score	Examples of Score
A	Product type (or debris from product).	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paint or decorative finishes, asbestos cement, etc).
		2	Asbestos insulating board, mill boards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
		3	Thermal insulation (e. g. : pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
B	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 materials or several small areas where material has been damaged revealing loose asbestos fibres.
		3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
C	Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
		1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), unsealed cement sheets, etc.
		2	Unsealed AIB, or encapsulated lagging and sprays.
		3	Unsealed lagging and sprays.
D	Asbestos type	1	Chrysotile.
		2	Amphibole asbestos excluding Crocidolite.
		3	Crocidolite.
Material Assessment Score - A + B + C + D			



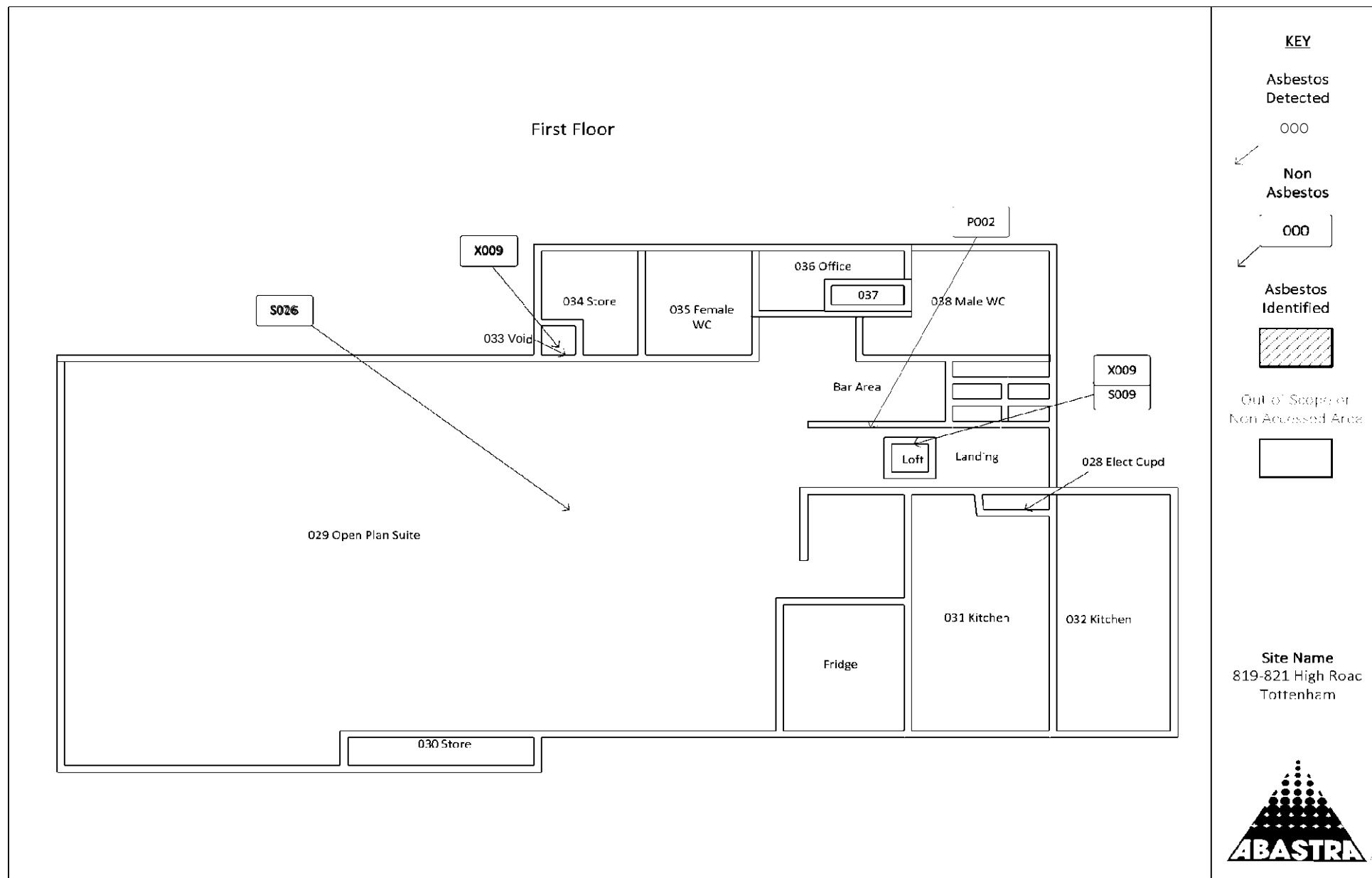
Appendix 2 — Material Assessment Algorithm

The Material Assessment identifies the high-risk materials, that is, those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the Material Assessment will be the materials that should be given priority for remedial action. Management priority must be determined by carrying out a Risk Assessment which will also consider the likely maintenance activity; occupant activity; likelihood of disturbance; and human exposure potential.

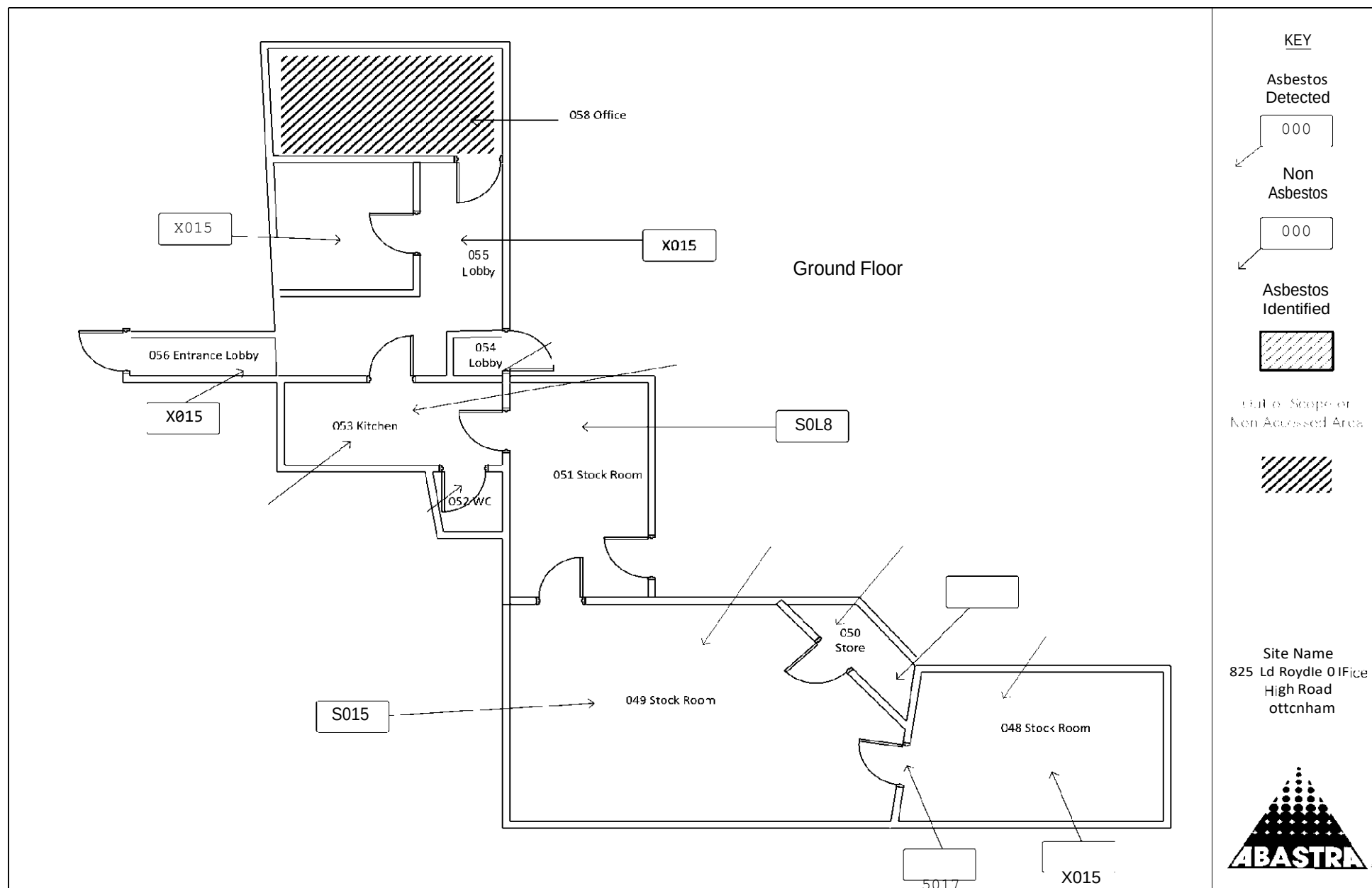
Appendix 3 — Survey Drawings



Appendix 3 — Survey Drawings



Appendix 3 — Survey Drawings





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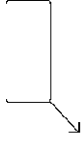
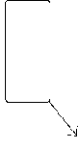
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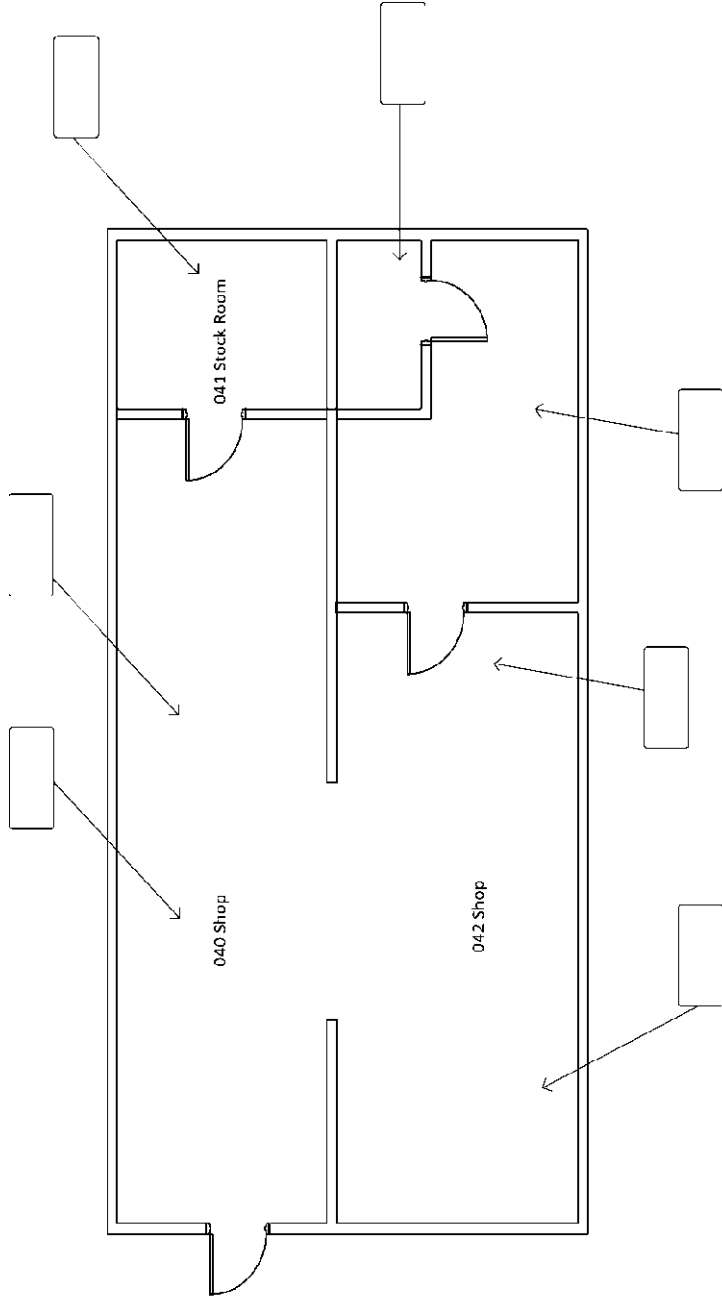
Site Name
B2o Hgh road
'orten ha



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Scoop or
Non-Accessed Area



METHOD STATEMENT
PRINTWORKS TOTTENHAM



Appendix 9: Demolition method statement



DEMOLITION LLP

METHOD STATEMENT

**DEMOLITION OF PRINTWORK STRUCTURE INC SLAB,
FOUNDATIONS AND SOFT STRIP WORKS PRINTWORK
TOTTENHAM**



Method Statement Title:			
Demolition of Printworks structures Inc. slab, foundations and soft strip works			
Method Statement No.:	MS-CE-240007	Revision No.:	02
Prepared by:	Name: T Fitzsimmons	Signed:	Date: 05/02/24
Reviewed by:	Name: Tony Hill	Signed:	Date: 05/02/24
Revision Detail:			
Revision No.:	Revision Detail & Issue Status:	Completed by:	Issue Date:
01	First issue	T Fitzsimmons	15/02/24
02	More information on Wedding venue party wall Demolition included. Updated logistics incorporated	T Fitzsimmons	15/02/24

METHOD STATEMENT PRINTWORKS TOTTENHAM



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PART ONE:

Method Statement Details:

Project Name & No.:	Printworks Tottenham	Project Manager:	Tommy Fitzsimmons
Project Address:	829 High road London N17 8ER		
Method Statement Title:	Demolition of Printworks structures Inc. slab, foundations and soft strip works		
Method Statement No.:	MS-CE240007	Revision No.:	02
Anticipated Start Date:	19/02/24	Anticipated Duration:	11 weeks
Site Working Hours:	Mon – Fri: 08:00–18:00hrs	Saturday: 08:00–13:00hrs	Sunday: None

Location of Works:

- All phases in School area (see attached logistics sketch below)

Overview of Scope:

- Demarc Demolition areas fence where needed
- Create access Demolition areas
- Remove asbestos Non- notifiable (Separate Rams)
- Soft strip Buildings that are being demolished
- Demolish all structures as per F3 architects Demolition plans issued
- Weather proof external elevations of adjoining buildings being retained after Demolition severance (Infills by PC)
- Remove slabs, foundations
- Clear site of all materials
- Handover site to Base contracts

Description of Works & Safe Working Arrangements:

METHOD STATEMENT

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The purpose of this method statement is to establish the safe system of works which is to take place in relation to the Demolition, slab and foundation removal and soft strip works of The Printworks Tottenham. Everyone involved with this operation will have had a site-specific induction. • Site supervisor to check method statement is relevant and ensure any amendments needed are made before work starts. More specifically, if there are any certain aspects of the works that require mentioning or specifying then these will need to be amended in the RAMS etc. • Site supervisor will carry out a method statement briefing for all operatives, and ensure all works are carried out in accordance with the method statement. • Operatives will sign– briefing register. • Site supervisor will carry out daily pre-start briefing. • Operatives will sign register. • Access - Hill Demolition will be set up as needed with fencing and signs to segregate areas when working and moving/removing materials. • Working area to be clearly identified to all other trades. • All operatives to wear full five point PPE at all times. • All deliveries to site will be via the junction Tottenham High road Via Brunswick square Barring the original delivery of the excavator that will be via peacock estate. This will include skips for all recycled materials.

Description of Works & Safe Working Arrangements:
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METHOD STATEMENT

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- Above is to be completed as a standard for all works further.
- All existing services are to be made safe or terminated and isolation cert obtained from Base contracts before any demolition works commence.
- Asbestos survey is to be conducted by others and a copy issued to Hill Demolition LLP. This is to be referred to always and issued to site supervisor. A handover cert / air test will be issued by the asbestos removal company before any works proceed in specific areas that contained asbestos highlighted in the R+D and management surveys. As works progress, any other unidentified found materials are to be made known to Base contractors and any other contractors This will then be notified to Asbestos removal company and sampled to if determine it is a notifiable or non-notifiable ACM
- Hill Demolition are to remove any known non-notifiable asbestos within these areas.
- Operatives to sign RAMS and DABS before entering work area. Operatives are to be made aware of hazards in all areas during briefing. This will be highlighted on a toolbox talk and operatives made aware of potential hazards.

Sequence

- Attend induction
- Setup site
- Obtain cert for utility Disconnections
- Obtain Handover cert from Asbestos removal company for any Notifiable Asbestos removal
- Obtain all permits needed for works, Demolition/ Hot works / Break ground
- Brief operatives on method statement and risk assessments
- Fence off works area and display warning signage.
- Remove non-notifiable asbestos
- Soft strip buildings
- Demolish buildings
- Remove slabs, foundations
- Remove all materials as works proceed
- Leave area in clean and tidy condition for handover to next contractor.

Preparation

- Obtain permits / reoccupation certs. Utility disconnection certs
- All operatives to be to attend daily briefing every morning before works commence.
- Prior to the commencement of the works, physical barriers (Heras fencing) will be erected to the exterior of the proposed location with safety signage erected to the fencing highlighting works to be undertaken.

Temporary works envisaged

- Scaffold protection access Wedding Venue (Basic Design TG20)
- Canter lever Brunswick square /Highstreet Designed (Designed scaffold)
- Heras panel exclusion zones (Manufacturers guidance)

Access and egress

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- Vehicle and pedestrian access will be as Base contracts TM / logistics plan and below Hill demolition logistics plan coming in off Tottenham Highroad and Brunswick square junction Via Site access gates.

METHOD STATEMENT

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Description of Works & Safe Working Arrangements:

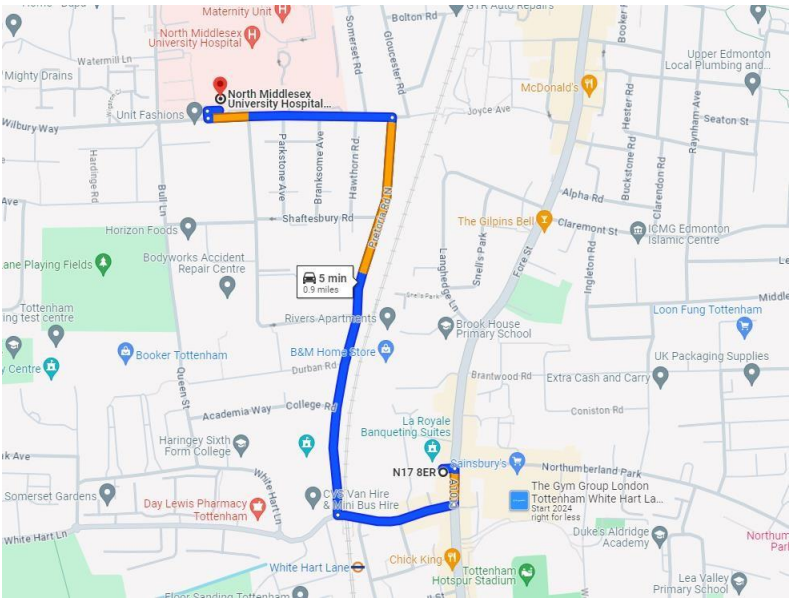
- All site visitors are to report to the site office for Base Contracts induction or to be escorted around site until such time as they have undergone and induction and are aware of the works being undertaken on site at various locations.

Note: All vehicles entering and leaving site will be marshalled by a trained competent Marshall and take into consideration the school drop-off/ collection times Monday to Fridays as school will be live and operating throughout the programmed Demolition works

Logistics / Phasing



Nearest Hospital North Middlesex university Hospital - Tel: 0208 8872000 Sterling Way, London N18 1QX



Description of Works & Safe Working Arrangements:

METHOD STATEMENT

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Plant + Attachments



Breaker



pulveriser



Shear



Basket Grab



Komatsu PC 210



Motofog water canon

Small plant list

Generators, recip saw sthil saws, podiums, alloy towers. / Handtools mattocks, shovels, brooms, snips, spanners.

Creating exclusion zones

Heras fencing

Exclusion zones will need to be created before the commencement of Demolition; this will be established with site logistic meetings. Operatives will then erect fencing to create these areas (See logistics sketch above).

Soft strip works (wedding venue and Demolished buildings)

- Skips will be sited alongside buildings to be stripped and fenced off as exclusion Area, trained traffic marshal will direct all skips into position. Signage will be erected to highlight works.
- Skips will be on turnaround. All material will be immediately loaded into a waiting skip in order to make sure that the working area is kept safe and tidy. This will help minimise trip hazards.
- Arising will be either loaded straight into skips from above windows or operatives placing it directly in to skip or stockpiled in fenced off areas for excavator fitted with basket grab to load at a later time.
- Dust masks will be worn by operatives at all times during demolition phase of works. Dust will be suppressed and kept to a minimum
- Operatives will remove furnishings (such as doors, cubicles, counters etc) by hand using demolition mattock's and nail bars. Operatives will remove these straight to the awaiting skips via the wheelie bins, bogeys. Dust control will be maintained using mobile mild sprayers when needed. These works will only commence in areas free from asbestos.
- Once asbestos is removed and reoccupation cert is handed over by asbestos removal contractor full soft strip will commence. Once furnishings and ceilings have been removed, plasterboard partition walls will be removed using demolition tools. Care will be taken in order to make sure that no other asbestos that has not been recorded in the survey is in these areas. Dust control will be maintained using mobile mild sprayers when needed

METHOD STATEMENT
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Description of Works & Safe Working Arrangements:

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- The existing ceilings (Non-Asbestos) will be removed by hand. Access will be via alloy towers. These will be removed via wheelie bins 4-wheel bogeys and wheel barrows; the existing ceiling track will then be removed. Tin snips will be used as and when needed.
- Any metal ducting and the like will be cut using recip saws and oxy / propane if needed, (a hot works permit will be in place if oxy cutting techniques are to be used).
- Once all works have been completed the area will be swept and cleared. This will happen at the end of each shift also.
- All tools will be removed from the area, barriers and signage. Signage that will be needed is to stay so as to ensure site safety is maintained, especially for future activities.

Note: All works to be sequenced and planned logistically with Asbestos removal contractor daily as works proceed No areas will be soft stripped if there is Notifiable asbestos within it this will be removed first by a licenced contractor before any works commence in this area

Methodology demolition Brick and Timber framed building (High Road / Brunswick square)

- High road and Brunswick square will be protected by a canter levered scaffold protection structure before any Demolition takes place (Separate Rams A&D Scaffolding)
- The structures in phase1 will be demolished using a 20- ton excavators using basket grab and shear attachments.
- Demolition will commence in the Northeast corner of the site on the high street (Highlighted red on above logistics sketch) the brick and timber framed structure working in from the back court yard (West) and working towards the east.
- The excavator will remove the external masonry facade wall allowing visual access to remove the timber roof structure utilising the basket grab attachment
- Once the hardcore has been removed the excavator can then sever roof trusses frame where it is supported by the perimeter brick walls / piers allowing a frame to be lowered to ground / 1st floor level, all roof covering fabrics will be removed and segregated at this point using the basket grab attachment and loaded straight into waiting skips or stockpiled to be removed at a later point.
- The above will be repeated until the demolition of the internal structure is passed the external perimeter piers. The excavator will then fold over the piers / walls into the building footprint severing them as close as possible to slab level.
- Any protruding wall / piers will be broken down flush with slab level leaving no trip hazards at ground slab level will be cut flush utilising oxy propane cutting torch.
- The excavator will then progress its way into the building demolishing the structure in front of it into small manageable sizes and removing the cut sections from the area
- Timber floors, staircases also utilising the basket grab attachment as the demolition progresses.
- This method will continue until the demolition is finished in this structure.
- Once the demolition is complete the infilled openings (Base contracts) will be weatherproofed using timber batons and roof felt fixed with screws to the timber infill

Note: All dust will be suppressed at all times by strategically placing Water canon and utilising water hoses at a safe distance from the operating plant

Methodology Demolition of Wedding venue

- A&D scaffolding will erect a TG20 scaffold as per logistics sketch above. The scaffold on Peacock industrial will be erected only when the demolition has progressed to the last 2 bays of the wedding venue structure this will aid in keeping the scaffold on peacocks for as short a duration as possible
- The wedding venue structure in phase 2 will be demolished using a 20- ton excavators utilising a basket grab, shear and pulveriser attachments.

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- Demolition will commence in the Northeast corner of the Brick framed metal roof and concrete precast floor

METHOD STATEMENT

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structure working towards the West as per sketch above.

- The excavator will remove the external masonry facade wall allowing visual access to remove the Metal sheet and framed trusses of the roof structure utilising the shear and basket grab attachments.
- Once the hardcore has been removed the excavator can then sever roof trusses frame where it is supported by the columns and external beams allowing a frame to be lowered to ground / 1st floor level. All roof sheet coverings covering / fabrics will be removed and segregated at this point using the basket grab attachment and loaded straight into waiting skips or stockpiled to be removed at a later point.
- The above will be repeated until the demolition of the internal structure is passed the external perimeter columns. The excavator will then fold over the columns into the building footprint severing them as close as possible to slab level.
- The excavator will then progress its way into the building demolishing the structure in front of it into small manageable sizes and removing the cut sections from the area
- Concrete floors, staircases and the like will be pulverised by the excavator fitted with a hydraulic pulveriser and stockpiled for later crushing.
- This method will continue until the next row of columns has been reached, the area is to be cleared of all debris prior to the next bay commencing.
- Once the above has been completed in this phase the excavator move to the next phase for demolition until all the structure has been demolished to the last two bays of the wedding structure (West elevation).
- Once the demolition of the structure has reached the last two bays the protection / access scaffold will be erected to aid in the demolition of the back wall of the structure on the west elevation. This will enable the excavator to demolish the backwall in a piecemeal fashion being aided by operatives sited on the scaffold banking the excavator and breaking the wall down by hand utilising electric Kangos and sledge hammers ensuring there is no pressure put on the party wall during the mechanical Demolition.
- Once the excavator has piecemeal Demolished the wall down as far as possible to near the top of the party wall the scaffold will be struck and the remainder of the wedding venue back wall will be demolished by again operatives utilising kango hand tools, club hammer and bolsters if needed working from inside the structures footprint until the wall is fully demolished. The wall will be inspected by the site supervisor as this phase of the Demolition is taking place constantly monitoring the party wall structures stability and movement. If the structure shows any signs of movement the works will cease immediately and the supervisor will report to Base contracts management for discussions and further planning of the Demolition going forward.
- An excavator fitted with a basket grab will follow behind demolition machines segregating the materials into stockpiles and loading into bins clearing the way for demolition to progress.
- The above method will be followed for the remainder of the structures in all other phases

Note: All dust will be suppressed at all times by strategically placing Water cannon and utilising water hoses at a safe distance from the operating plant

Phase 2 Demolition

- The phase 2 structure to be removed will be demolished as the other structure utilising the 20t excavator fitted with a basket grab attachment
- Again, the west elevation wall will be removed first exposing the timber roof section. The excavator will gently grab the timber sections easing them away from the structure once the roof section has been removed the walls will be folded in to the footprint by a combination of the basket grab and operatives working from a cherry picker or Aluminium tower.
- The excavator will first fold in the larger section of the wall and then move out of the demolition zone allowing the cherry picker to site in the area and position the operatives to remove the remaining wall severing the bricks utilising hand tools and electric breakers ensuring there is no damage to the retained structure.
- Again, once the demolition is complete the infilled openings (Base contracts) will be weatherproofed using timber batons and roof felt fixed with screws to the timber infill (High level works will be completed by operatives utilising the MEWP or Aluminium tower)

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METHOD STATEMENT
PRINTWORKS TOTTENHAM



METHOD STATEMENT
PRINTWORKS TOTTENHAM



Description of Works & Safe Working Arrangements:

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Processing of demolished sections

- The lead excavator will process the materials as it progresses through the demolition area equipped with a suitable attachment for processing the structure that has been demolished. This will also Load the materials into appropriate skips or stockpiling to be later loaded.
- All concrete and brick materials will be stockpiled in chosen area and will be loaded by an excavator as works progress.

Removal of metal from site

- Recycling lorries will inform Hill's' Site Supervisor of their estimated time of arrival and accordingly banksmen will be positioned to control any traffic and the subsequently oversee the manoeuvring of the lorries into site.
- The lorries will drive into the site and follow the traffic management plan. The banksman will be positioned a safe distance away from the lorry to ensure the safe movement into the site and to control existing vehicular activities on the highway.
- The lorry shall back up / drive to the stockpile stop and the loading activity will commence.
- The machine operator will load the trailer, ensuring he does not pass the load over the cab. The material is to be placed carefully into the trailer to ensure the material is safely stacked inside and not protruding above the sides of the trailer.
- When the machine operator believes, the trailer is fully loaded, he will stop the excavator to allow the lorry driver to use the access ladder and viewing platform of the trailer to check the load is safe before leaving the site.
- If further material is required, again the lorry driver will stand a safe distance away while the trailer is loaded.
- When the lorry is ready to leave, the paperwork will be completed on site and a copy retained by both parties. The lorry will exit the site only when the banksman is in position on the road outside.
- When the lorry has gone, the gate will be secured to prevent unauthorised access.

Slab breakout

- Management and supervision to review all service drawings before any works proceed
- A permit to break ground will be obtained by supervisor from BASE CONTRACTS
- All areas for breakout will be cat scanned before works proceed.
- Once demolition of structures is completed in phase 1 slab removal will commence with an excavator fitted with a breaker attachment working in the same direction of demolition. The excavator will breakout slabs clear the concrete and then dig round the foundation clearing one full face allowing of structure allowing space for breakout debris. Concrete will be processed a by excavators using various attachments and stock piled in area inside Phase 1 footprint to be loaded into tippers and removed from site.
- Slab breakout will be planned and briefed each day via daily briefings.

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- All dust from slab breakout works will be suppressed by the water cannon and water hoses attached to water supply's strategically placed from ground level at a safe distance from the heavy plant completing the works.

METHOD STATEMENT PRINTWORKS TOTTENHAM



Description of Works & Safe Working Arrangements:

- The above methods will be followed for the remainder of the structures in all phases

Emergency procedures

- In the event of an emergency, work is to be stopped and the site supervisor will decide what further action is to be taken. In the event of a more serious injury, Emergency services will be called. (999)
- Evacuation and emergency procedures will operate as detailed in the site safety and fire plans.
- First aiders will be provided as required by current legislation. Names of current first aiders, contact details and location of first aid box will be posted on the site notice board situated at the entry point to site
- All injuries, however minor, are to be recorded in the site accident book and reported as necessary in accordance with the RIDDOR Regulations.
- BASE CONTRACTS are to make operatives aware of the fire alarm and the assembly point.
- In the event of Hill Demolition operatives discovering a fire, they should evacuate the work place and raise the alarm.

Director:	Tony Hill tony@hilldemolition.com 07976 964872
Operations Manager:	T Fitzsimmons tommy@hilldemolition.com 07895 848004
Project Manager:	Andrew Sorrell
HSEQT Advisor:	Adam Tynan 01622 768400
S Supervisor	Gary French

METHOD STATEMENT PRINTWORKS TOTTENHAM



PART TWO:

Supervision & Works Management:

Name of Hill Supervisors:	CCDO	CPCS	CCDO Supervisor	SSSTS
G French	Yes	Yes	Yes	No
Sub-contractor Management:				
Sub-contractors Used:	A&D Scaffolding	Sub-contractors MS & RA's		Yes
1. Scaffold		2.		

Significant Risk & Hazard Identification:

Who Might be Harmed?:

Site Operatives	Yes	3 rd Parties & Public	Yes
Other Contractors	Yes	Environment	Yes

Hazard Identification:

Slips, Trips & Falls	Yes	Access & Egress	Yes
Manual Handling [see Appendix for Assessment]	Yes	Lighting – general & task	Yes
Plant & Machinery	Yes	Hand Tools	Yes
Excavations	Yes	Vibration	Yes
Confined Space	No	Noise	Yes
Traffic Management	Yes	COSHH [see Appendix for Assessment]	Yes
Lifting Operations	No	Dusts & Fumes	Yes
Fire & Hot Works	Yes	Asbestos	Yes
Work at Height	Yes	Fall of Materials	Yes
Other [state]	No		

Required Operative Competencies:

CSCS [General]	Yes	JIB / ECS [electrical]	No
CPCS [Plant]	Yes	FASET [nets / rope access]	No

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CISRS [Scaffolding]	Yes	Abrasive Wheels [Stihl saws]	Yes
CCDO [Demolition]	Yes	First Aid [at Work / Appointed Person]	Yes
Asbestos Awareness [Demolition]	Yes	Fire Awareness / Marshalls [Hot Works]	Yes
PASMA [Mobile Towers]	Yes	IPAF [MEWPS & SPB's]	No
Other [state below]	No		

Personal Protective Equipment Requirements: [delete as applicable]

PPE Type	Required	Details & Specification Required
Hard Hat / Safety Helmet [impact levels]	Yes	Hard Hat BS-EN 397

Personal Protective Equipment Requirements: [delete as applicable]

									
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes

PPE Minimum Specification:

Hi-Vis Clothing [high speed roads, railways, DLR]	Hard Hat BS-EN 397
Protective Footwear [toecap, midsole, slip, chemical]	Boots, including ankle support, toecap & midsole BS-EN 345
Gloves [abrasion-cut-tear-puncture / chemical]	Mechanical hazard rating [4-1-3-1] BS/EN 388
Eye Protection [glasses / goggles – impact, dust, liquids, welding]	Medium Energy Impact Goggles with dust protection EN 352-2 EN 166 grade F
Respiratory Protective Equipment [dust / fume]	FFP3 Dust & Mist disposable half masks PFF3 – minimum BS-EN 149:2001 + A1:2009
Hearing Protection [Ear Plugs / Ear Muffs]	Ear Muffs / Plugs with SNR Rating minimum of 37dB
Protective Overalls [Contaminated Land / COSHH]	NNLW works
Other:	N/A

Personal Fall Protective Equipment Requirements:

Are 'Work at Height' operations required during the completion of the works?	Yes
Has the 'Work at Height Regulations' hierarchy for management and selection of work equipment been applied?	Yes
Full Description of 'Work at Height' Operations required and work methodology:	
Operation 1.	Trimming back phase 2 structure and wether proofing

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Operation 2.	
Fall Protection Equipment Required:	
Operation 1.	Harness
Operation 2.	
Designated anchor points to be used for the works:	Designated anchor points in MEWP to be used for the works:
Operation 1.	
Operation 2.	

Statutory Inspections, Site Monitoring & Certification Requirements: [delete as applicable]			
Working Platforms / Scaffolding	Yes	Mobile Tower, Ladders & Podium Steps	Yes

Excavations	Yes	Cofferdams & Caissons	No
Confined Space Escape Sets Certification	No	Vibration Exposure	Yes
Gas Monitor Calibration	No	Manual Handling	Yes
Noise Assessments	Yes	MEWP or SPB 6 monthly certification	Yes
COSHH Assessments	Yes	Lifting Plant 6 or 12 monthly certification	Yes
PUWER & Weekly Plant Checks	Yes	Lifting Equipment 6 monthly certification	Yes
PAT Testing Certification	Yes	Fall Restraint or Arrest Harnesses	Yes
CAT & Genny Certification	Yes	EDM, Survey & Laser Level Calibration	No

Permits, Hold & / or Control Points:			
Permit to Work	Yes	Permit to Break ground	Yes
Hot Works Permit	Yes	Confined Spaces Permit	No
Permit to Work on or Near Live Electrics	No	Mobile, HIAB & Crawler Lifting Permit	No
Permit to Access, Load or Strike	No	Permit to Pump Concrete	No
Permit to Demolish	Yes	Quality Control or Inspection Test Plan	No
Environmental or Ecological Watching Brief	No	Clerk of Works or Building Control Inspection	No
Other [state]			

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Plant, Deliveries & Work Equipment			
Operated Plant:			
Excavator [all sizes]	Yes	Articulated Dump Truck [all sizes]	No
Dumper [all sizes]	No	Compaction Rollers [all sizes]	No
MEWP's [all sizes]	No	Mobile or Crawler Crane [all sizes]	No
MEWP's / Scissor Lifts [all sizes]	No	Self Propelled Booms / Cherry Pickers	Yes
Lorry Mounted Concrete Pump [all sizes]	No	HIAB or Grab Lorries	No
Other [state]	Yes	Water Cannon	
Skid steer loader	No		
Anticipated Delivery & Waste Removal Vehicles:			
Concrete Agitator Delivery Vehicles	No	HGV Articulated Delivery Lorries	No
8 Wheeled Lorries	Yes	Waste Skip Removal Lorries	Yes
Other [state]			
Small Plant & Work Equipment:			
Compressors & Generators	Yes	Breakers & / or Demolition Picks	Yes
Compaction & Wacker Plates	No	Heavy Duty, Hammer & / or Rotary Drills	No
'Stihl' Saws, Grinders & / or Abrasive Wheels	Yes	Skill, Rip, Circular & / or Jig Saws	No
Mobile Scaffolds, Podiums & Ladders	Yes	General Site Lighting [e.g. Tower Lights]	Yes

Plant, Deliveries & Work Equipment			
Cable Locating Devices / CAT & Genny	Yes	Task Specific Lighting	Yes
Manhole & Trench Boxes & / or Sheets	No	Lifting Equipment, Slings & Chains	No
Other [state]	Yes	Burning equipment Oxy / Propane	

Lifting Plans & Operations: [delete as applicable]			
Lifting Plans Required:	No	Appointed Person:	
Lifting Plan Title:		Document Number:	Lifting Plan Risk Category:
1.			
2.			

Temporary Works:			
Temporary Works Required:	No	TW Co-ordinator:	T Fitzsimmons
Temporary Works Title:	Document Number:	TW Risk Level:	3 rd Party Check by:
1.			

METHOD STATEMENT PRINTWORKS TOTTENHAM



2.			
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Materials & COSHH			
Materials to be Used:			
• Water hoses • Heras / Pedestrian panels • Timber Batons • Roof Felt • Screws and nails			
COSHH Materials to be Used: [see Appendix for COSHH Assessments]			
• Diesel • Grease • Hydraulic oil •			
COSHH & Materials Storage Arrangements:			
Location [state]	Beside site Storage	Lockable	Yes
Emergency Spill Kit Available [Chemical]	Yes	Bunded	Yes

Refuelling Arrangements: [delete as applicable]			
Designated Static Refuelling Area	Yes	Location [state]	Within compound/ Works area

Refuelling Arrangements: [delete as applicable]			
Emergency Spill Kit Available	Yes	Double Bunded & Lockable Unit	Yes
Mobile Bunded Refuelling Bowser	Yes	Designed Fuel or Gerry Cans	Yes
Plant Nappies & / or Drip Trays	Yes	Emergency Spill Kit Available [Oil]	Yes

Environmental, Ecological & Archaeological: [delete as applicable]			
Contaminated Land	No	Hazardous & Controlled Wastes	Yes
Invasive Weeds [e.g. Japanese Knotweed]	No	Watercourses, Rivers & Streams	No
Protected Trees & / or Monuments	No	Protected Species & / or Habitats	Yes
Archaeology	No	Other [state below]	

METHOD STATEMENT

PRINTWORKS

TOTTENHAM



Watching Briefs Required	No	
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Welfare Facilities & Arrangements: [delete as applicable]			
Static Units	Yes	Location	On site see logistics BASE CONTRACTS / Hill plan
Mobile Units	No	Location	On site
Facilities Available – Toilets	Yes	Facilities Available – Rest Area	Yes
Facilities Available – Hand washing	Yes	Facilities Available – Drying Room	Yes
Facilities Available – Showers	yes	Other:	

Sub-contractors & 3 rd Party Impacts, Communication or Co-ordination Requirements: [delete as applicable]		
Traffic Management & Diversions [state]	Yes	BASE CONTRACTS Traffic Management
Wide or Abnormal Loads [state]	No	
Emergency Arrangements [state]	Yes	
Exclusion Zones [state]	Yes	Around all works areas (when needed)
Statutory Undertakers & Services [state]	No	

Emergency Arrangements:	
Accidents & Incidents reported immediately to:	Site Manager Hill and BASE CONTRACTS
Site Medical Emergency Arrangements:	Telephone:
Site Accident & Emergency Arrangements:	In the event of an incident resulting in SERIOUS INJURY or the requirement for attendance by the EMERGENCY SERVICES, send for attendance by a FIRST AIDER and IMMEDIATELY CONTACT: '999' CLEARLY inform them of your Location and the Project Address [see above], where applicable, the nearest gate or Rendezvous Point; On completing emergency services notification and attendance by the First Aider, inform your SUPERVISOR and the SITE MANAGEMENT to ensure they are aware an Emergency Vehicle will be attending site; In the event of an incident resulting in injury requiring First Aid

		treatment only, contact the SITE FIRST AIDER and your SUPERVISOR; ALL ACCIDENT & INCIDENTS must be NOTIFIED to the SITE MANAGEMENT team and the HILL DEMOLITION HSEQT Advisor	
First Aiders:	Gary French		3.
Site Fire Emergency Arrangements:		Telephone: 999	
Fire Wardens	J Harding		3.
Site Environmental Emergency Arrangements:			

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Project Specific Requirements or Any Other Business Applicable to Works:

.

Methodology Risk Summary & Assessment:

Site Specific Risk Assessments: [see Appendix for Risk Assessments – where available]

Risk Assessment Title:	Risk Assessment Number:	Completed By:	Issue Date:
Demolition of structure, soft strip, slab foundations and hardstanding's Removal Printworks Tottenham	RA - 01	T Fitzsimmons	05/02/24

Potential Severity of Work Activity: [strikethrough as applicable]

~~First Aid Incident~~	Lost Time Incident / RIDDOR	~~Major / Fatality~~
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Likelihood of Harm from Work Activity:

~~Unlikely~~	Possible	Probable
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Numbers of Workers Exposed to Hazards:

~~1 to 5~~	6 to 15	15 plus
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Overall Risk AFTER Controls:

LOW	MEDIUM	HIGH
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Method Statement Communication

Communication Methods:

Method Statement Briefing – to be completed prior to the commencement of the works	DABS or Pre-start Briefing – prior to the start of works daily, the Site Supervisor responsible for the works will brief the operatives on the planned and scheduled works – re-iterating the safe systems of work to be employed;
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Person[s] Responsible for Communication:

Name: Tom Fitzsimmons	Name Gary French	Name:
Position: Operations Manager	Position: Site Supervisor	Position:
Company: Hill Demolition	Company: Hill Demolition	Company: Hill Demolition

Method Statement Monitoring & Compliance:

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Monitoring of compliance with the above method statement will be completed by:		
Name: G French	Name: Tommy Fitzsimmons	Name:
Position: S Supervisor	Position: Operations manager	Position:
Persons authorised to update & amend above method statement:		
Name: G French	Name: T Fitzsimmons	Name:
Position: Supervisor	Position: Operations manager	Position:

Method Statement Quality Control:			
Prepared by:	Name: T Fitzsimmons	Signed:	Date 05/02/24
Reviewed by:	Name: T Hill	Signed:	Date: 05/02/24
Reviewed by:	Name:	Signed:	Date:

Appendices:	
Appendix 1	Risk Assessments
Appendix 2	Manual handling Assessments
Appendix 3	

Specific Location of Works:	All Phases	Anticipated Start Date of Works:	19/02/24
Scope & Description of the Works:	Demolition of Printworks structures Inc. slab, foundations and soft strip works		
Associated Documents:	Method Statement and Manual Handling		
Risk Assessment Completed by:	Name: T Fitzsimmons	Signed:	Date: 05/02/24
Risk Assessment Reviewed by:	Name: T Hill	Signed:	Date: 05/02/24

Likelihood Rating Key:		Severity Rating Key:		Severity Rating						
						5	4	3	2	1
5	Frequent [1 or more per week]	5	Multiple or Single Fatality or Collapse of Structure	Likelihood Rating	5	25	20	15	10	5
4	Probable [1 per month]	4	Major Injury or Major Damage to Property		4	20	16	12	8	4
3	Occasional [1 per year]	3	Reportable Lost Time Injury or Significant Damage to Property		3	15	12	9	6	3
2	Remote [1 in 10 years]	2	Other Lost Time Injury or Damage to Property		2	10	8	6	4	2
1	Improbable [1 in 100 years]	1	Minor Injury		1	5	4	3	2	1
Residual Risk Rating Matrix Key:										
12 – 25:	Unacceptable level of risk. Risk level MUST be reduced. Operations WILL NOT proceed until the level of risk is reduced to an acceptable level. Requirement for the works need to be reviewed and alternative methodologies investigated where risk cannot be reduced to an acceptable level.									
5 – 11:	Risks acceptable where principles of prevention have been applied and control measures implemented to reduce risk so far as is reasonably practicable. Activity, operation or works creating the hazard and risk must be managed and supervised to ensure continued effectiveness and compliance with the control measures.									
1 – 4:	Acceptable level of risk. Risk associated with the hazard is considered to be of an acceptable level. Continual reviews to confirm hazards and risks remain adequately controlled.									

1: Hazard Description	2: Person[s] at Risk	3: Potential Consequence[s]	4 – 6: Initial Risk Rating			7: Control Measure[s]	8: Person[s] Responsible for Implementation & Monitoring	9 – 11: Residual Risk Rating		
			L	S	IRR			L	S	RRR
Slips and trips	Operatives	Pulled muscle	2	3	6	Practice good housekeeping/ensure materials stored tidily. Ensure walkways are in place	Supervisor	1	3	3
Pulled muscle	Operatives	Long term damage	2	2	4	Good practice of manual handling techniques. No overloading	Supervisor	1	2	2
Falls from height	Operatives	Minor/major injury	2	4	8	Ensure temporary scaffolds, Designed scaffolds and working platforms are built correctly. To be completed by trained operatives and scaffolders only and signed off	Supervisor	1	4	4
Cuts and lacerations	Operatives	Various injuries	2	4	8	Supervisor to ensure correct PPE is worn at all times. Ensure no sharp edges on any surfaces.. Gloves to be worn at all times	Supervisor	1	4	4
Dust / Silicosis	Operatives	Long term damage Silicosis Lung disease	2	4	8	Ensure works area is tidy and dust is kept to a minimum i.e. suppression techniques are in place, hand held water sprays, Face fit testing to be used and training recorded Dust mask to be worn at all times during dusty works Works area to be monitored using hand held monitor during Dusty operations. The WEL for RCS is 0.1 mg/m3 expressed as an 8-hour time-weighted	Supervisor	1	4	4
Falling materials	Operatives Other trades	Severe injury	2	5	10	Ensure that exclusion zone is in place at all times and rigorously maintained during works Protection Scaffold erected where risk of falling objects / injury High street and Brunswick square	Supervisor	1	5	5

Asbestos	All	Major long term damage	2	5	10	Ensure all operatives made aware of asbestos within area. Any hidden asbestos found Stop work immediately and report to management Liaise with Asbestos removal contractor regarding works areas and ensure paperwork completed i.e. Reoccupation certs / air tests before commencing other works in these areas	All	1	5	5
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Vibration	operatives	Injury to eyes, hands, feet and body, Havs	4	4	16	Assess choice of tools provided ensuring they are fit for purpose Provide eye protection at all times where there is a risk of flying particles or pieces of the tool breaking off. Supervisors to monitor hand-tool wear and replace as necessary Monitor & Limit Exposure and record Rotate operatives	Project Manager Site Manager Supervisors	2	4	8
Noise	Operatives	Long-term Health		4	20	- Hearing protection PPE must be worn when levels are above 85db; - Erect signage and create hearing protection zone where applicable to ensure all operatives are aware of the risk the occupational noise levels; - Where other operations are being completed in the area, ensure an assessment is completed for these operations and operatives and exposure levels are managed or controlled; - Noise monitor to be fully calibrated	Project Manager Site Manager Supervisors	2	4	8
Live services/ Excavating	Operatives	Electrocution Electric shock burns	5	5	25	- Supervisor to make visual inspection of works area - Isolation certs to be obtained from CML All live services to be identified and labelled diverted if possible. - All slab breakout areas to be scanned. - Permit to excavate to be obtained from CML before any works proceed	Project Manager Site Manager Supervisors	2	5	10

Mixing plant disciplines & site operatives	3rd Parties Operatives	Fatality Major Injury Long-term Health	5	5	25	- Vehicle route Hill Demolition will be segregated from all pedestrian traffic (our own people and other contractors) physical barriers will be used in areas used heavily by pedestrians. - A suitable access point for removal of materials from site and delivery of bins created into the site to allow safe access and egress as per BASE CONTRACTS / Hill logistic plans. - Pedestrian crossings to be created where required;	Project Manager Site Manger Supervisors	2	5	10
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						• All reversing operations will be eliminated where possible & persons excluded from heavily trafficked areas through zoning; • A fully trained Traffic Marshall will be used where vehicles need to reverse, in areas of multiple contractor disciplines, pedestrians or workforce; • All plant operators to be CPCS certified • BASE CONTRACTS Traffic management plan to be strictly adhered to. • All deliveries via High street, via Brunswick square.				
Ducts / Voids/basements	Operatives	Fatality Major Injury Long-term Health	5	5	25	• Excavator is not to travel over any known voids or ducts unless first protected. • Supervisor to brief operatives on the location of voids prior to commencement. •	Project Manager Site Manger Supervisors	2	5	10
Uncontrolled collapse	Operatives	Fatality Major Injury Long-term Health	5	5	25	• All operatives involved in this work are to have a method briefing prior to commencement. • The machine operator is to be fully conversant with the sequence of removal of any support members of the structure. • Method statement to be followed at all times if structure changes works to stop and method to be updated to suite changes in structure.	Project Manager Site Manger Supervisors	2	5	10

Foot penetration Injuries from protrusions / glass / metals	Operatives	Injury to feet	3	3	9	- Safety boots with steel midsole and impact resistant steel toecap must be worn. - Clear materials from access route Hill Demolition periodically. - Remove materials from building and place into skips at earliest opportunity.	Project Manager Site Manger Supervisors	2	3	6
Personnel Protective Equipment (PPE/RPE- Provision & use of	Burners/ Site operatives	Identify need for, equipment provides adequate level of protection & suitable, equipment fits properly, different equipment worn	5	4	20	- All Operatives working near dusty areas will use RPE Press to Check mask with ABEK1P3 filter. Or FFP3 dust masks - All operative wearing masks to be Face Fit trained. - Filtered RPE Masks to be cleaned after breaks with antiseptic wipes after removal prior to refitting and stored in	Project manager Site manager Site supervisor/ all staff to monitor	2	4	8



		together are compatible, equipment causes additional hazards i.e. reduced sense of touch, PPE used rather than elimination of risk				• clean environment during break times. • Operatives to wear flame retardant overalls for cutting and burning operation, along with steel capped boots [mid soles] and fire retardant gloves. • • • Mobile phones are to be stored in clean welfare areas and not used where lead works are being carried out. The use of the mobile phone is not permitted on site • •				
Unintentional fibre release	Operatives	Long term damage	3	4	12	Ensure exclusion zones and transit routes are in place. Ensure works area is tidy and dust is kept to a minimum i.e. suppression techniques are in place, materials removed from works area etc. Face fit testing to be used and training recorded Ensure any breakages are sprayed with water + wet strip solution Ensure materials are pre-soaked before removal	Supervisor	1	4	4

Removal of asbestos materials	Operatives	Long term damage	3	4	12	Asbestos removal will be undertaken in Semi controlled conditions by trained operatives in Full PPE. All operative removing non-notifiable asbestos to be>NNLW trained Pre-soak floor asbestos before removal Create exclusion zones with signage highlighting works. Water suppression spays to be close to works area in case of unintentional breakages .	Long term damage	1	4	4
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Project Name & No.:	Printworks Tottenham CE24007 - 01	Supervisor	G French
Project Address:	829 High road London N17 8ER		
Assessment Completed by:	Tom Fitzsimmons	Signed:	
Date of Assessment:	05/10/21	Reassessment by:	
Manual Handling [MH] Activity:	Demolition of Printworks structures Inc. slab, foundations and soft strip works		
Location of the Works or Activity:	See logistic sketch above		

Manual Handling Activity Assessment:**Do the operations involve a significant risk of injury or are there indications that the task is high risk?**

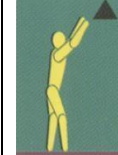
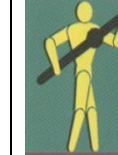
Task has a history of MH incidents, from experience or previous projects [e.g. Accident Book records – RIDDOR];

- ☐ Task is known to be hard work or high risk [e.g. nature of the product – awkward or heavy];
- ☐ Employees completing the works show signs that they are finding the work hard [e.g. heavy breathing, red –faced, increased sweating]; ☐ Is the work area restricted or access to the load poor?
- ☐ Other [describe]:

Can the operations be avoided, mechanised, automated at reasonable cost for the volume of works to be completed? [tick as applicable]

- | | |
|--|--|
| ☐ Yes – fully | Describe process to be used to eliminate MH: |
| ☐ No – ONLY partially | Describe process to be used to eliminate and reasons / decision process for elements that MH required: |
| ☐ No – unavoidable | Describe reasons / decision process concluding requirement for MH ONLY: |

**Personnel completing Manual Handling task – e.g. occupation & role?****Task Assessment:****Manual Handling Movement & Action Required during Task:**

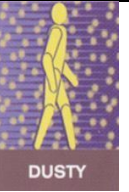
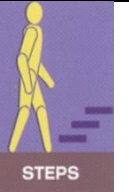
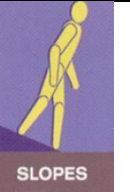
 STOOPING	 LIFTING HIGH	 LIFTING LOW	 HANDLING WHILE SEATED	 REPETITION	 REACHING HIGH	 REACHING LOW	 CARRYING	 TWISTING	 BENDING SIDEWAYS	 PUSHING	 PULLING
Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
Full description of the movement & MH action & any remedial action: 				Describe: Clearing debris/loading wheelie bins/removing materials/lifting materials from floor or ceiling moving furniture Lifting sheets of ply / Heras panels Action: Ensure that operatives lift correctly / 2 men to move ply and heras panels							

Load Assessment:

Manual Handling Considerations Required during Task [state Yes or No]:

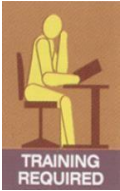


 BULKY/ UNWIELDY	 DIFFICULT TO GRIP	 HOT	 COLD	 HEAVY	 LIGHT	 SHARP/ ABRASIVE	 UNSTABLE	 ECCENTRIC SHAPE
Yes	Yes	No	No	Yes	Yes	Yes	No	Yes
Description of the load requiring MH & any remedial action::			Weight: Varies Dimensions: Varies Describe: Plasterboard/ceiling tiles/ceiling track/carpet tiles/raised access flooring/studwork/fixtures and fittings, furniture, Heras panels Ply sheets					

Environment Assessment:											
Manual Handling Movement & Action Required during Task [state Yes or No]:											
 HOT	 COLD	 HUMID	 WINDY	 DUSTY	 NOISY	 VIBRATING	 OBSTRUCTIONS	 STEPS	 CONFINED SPACES	 SLOPES	 UNEVEN SURFACES
No	No	No	No	Yes	Yes	Yes	No	Yes	No	Yes	Yes



Description of the working area & environmental conditions anticipated & any remedial action:	Describe: Soft strip – flats, shops Wedding venue, offices, toilets Demolition -structures, Slabs, foundations, hardstanding's
--	---

Person Assessment:				
Manual Handling Movement & Action Required during Task:				
				
No	No	No	Yes	Yes
Description of the person[s] completing MH & their Anticipated occupational background & any remedial action:		Describe: Fit and healthy operatives		

Manual Handling Activity Assessment:	
State any other foreseeable risks associated with the operations:	☐ Cuts to hands or fingers from sharp edges ☐ Repetitive strain injury ☐ HAVS

Manual Handling Assessment of Risk – before control measures:		
High Risk	Medium Risk	Low Risk
Manual Handling Control Measures to be implemented:		
☐ No load greater than 25kg, per man, is to be lifted. ☐ Adequate access is to constantly be maintained. ☐ Operatives are to rotate tasks so as not to be too repetitive with their tasks. ☐ Good housekeeping will be maintained so as to prevent and minimise slips, trips and falls.		
Overall Manual Handling Assessment of Risk – after control measures:		
High Risk	Medium Risk	Low Risk

NOTE: Upon completion of the Manual Handling Assessment, a briefing must be completed on the operation and record held with the MS&RA for the task or operation affected;

Appendix 10: CLP ADDENDUM – WEEKLY TRIP GENERATOR

3.1 Construction Traffic Volumes

We have several key sub-contractors involved on this project during this phase/scope of works, Including:

- Demolition crew.
- Carpenters.
- Plasterers.
- Scaffolders.
- Dryliners
- Decorators.
- Ceiling fixers.
- Banksman/Traffic marshals.
- Groundworkers.
- Engineers.
- Plumbers.
- Electricians.
- DATA

We will be utilising the following vehicles during this early construction demolition phase.

- Large skip loader trucks
- Scaffold trucks
- 8-Wheeler delivery vehicles.
- Small vans such as transits open back truck.
- Forklift.

Work being carried out during this early phase.

- Site surveys.
- Isolation of services.
- Secure hoardings to site perimeter.
- Soft strip.
- Scaffolding.
- Demolition.
- Groundworks.
- Site clear up.
- Site welfare set up, including offices.

Table 3 Demolition vehicular movement schedule

Vehicle Movements for Demolition works	Timescales	Total during Construction Phase	Plant / Equipment
Skip loader truck (Waste)	7 weeks	10-15	40 Yard roll on roll off skips.
8.5m3 Tipper bodies (Hardcore)	7 weeks	50-65	6-8-Wheeler
Scaffold trucks	At the beginning and end of the project	6-8	Rigid Lorry. 6-Wheeler
Plant and equipment	At the beginning and end of the project	4-8	large lorry.

Vehicle Movements for Soft strip internal works	Timescales	Total during Construction Phase	Plant / Equipment / Materials
12-yard skip Lorry	6-8 weeks	5-7	waste
20-yard skip lorry	6-8 weeks	4-6	waste
Small medium size vans transit type	6-8 weeks	40-50	Plant/equipment/materials

Vehicle Movements for Refurbishment	Timescales	Total during Construction Phase	Plant / Equipment/ Materials
Small and medium size vans transit type	6-8 week.	20-25	Plant/equipment/materials

On average looking to be around 5 Number deliveries/loads per day.

APPENDIX 11: COMPLAINTS PROCEDURE

Complaints Policy

Base Contracts Ltd is committed to delivering a well managed project and promoting excellent neighbour relations. We have introduced a complaints procedure which is set out in this document.

Base Contract Ltd.'s promise to you

We are committed to promoting transparency within our projects and to ensure we have an open door policy to our neighbours and staff at all times.

Base Contracts Ltd will ensure that complaints / communications are dealt with:

- Quickly, effectively and efficiently
- Without discrimination
- In a courteous helpful and respectful manner.

Base Contracts Ltd will always:

- Keep you appraised of progress
- Ensure that staff take responsibility for resolving or dealing with your query adequately.
- Provide as much information as possible to help you make informed choices.
- Ensure our projects are managed with high standards of health and safety.
- Be responsive to the needs of our neighbours and staff.
- Act in accordance with the law.

Base Contracts Ltd would like you to:

- Provide us with the information we require to assist you.
- Treat all our staff fairly and with respect.
- Provide your feedback to help us to improve our services.

Base Contracts Ltd.'s customer care standards

Face to face contact

Base Contracts Ltd will:

- Respect your privacy, offering complete confidentiality at all times.
- Listen to you and respond to your needs.
- Be welcoming, courteous and helpful at all times.

Contact by telephone

Base Contracts Ltd will:

- Aim to answer the telephone as soon as possible during normal working hours (9:30am – 5:00pm, Monday to Friday).
- Attempt to resolve your query at the first point of contact. If this is not possible we will refer your query to someone who can help and ensure that you have the name of the staff member dealing with the query.

Contact in writing

Base Contracts Ltd will:

- Aim to respond to standard written enquiries within five working days (one week) of receipt, resolving the issues raised if at all possible. If the issue is more complicated and likely to take longer to resolve, we will provide you with an approximate timescale in which you can expect a response from us.
- Ensure that within the response provided customers are given a named contact of the staff member dealing with the issue

Contact by email

Base Contracts Ltd will:

- Aim to respond to emails sent to the general Base Contracts email address mark.wood@basecontracts.com within 24 hours, except at weekends or during bank holidays. All emails should at least receive an acknowledgement within one working day stating when a full reply will be made if it is not possible to deal with the inquiry immediately.
- Aim to provide a full response to email inquiries within five working days of receipt, resolving the issues raised if at all possible.
- Ensure that within the response provided customers are given a named contact of the staff member dealing with the issue.

Base Contracts Ltd is careful not to make assumptions about people's needs or abilities but will consult you to identify individual needs.

Base Contracts Ltd will make every attempt to supply information in an appropriate format and we will make sure that disabled people and people whose first language is not English have access to interpreting, translation and communication support.

We value feedback as this helps us with making continuous improvements.

Base Contracts Ltd Ltd Complaint Form

The form allows you to make a comment or complaint regarding our site. Information which is put on the site feedback form is linked to the internal incident database and will raise an email alert to the relevant site manager. If that manager is not available, our Compliance Co-ordinator will deal with the enquiry/complaint within the allocated time scales.

Complaints

Base Contracts Ltd aim for most complaints to be dealt with informally to the satisfaction of the complainant however, if this is not possible this procedure sets out how a complaint will be investigated.

What is a complaint?

A complaint is an expression of dissatisfaction about a Base Contract Ltd activity. Base Contract Ltd will also answer queries from members of the public directly, if so wished.

How does the complaints procedure work?

Stage 1

You can make a complaint in a variety of ways;

- Call directly into our Site Office and request to see the Site Manager
- Telephone
- Letter or email
- Through an advocate
- Through our 'letter box' system at the main security gate

All complaints will be acknowledged in writing within 5 working days, however, some level of response will be made within 2 working days. On receipt of a complaint, the person assigned to investigate it will contact the complainant to clarify the issues raised and make an appointment to meet them if required. Details of all contact and discussions with the complainant will be fully recorded.

The complainant will be given a copy of this procedure and advised of what will happen next and within what timescales.

Stage 2

If you are not satisfied with how your initial complaint has been handled Base Contracts Ltd will adopt a formal procedure to investigate it further. Base Contracts Ltd will record your complaint in writing by asking you to fill in a form (Complaint Form) giving full details of your grievances and acknowledge we have received this within 5 working days. The complaint will be investigated by the Project Director who will investigate the complaint in accordance with agreed standards. We will write to you within 25 days with a full reply, or, if a more detailed investigation is needed, a progress report.

Stage 3

If you are still unhappy with the action we have taken your complaint can be referred to the Managing Director, who will examine it thoroughly and review the actions taken to date.

The Managing Director will reply to you in writing explaining either what further action is being taken or that no further action is appropriate. You will receive a reply within 25 days or, if this is not possible, an estimate of how long it will take to complete the review.

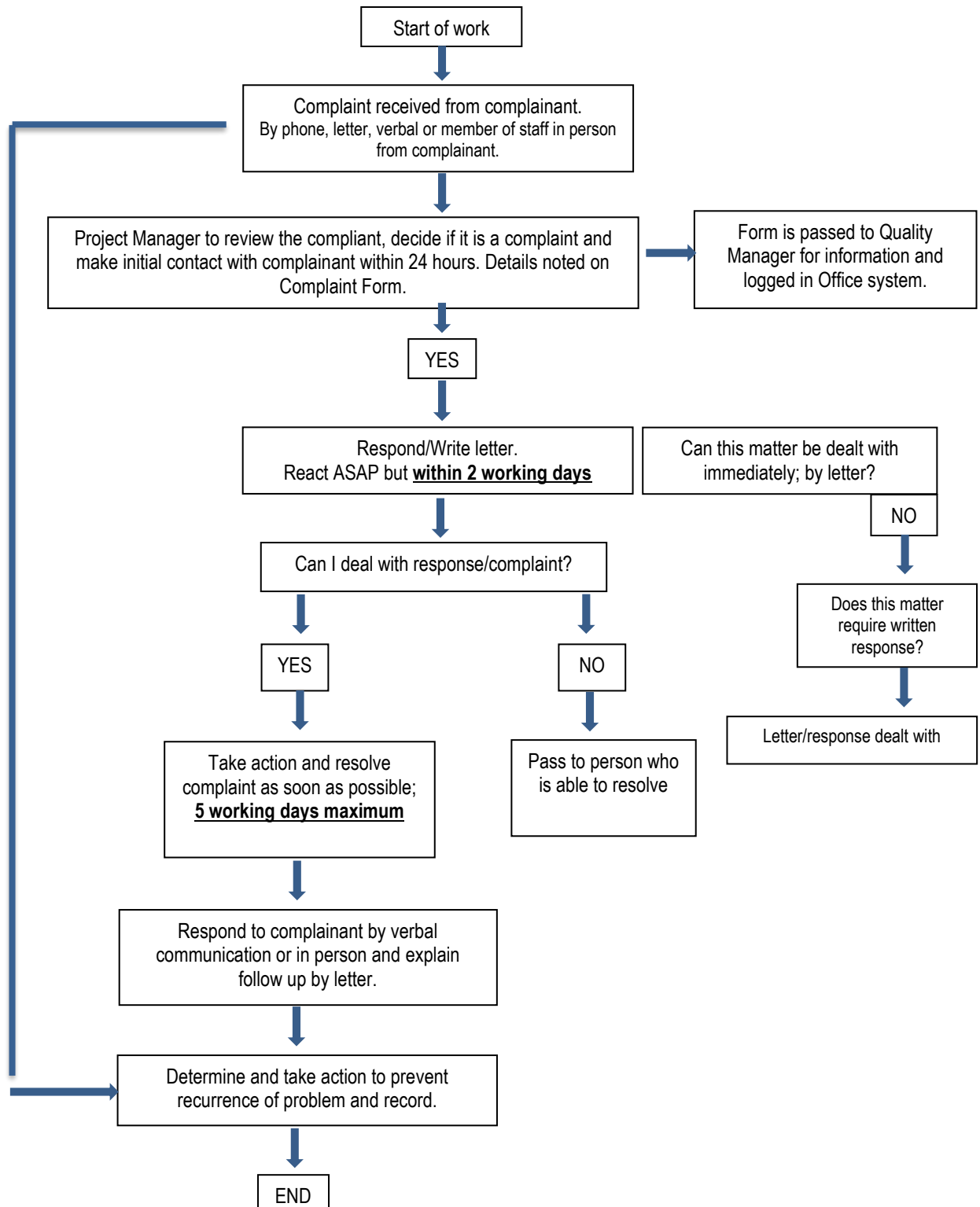
Contact Us:

Call Us: 07771 993 688

Email Us: martyn.gould@basecontracts.com. We endeavour to respond to all emails within 24 hours.

Throughout this process you will be kept informed of progress and given guidance on when you can expect a response or a further progress report.

Diagram to show complaints procedure



Reg. No.	
----------	--

Date Received	Post	Telephone	In Person	Received By

Nature of Complaint

Agreed Action (including timescale)

Person Responsible for Action

Outcome

Signed By	Manager	Director		

Insert Evidence / Photographs below:

APPENDIX 12: SITE PLANS

12.1 Demolition Phase



12.2 New build phase



[illegible]

KEY PLAN

NOTES

THE DRAWING IS TO BE READ IN CONNECTION WITH ALL OF THE FOLLOWING ATTACHED ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, AND THE CONSTRUCTION OF THE ARCHITECTURAL AND STRUCTURAL REQUIREMENTS, DRAWINGS AND SPECIFICATIONS.

INTENDING CONTRACTORS SHOULD BE ADVISED THAT THE DRAWING IS FOR INFORMATION ONLY.

[illegible]

A. 3. Scharfetter Place • London • NW11 9JH
T. 020 7267 8332
W. charofacts.com
E. info@charofacts.com

Except for planning purposes, figured dimensions only are to be taken from this drawing.
All dimensions are in millimeters unless otherwise stated.
Dimensions shall be checked on site prior to work commencing.
Any discrepancies shall be reported to the Architect.
© Copyright P3 Architecture + Design. All rights reserved.

Health and Safety

Users are advised to consult the Construction Control and Management documentation where available. The information will help managers and maintainers to provide evidence of compliance with safety systems, and assist them to be better prepared in the unlikely event of an emergency evacuation or fire incident directly in the structural element and their Corrosion / Perforation Process in order to provide safe temporary support. Check in and prior to construction of working members etc.

THE PRINTWORKS
819-829, HIGH ROAD, TOTTENHAM,
LONDON, MK7 8EP

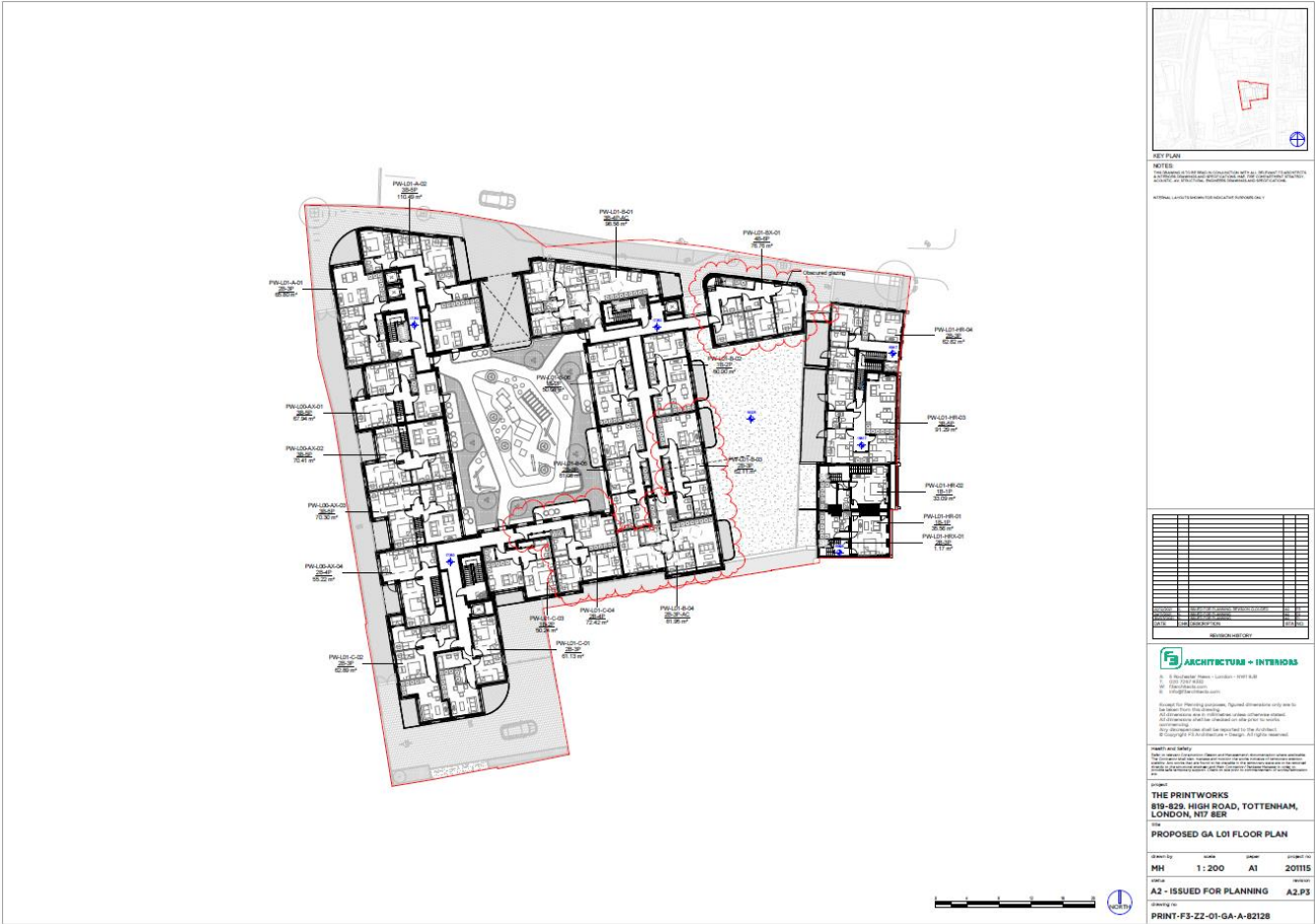
PROPOSED GA L00 FLOOR PLAN

drawn by	scale	paper	project
MH	1:200	A1	2011

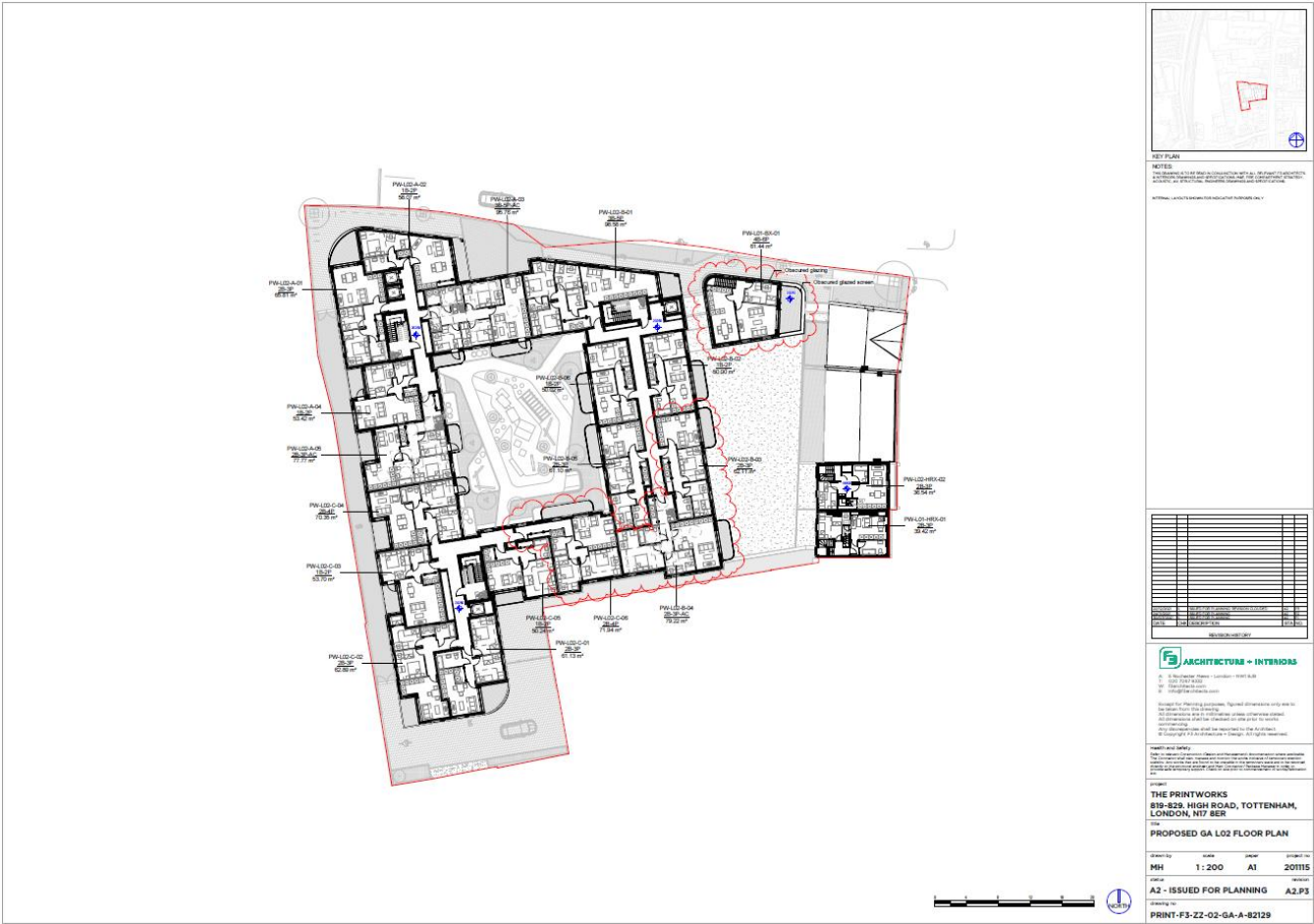
A2 - ISSUED FOR PLANNING

PRINT-F3-ZZ-OC-GA-A-82127

12.4 First floor build phase



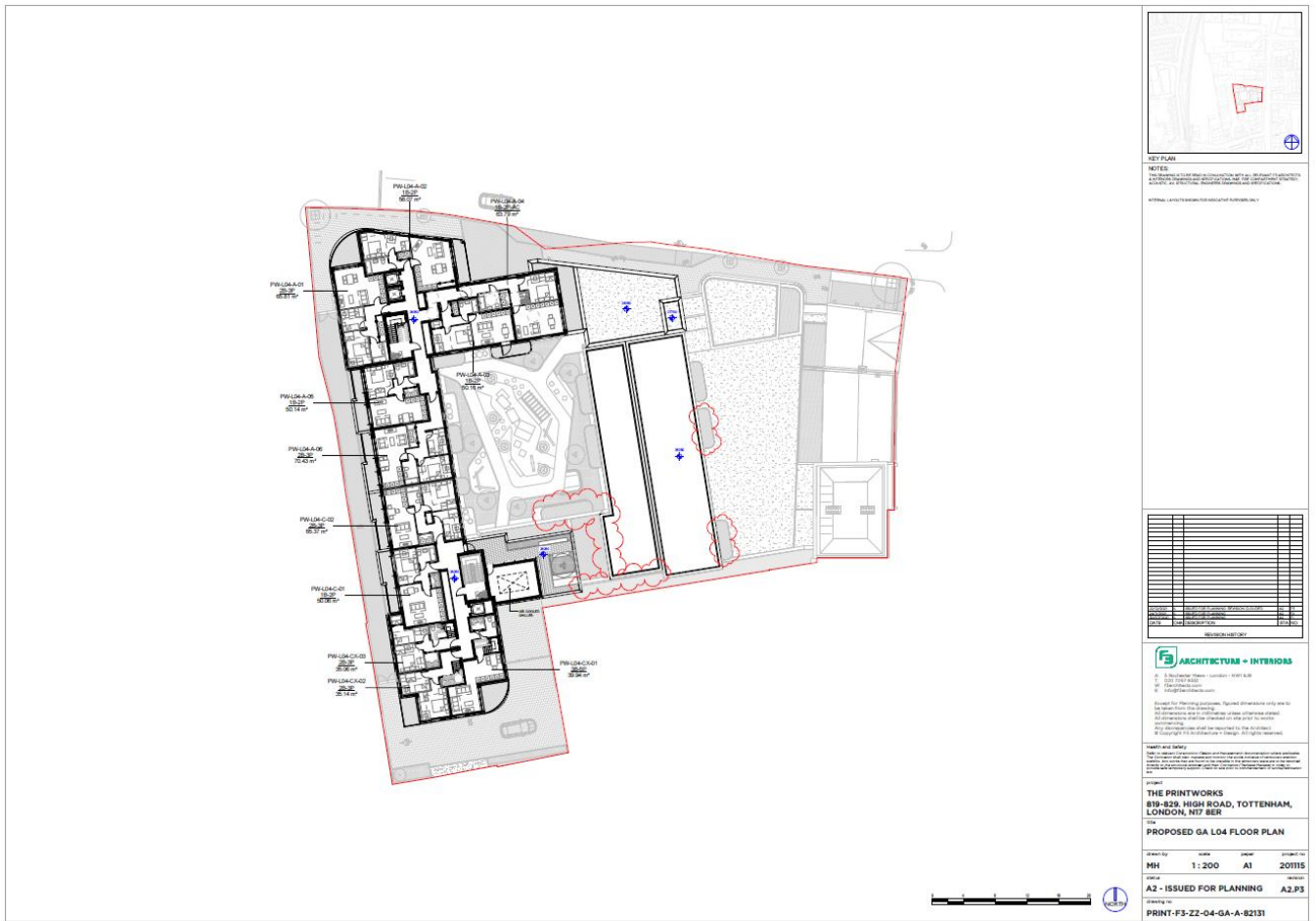
12.5 Second floor build phase



THE PRINTWORKS
819-829, HIGH ROAD, TOTTENHAM,
LONDON, N17 8ER
PROPOSED GA L03 FLOOR PLAN

DRAWN BY: MH DATE: 1:200 A1 201115
 CHECKED BY: A2 - ISSUED FOR PLANNING A2.P5
 DRAWING NO: PRINT-F3-ZZ-03-GA-A-82130

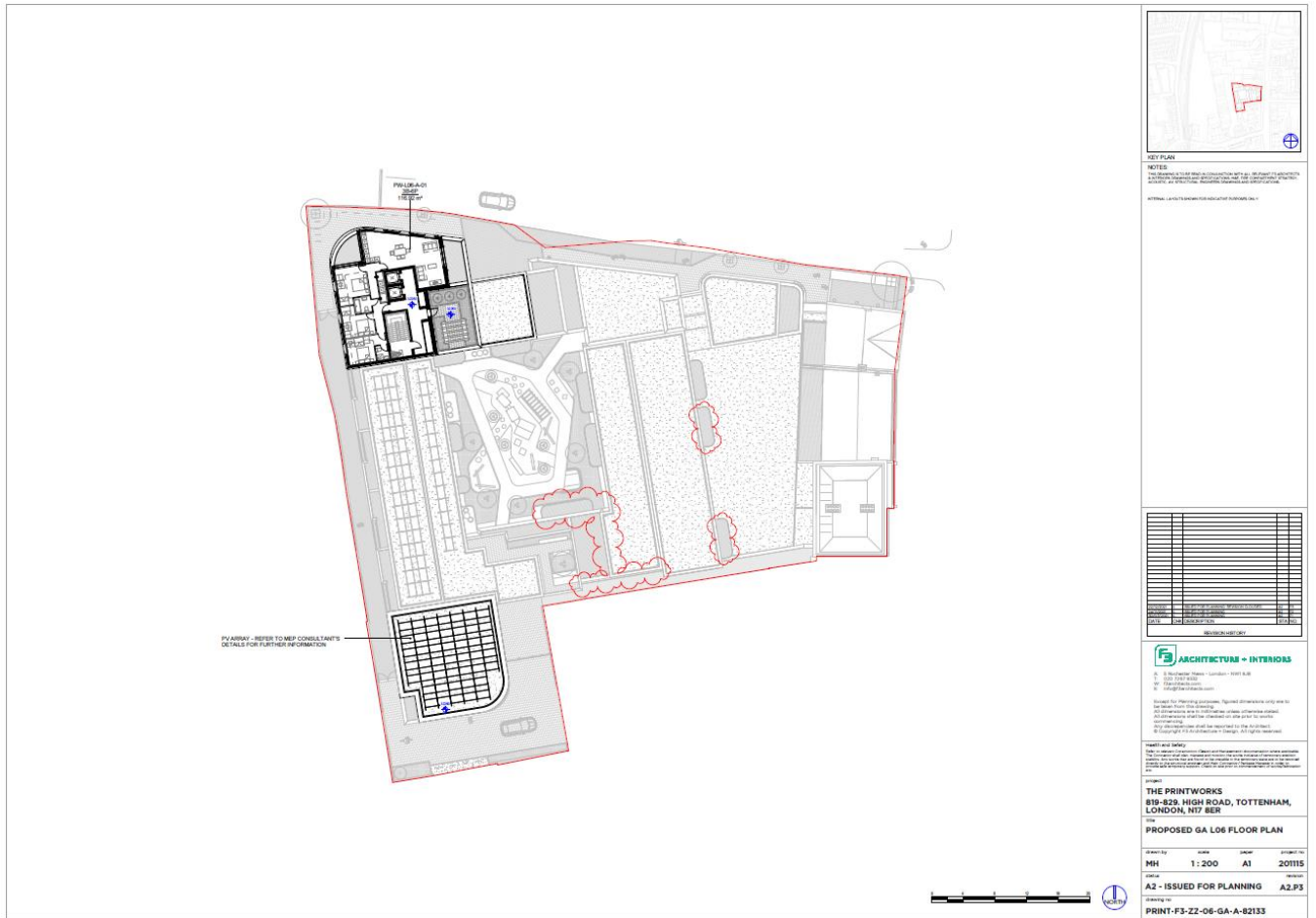
12.7 Fourth floor build phase



12.8 Fifth floor build phase



12.9 Sixth floor build phase



12.10 Servicing strategy



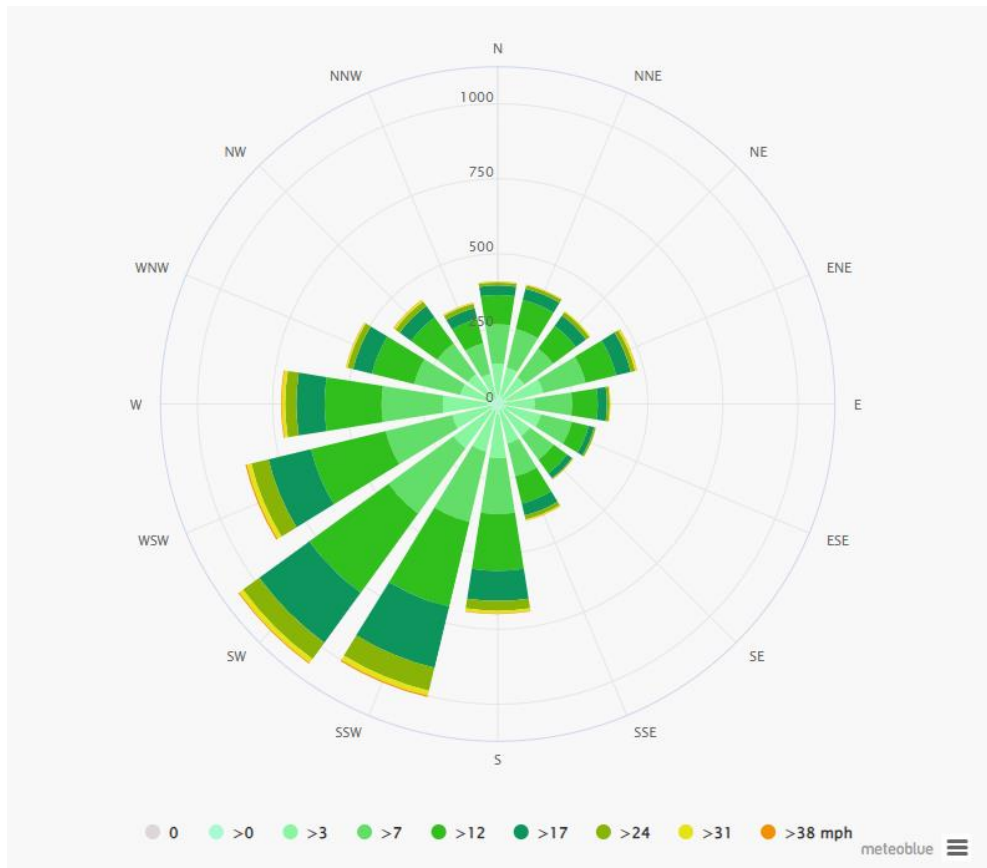
Appendix 13: Dust Monitoring Locations



(Indicative Location)

Automated monitors will be placed at a minimum of 2 locations along the site boundary, with one upwind, and one downwind of construction works. Where this is not possible to determine, monitors will be placed at opposite sides of the site (IAQM Guidance).

Dust monitoring equipment for downwind projections should be placed around the South-Western corner; this can be placed somewhere mounted on the hoarding, at an appropriate height. Dust monitors will be fitted by a trained contractor. Dust monitoring equipment for upwind projections should be placed around the North-Eastern boundary with Brunswick Square, in accordance with IAQM Guidance.



This is the general prevailing wind direction in Tottenham.