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Pre Demolition Survey



Site:	97 Old Fort Road, Shoreham by Sea, BN43 5HA
Client:	Colin Johnson
Report No:	J024862
Survey Date:	13th April 2023
Report Date:	14th April 2023
Surveyors:	Wayne Clarke
Report Produced By:	**Report Authorised By:**
[redacted]	
Wayne Clarke	Anthony Sandells

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PLEASE NOTE

THIS REPORT MUST BE READ IN ITS ENTIRETY
THIS REPORT IS NOT AN ASBESTOS MANAGEMENT PLAN
THIS REPORT IS CONFIDENTIAL TO Colin Johnson
AMSTECH ACCEPTS NO RESPONSIBILITY OF ANY NATURE TO ANY THIRD PARTY TO WHOM THIS REPORT OR ANY PART THEREOF IS MADE KNOWN TO.

1. Introduction & Scope of Works

Amstech Inspections & Testing Ltd was commissioned by:

Colin Johnson
Colin Johnson, 97 Old Fort Road, Shoreham by Sea, BN43 5HA

To carry out an Asbestos Survey of:

97 Old Fort Road, Shoreham by Sea, BN43 5HA

Type of Survey: Demolition

Objective of This Survey
To locate, identify and assess asbestos containing materials within the areas specified as requiring demolition works. This survey is to enable compliance with the CAR2012, regulation 7.

Our Asbestos Surveys are carried out in compliance with HSG264. This is available as a PDF download from the HSE website: https://www.hse.gov.uk/PUBNS/books/hsg264.htm.

Scope of This Survey
Demolition survey to detached house once vacated. Fully intrusive inspection of building structure. Floor slab will require inspection in conjunction with groundwork contractors. Survey in line with HSG264

Changes to Scope from Quotation
N/A

Client Confirmation
No customer sign off

Survey Limitations

All areas will be accessed and inspected as far as is reasonably practicable.

Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos will be clearly stated in this survey report and will have to be managed, ie maintenance or other disturbance work should not be carried out in these areas until further investigation is possible.

A demolition survey is needed before any demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the works will take place. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.

The surveyors are NOT to disturb in ANY way or go through suspected ACMs. Items within this survey where this applies are cement ceilings walls upstands to various locations of property, textured coating to lounge ceiling, flashguards to walk in wardrobe, presumed asbestos rope to fireplace

Ducts and risers have not been entered as inspection cannot be carried out safely due to live services within these areas

The floor boards have been inspected as far as reasonably practicable

Surveyors will not inspect within the floor slab unless by prior arrangement with suitable equipment and control measures in place.

All extents are an estimation.

If plans of the premises are not supplied to us it cannot be confirmed if all areas have been identified or accessed. In the absence of supplied plans Amstech will provide site sketches but cannot guarantee that all areas have been identified as it is the clients responsibility to check supplied drawings and to inform us of any obstructed or concealed areas not shown on the sketch.

Sketches are not to scale, they serve only to assist with locations of findings.

2. Executive Summary

Colin Johnson of Colin Johnson, 97 Old Fort Road, Shoreham by Sea, BN43 5HA requested Amstech Inspections & Testing Ltd to undertake a Demolition survey to 97 Old Fort Road, Shoreham by Sea

Summary of Building

2 Bedroom Bungalow , built in 1940 with modern extensions and refurbishments. with Tiled pitched roof with timber built structure..

Limitations / Exclusions during this survey (please also see our standard limitation within section 1)

None.

Inaccessible Areas Register

Entry	Floor	Location/Description	Reason

None.

Executive Summary Register of Positive ACMs

Below is a summary of all confirmed & presumed asbestos containing materials located during the survey:

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
DA006218	97 Old Fort Road.	Roof Void	Cement	Loft, Gable Ends	See associ	Nailed	Timber	Chrysotile	 Picture 2
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
DA006220	97 Old Fort Road.	Roof Void	Cement	Loft, Ceiling Below	See associ	Nailed	Timber	Chrysotile	 Picture 3
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
DA006222	97 Old Fort Road.	Roof Void	Cement	Loft, Upstands	See associ	Nailed	Timber	Chrysotile	 Picture 6
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Roof Void	Cement	Loft, Upstands	See associ	Nailed	Timber	Chrysotile	 Picture 7
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006218	97 Old Fort Road.	Roof Void	Cement	Loft, Gable Ends	See associ	Nailed	Timber	Chrysotile	 Picture 8
Recommendations					**Assessment Scores**			**Risk Code**	
					Material	**Priority**	**Total**		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due	12 months	**Actions Taken**	N/A		**Time Scale**			**Action Completed Sign & Date**	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006220	97 Old Fort Road.	Ground Floor	Cement	Lounge, Ceiling	15m²	Nailed	Timber	Chrysotile	 Picture 11
Recommendations					**Assessment Scores**			**Risk Code**	
					Material	**Priority**	**Total**		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	-	3	D	
Reinspection Due	12 months	**Actions Taken**	N/A		**Time Scale**			**Action Completed Sign & Date**	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Lounge, Wall Panels	5m²	Nailed	Timber	Chrysotile	 Picture 14
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	-	3	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Lounge, Wall Panels	5m²	Nailed	Timber	Chrysotile	 Picture 15
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Lounge, Wall Panels	5m²	Nailed	Timber	Chrysotile	 Picture 16
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	-	3	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Lounge, Wall Panels	5m²	Nailed	Timber	Chrysotile	 Picture 17
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	-	3	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified
DA006223	97 Old Fort Road.	Ground Floor	Textured Coating/Decorative Finish	Lounge, Ceiling	15m²	Bonded	Cement	Chrysotile

Recommendations	Assessment Scores			Risk Code
	Material	Priority	Total	
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.	3	-	3	D

Reinspection Due	12 months	Actions Taken	N/A	Time Scale		Action Completed Sign & Date	


Picture 18

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Lounge, Infill Panel	2m²	Nailed	Timber	Chrysotile

Recommendations	Assessment Scores			Risk Code
	Material	Priority	Total	
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.	3	-	3	D

Reinspection Due	12 months	Actions Taken	N/A	Time Scale		Action Completed Sign & Date	


Picture 19

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Bedroom 3, Wall Panels	See extern	Nailed	Timber	Chrysotile	 Picture 21
Recommendations					**Assessment Scores**			**Risk Code**	
					Material	**Priority**	**Total**		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	-	3	D	
Reinspection Due		12 months	**Actions Taken**	N/A	**Time Scale**			**Action Completed Sign & Date**	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Bedroom 3, Wall Panels	6m²	Nailed	Timber	Chrysotile	 Picture 24
Recommendations					**Assessment Scores**			**Risk Code**	
					Material	**Priority**	**Total**		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	-	3	D	
Reinspection Due		12 months	**Actions Taken**	N/A	**Time Scale**			**Action Completed Sign & Date**	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Bedroom 3, Door	2m²	Nailed	Timber	Chrysotile	 Picture 25
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Bedroom 2, Wall Panels	4m²	Nailed	Timber	Chrysotile	 Picture 27
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	-	3	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Walk in Wardrobe, Door Infill	3m²	Nailed	Timber	Chrysotile	 Picture 31
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	-	3	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Walk in Wardrobe, Door Panel	2m²	Nailed	Timber	Chrysotile	 Picture 32
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified
DA006225	97 Old Fort Road.	Ground Floor	Textiles	Walk in Wardrobe, Flashguards	6no.	Bonded	Metal	Chrysotile
Recommendations					**Assessment Scores**			**Risk Code**
					Material	**Priority**	**Total**	
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					5	-	5	C
Reinspection Due	12 months	**Actions Taken**	N/A		**Time Scale**			**Action Completed Sign & Date**


Picture 33

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified
As DA006220	97 Old Fort Road.	Ground Floor	Cement	Kitchen, Ceiling	10m²	Nailed	Timber	Chrysotile
Recommendations					**Assessment Scores**			**Risk Code**
					Material	**Priority**	**Total**	
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	-	3	D
Reinspection Due	12 months	**Actions Taken**	N/A		**Time Scale**			**Action Completed Sign & Date**


Picture 35

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Kitchen, Wall Panels	1m²	Nailed	Timber	Chrysotile	 Picture 36
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	-	3	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Kitchen, Wall Panels	1m²	Nailed	Timber	Chrysotile	 Picture 37
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Kitchen, Wall Panels	12m²	Nailed	Timber	Chrysotile	 Picture 38
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
DA006226	97 Old Fort Road.	Ground Floor	Cement	Kitchen, Panels to Fireplace	2m²	Nailed	Timber	Chrysotile	 Picture 39
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	-	3	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Kitchen, Infill Panel	2m²	Nailed	Timber	Chrysotile	 Picture 41
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	-	3	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Shower Room, Wall Panel	1m²	Nailed	Timber	Chrysotile	 Picture 43
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Utility Room, Wall Panels	3m²	Nailed	Timber	Chrysotile	 Picture 44
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	-	3	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Utility Room, Wall Panels	1m²	Nailed	Timber	Chrysotile	 Picture 45
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	-	3	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Sun Room, Wall Lining	10m²	Nailed	Timber	Chrysotile
Recommendations					Assessment Scores			Risk Code
					Material	Priority	Total	
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	-	3	D
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date


Picture 48

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Sun Room, Wall Panels	10m²	Nailed	Timber	Chrysotile
Recommendations					Assessment Scores			Risk Code
					Material	Priority	Total	
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date


Picture 49

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
DA006227	97 Old Fort Road.	External	Cement	External Elements, Roof Tiles	84m²	Nailed	Timber	Chrysotile	 Picture 50
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
DA006228	97 Old Fort Road.	External	Cement	External Elements, Bargeboard	10lm	Nailed	Timber	Chrysotile	 Picture 51
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

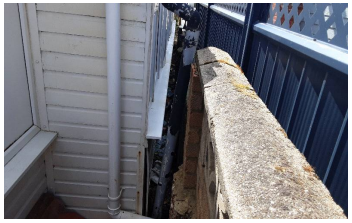
Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006228	97 Old Fort Road.	External	Cement	External Elements, Bargeboard	10lm	Nailed	Timber	Chrysotile	 Picture 52
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006227	97 Old Fort Road.	External	Cement	External Elements, Roof Tiles	1m²	Debris	Concrete	Chrysotile	 Picture 53
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified
DA006229	97 Old Fort Road.	External	Insulating Board	External Elements, Debris	1m²	Debris	Concrete	Amosite
Recommendations					**Assessment Scores**			**Risk Code**
					Material	**Priority**	**Total**	
Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					6	-	6	C
Reinspection Due	12 months	**Actions Taken**	N/A		**Time Scale**			**Action Completed Sign & Date**


Picture 54

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified
As DA006222	97 Old Fort Road.	External	Cement	External Elements, Wall Panels	8m²	Nailed	Timber	Chrysotile
Recommendations					**Assessment Scores**			**Risk Code**
					Material	**Priority**	**Total**	
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D
Reinspection Due	12 months	**Actions Taken**	N/A		**Time Scale**			**Action Completed Sign & Date**


Picture 55

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
DA006230	97 Old Fort Road.	External	Cement	External Elements, Soffit	3lm	Nailed	Timber	Chrysotile	 Picture 56
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					3	-	3	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006228	97 Old Fort Road.	External	Cement	External Elements, Bargeboard	<1lm	Nailed	Timber	Chrysotile	 Picture 58
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
Visual	97 Old Fort Road.	Ground Floor	Textiles	Lounge, Rope Gasket	1lm	Bonded	Brick	Chrysotile	 Picture 59
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Inaccessible further investigation is required. To determine the material, access, sampling and analysis would be required. Until this is carried out it must be presumed to be an ACM (Asbestos Containing Material).					5	-	5	C	
Reinspection Due	12 months	Actions Taken	N/A		Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
As DA006222	97 Old Fort Road.	Ground Floor	Cement	Utility Room, Wall Panels	5m²	Nailed	Timber	Chrysotile	 Picture 60
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due	12 months	Actions Taken	N/A		Time Scale			Action Completed Sign & Date	

3. Methodology

Demolition Survey Methodology

Our Asbestos Surveys are carried out in compliance with HSG264. This is available as a PDF download from the HSE website: https://www.hse.gov.uk/PUBNS/books/hsg264.htm

A **demolition** survey is needed before any demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the demolition work will take place. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.

The 'surveyed' area may be unsuitable for re-occupation post survey. Thorough visual inspection and reassurance air sampling may be used as tools to facilitate this.

All surveys are performed in accordance with guidelines laid out in HSG264/HSG248 and following our UKAS approved internal procedures manual.

Bulk Sampling

All 'Bulk' material samples are carefully taken following HSG248 guidance and our UKAS approved internal procedures manual. All samples are double bagged and given a unique reference number before being delivered to the UKAS accredited laboratory for analysis.

Laboratory Analysis

Analysis was achieved by employing standard polarised light microscopy and dispersion staining techniques at a UKAS accredited laboratory. The results are included and certified within this report.

Background Information & Legislation

Licensed materials(such as AIB (Asbestos Insulation Board), insulation and sprayed coatings)

Any remedial works required on asbestos insulating materials and coatings should follow the guidance given in the HSE documents L143 "Work with materials containing asbestos. Control of Asbestos Regulations 2012" and the HSE guidance note HSG247 " Asbestos, the Licensed Contractors' Guide, 2012".

These stipulate that work to these materials should be carried out by a contractor licensed by the HSE to work with asbestos using approved methods, and that ALL work of this nature will require independent inspection by a suitable UKAS accredited laboratory including issue of a 4 stage certificate of reoccupation.

All asbestos waste should be disposed of following the Hazardous Waste (England and Wales) Regulations 2005 (effective 16 July 2005). Further information can be found on the Environment Agency's website www.environment-agency.gov.uk.

Unlicensed materials (such as asbestos cement, floor tiles, linoleum, bituminous materials, textured coating and gaskets.)

Any remedial works required on unlicensed asbestos materials should follow the guidance given in the HSE documents L143 (as above). HSG247 (as above) and HSG189/2 - "Working with Asbestos Cement".

We would recommend independent air monitoring by a suitable UKAS accredited laboratory during and after the works and if works are carried out under controlled conditions a certificate of reoccupation should be issued.

All asbestos waste should be disposed of following the Hazardous Waste (England and Wales) Regulations 2005 (effective 16 July 2005) and subsequent amendment Hazardous Waste (England and Wales) (Amendment) Regulations 2009. Further information can be found on the Environment Agency's website www.environment-agency.gov.uk.

Statutory Regulations/Requirements and Codes of Practice

- The Health and Safety at Work Act 1974
- The Control of Asbestos Regulations 2012
- L143 - Work With Materials Containing Asbestos. Control of Asbestos Regulations 2012.
- L127 - ACoP: The Management of Asbestos in Non-Domestic Premises 2006.
- Health & Safety - The Control of Asbestos is the Air Regulations 1990
- The Waste Management (England and Wales) RegulatFstandard limitions 2006, ISBN 0110744128
- The Control of Substances Hazardous to Health (Amendment) Regulations 2004, ISBN 0110514076
- L153 - ACoP. Managing Health and Safety in Construction: Construction (Design and Management) Regulations 2015. (CDM) Approved Code of Practice
- The Hazardous Waste (England and Wales) Regulations 2005
- The Hazardous Waste (England and Wales) (Amendment) Regulations 2009
- The Waste Management Licensing (Amendment) Regulations (Northern Ireland) 2009
- HSE Guidance note HSG 189/2 ~ Working with Asbestos Cement, 1999 ISBN 0717616673
- HSE Guidance note HSG 210 ~ Asbestos Essentials - Task Manual (see also HSE website)
- HSE Guidance note HSG 213 ~ Introduction to Asbestos Essentials (see also HSE website)
- HSE Guidance note HSG 227 ~ A comprehensive guide to managing asbestos in premises, 2002 ISBN 0717623815
- HSE Guidance note HSG 247 ~ The Licensed Contractors Guide
- HSE Guidance note HSG 248 ~ Asbestos: the analysts' guide for sampling, analysis and clearance procedures
- HSE Guidance note HSG 264 ~ Asbestos: the survey guide
- INDG 223 ~ Revision 3, 2004: A short guide to managing asbestos in premises. ISBN 0717625643
- HSG 53 - Respiratory protective equipment at work, 2995 ISBN 071762904X
- The Control of Noise at Work Regulations 2005, ISBN 0110729846
- L101 - ACoP. Safe work in confined spaces. Confined Spaces Regulations, 1997 ISBN 0717614050

A guide to using your Asbestos Register

This register is designed to enable the client to fulfil part of their legal duty of care under The Control of Asbestos Regulations 2012 (CAR 2012), by showing that they have taken reasonable steps to find the location and condition of ACMs within their premises prior to refurbishment works taking place.

All employees, contractors or other persons who may have contact with any of the ACMs shown in the register should be made aware to ensure their safety whilst carrying out their work.

As the duty holder it is your responsibility to make sure your employees, contractors or any persons who will come into contact with the ACMs are fully aware of their location and condition. A short training session for all relevant staff may be required.

This report is not a management plan.

The recommendations made in this report are a guidance to enable you to establish any risk posed by any ACMs found. It may be advisable to meet with all those concerned to discuss and produce a viable management plan.

Appendices

Certificate of analysis-if samples were taken
Plans identifying the location of all confirmed ACMs, either those provided by the client or those prepared by the surveyor.

Material Assessment - Strategy:

In addition to identifying asbestos containing materials, each incidence of asbestos has been assessed and a material rating in the form of numerical weighting calculated. The factors included within the risk assessment include the product type, condition/ friability, treatment and asbestos type. The numerical value extends from 2-12, with four categories of risk assessment.

Category A is a high risk situation requiring immediate action.

Category B is a high risk situation requiring action as soon as possible.

Category C is a medium risk situation requiring regular inspection and maintenance.

Category D is a low risk situation, until such time as it is altered, i.e. refurbishment or demolition etc.

Where asbestos has been identified, the risk assessment category has been identified within the body of this report. The risk assessment system that has been adopted, concentrates solely on the likelihood of fibre release from the asbestos based materials into the breathing zone of persons at risk. This is the singular most important factor in assessing the likelihood of any person being exposed to fibre concentrations injurious to their health.

In some situations it may be useful to undertake measurement of atmospheric fibre concentrations; however these levels are open to vast variations dependent upon conditions and may well be below the concentration measurable using optical microscope methods but still above local background environmental levels.

Although recommendations, which are issued, will vary according to the situation, it is desirable that some standardisation of action is achieved. It is therefore proposed that the following guidelines be adopted.

Material Rating Recommendation and Comments (Material Assessment)

Category A: 10+

Situations within this category warrant urgent consideration. It is likely in situations with such a high rating that persons are currently being exposed to some level of asbestos fibre contamination.

This exposure will vary according to local conditions - for example, the intensity of use of a heating system or the nature of air flow and movement around a damaged ceiling. It may be possible to clarify the exposure level by use of atmospheric fibre counts. However, the concentrations involved are likely to be low in comparison with occupational exposure limits. Due to the potential exposure, areas or situations that fall into this category should be regarded as a matter for concern.

Category B: 7-9 inclusive

Situations within this category still warrant urgent consideration, in that any slight deterioration in one of a number of contributory factors will result in unacceptable deterioration within a short passage of time. In these situations it is therefore necessary for the asbestos to be removed on a programmed basis but within a specified timescale.

It is recommended that the maximum period should be 1 year and that in the meantime emergency repair and sealing operations should be undertaken where any deterioration occurs.

Category C: 5-6 inclusive

Situations within his category do not pose an imminent risk and the likelihood of fibre release is low under existing conditions. It would be most appropriate within this category to monitor the situation as obviously deterioration will occur over time.

It is recommended that situations within this category should be inspected on a 6 monthly basis to ascertain any change in circumstances, requiring reassessment of priority rating into category B.

Category D: 4 & less

Situations within this category are of low priority. The situation should be monitored on the basis of a 2-year inspection cycle to ascertain any change in category, unless demolition, refurbishment or any other change of use interferes with the cycle.

Amstech is a UKAS accredited inspection body to carry out asbestos surveys inspections. This includes all comments and interpretations with regards to the risk assessments made. It does not include any comments that may be perceived as forming part of the priority assessment.

Material Algorithms

Sample Variable	Score	Example
Product type	**1**	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement products etc.).
	2	Asbestos insulation board, mill board, other low density boards, asbestos ropes and woven textiles, gaskets, asbestos paper and felt.
	3	Insulation (pipe and boiler lagging, spray coating, loose asbestos.
Extent of damage / deterioration	**0**	Good condition; no visible damage.
	1	Low damage; scratches or surface marks; broken edges to boards, tiles etc.
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface treatment	**0**	Composite materials containing asbestos; reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays.
Asbestos type	**1**	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

Risk Code Table

Risk Code	Action Required
A	Restrict access to area immediately. Remove by licence asbestos contractors under controlled conditions in accordance with CAR2012.
B	Remove or repair by licensed contractors in accordance with CAR2012.
C	Encapsulate by licensed contractor in accordance with CAR2012. Where appropriate label with warning signs on completion. Undertake routine re-inspections.
D	High risk ACM in good condition, encapsulation intact. Where appropriate label with warning signs. Undertake routine re=inspections for damage or deterioration in accordance with asbestos management plan and CAR2012.
E	Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2012.

4. Asbestos Survey Report

Asbestos Survey of 97 Old Fort Road, Shoreham by Sea

Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Material assessment score	Risk category
50	DA006227	97 Old Fort Road.	External	1	External Elements	Roof Tiles - Cement	84m²	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	4	D
51	DA006228	97 Old Fort Road.	External	1	External Elements	Bargeboard - Cement	10lm	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	4	D
52	As DA006228	97 Old Fort Road.	External	1	External Elements	Bargeboard - Cement	10lm	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	4	D
53	As DA006227	97 Old Fort Road.	External	1	External Elements	Roof Tiles - Cement	1m²	Debris, Concrete	(1) Asbestos Cement	Low Damage	1	Chrysotile	(2) Easily disturbed	4	D

Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Material assessment score	Risk category
54	DA006229	97 Old Fort Road.	External	1	External Elements	Debris - Insulating Board	1m²	Debris, Concrete	(2) Asbestos Insulating Board	Low Damage	1	Amosite	(2) Easily disturbed	6	C
55	As DA006222	97 Old Fort Road.	External	1	External Elements	Wall Panels - Cement	8m²	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	4	D
56	DA006230	97 Old Fort Road.	External	1	External Elements	Soffit - Cement	3lm	Nailed, Timber	(1) Asbestos Cement	Good Condition	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	3	D
58	As DA006228	97 Old Fort Road.	External	1	External Elements	Bargeboard - Cement	<1lm	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(2) Easily disturbed	4	D
External Elements: Cement roof tiles, cement bargeboard, bare brick chimney stack with clay cowl, cement soffit, plastic rainwater goods, modern felt flat roof, rendered finish, insulating board and cement roof tile debris to the rear.															
57	N/A	97 Old Fort Road.	External	2	Garage	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Garage: Modern felt flat roof, timber fascia with upvc overboarding, metal garage overhead door, timber cladding door header with upvc overboarding, timber cladding flat roof, timber joists, bare block walls, concrete slab floor.															

Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Material assessment score	Risk category
11	As DA006220	97 Old Fort Road.	Ground Floor	1	Lounge	Ceiling - Cement	15m²	Nailed, Timber	(1) Asbestos Cement	Good Condition	1	Chrysotile	(1) Occasionally likely to be disturbed	3	D
14	As DA006222	97 Old Fort Road.	Ground Floor	1	Lounge	Wall Panels - Cement	5m²	Nailed, Timber	(1) Asbestos Cement	Good Condition	1	Chrysotile	(1) Occasionally likely to be disturbed	3	D
15	As DA006222	97 Old Fort Road.	Ground Floor	1	Lounge	Wall Panels - Cement	5m²	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	4	D
16	As DA006222	97 Old Fort Road.	Ground Floor	1	Lounge	Wall Panels - Cement	5m²	Nailed, Timber	(1) Asbestos Cement	Good Condition	1	Chrysotile	(2) Easily disturbed	3	D
17	As DA006222	97 Old Fort Road.	Ground Floor	1	Lounge	Wall Panels - Cement	5m²	Nailed, Timber	(1) Asbestos Cement	Good Condition	1	Chrysotile	(2) Easily disturbed	3	D

Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Material assessment score	Risk category
18	DA006223	97 Old Fort Road.	Ground Floor	1	Lounge	Ceiling - Textured Coating/Decorative Finish	15m²	Bonded, Cement	(1) Textured Coating	Good Condition	1	Chrysotile	(1) Occasionally likely to be disturbed	3	D
19	As DA006222	97 Old Fort Road.	Ground Floor	1	Lounge	Infill Panel - Cement	2m²	Nailed, Timber	(1) Asbestos Cement	Good Condition	1	Chrysotile	(2) Easily disturbed	3	D
59	Presumed	97 Old Fort Road.	Ground Floor	1	Lounge	Rope Gasket - Textiles	1lm	Bonded, Brick	(2) Bonded, Brick	Good Condition	2	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	5	C
Lounge: Cement ceiling with a textured coating finish, timber framed walls with high level cement wall panels, cement panels to middle, solid rendered wall with cement infill panel, timber framed full height doors, timber door with cement panel within, bare block fireplace and hearth with heater within (not disconnected), storage heater (assessed it appears no suspect material seen), carpet tiles, modern adhesive, timber floor boards, stones below.															
21	As DA006222	97 Old Fort Road.	Ground Floor	2	Bedroom 3	Wall Panels - Cement	See extern	Nailed, Timber	(1) Asbestos Cement	Good Condition	1	Chrysotile	(1) Occasionally likely to be disturbed	3	D
24	As DA006222	97 Old Fort Road.	Ground Floor	2	Bedroom 3	Wall Panels - Cement	6m²	Nailed, Timber	(1) Asbestos Cement	Good Condition	1	Chrysotile	(2) Easily disturbed	3	D

Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Material assessment score	Risk category
25	As DA006222	97 Old Fort Road.	Ground Floor	2	Bedroom 3	Door - Cement	2m²	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	4	D
26	DA006224	97 Old Fort Road.	Ground Floor	2	Bedroom 3	Floor Covering - Bitumen Products	6m²	-	-	-	-	No Asbestos Detected	(1) Occasionally likely to be disturbed	-	
Bedroom 3: Timber cladding domed ceiling, timber structural beams, timber framed walls with timber and hardboard lining and cement panels to external walls, upvc framed windows with plastic window sill, timber door attached to timber frame with cement panel within, carpet, bitumen floor lining, timber floor boards, stones below.															
27	As DA006222	97 Old Fort Road.	Ground Floor	3	Bedroom 2	Wall Panels - Cement	4m²	Nailed, Timber	(1) Asbestos Cement	Good Condition	1	Chrysotile	(1) Occasionally likely to be disturbed	3	D
30	As DA006224	97 Old Fort Road.	Ground Floor	3	Bedroom 2	Floor Covering - Bitumen Products	6m²	-	-	-	-	No Asbestos Detected	(1) Occasionally likely to be disturbed	-	
Bedroom 2: Timber cladding domed ceiling, timber structural beams, timber framed walls with timber and hardboard lining and cement panels to external walls, upvc framed windows with plastic window sill, timber door attached to timber frame, bespoke timber built in wardrobes, modern wall mounted electric heater, carpet, bitumen floor lining, timber floor boards, stones below.															
31	As DA006222	97 Old Fort Road.	Ground Floor	4	Walk in Wardrobe	Door Infill - Cement	3m²	Nailed, Timber	(1) Asbestos Cement	Good Condition	1	Chrysotile	(2) Easily disturbed	3	D

Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Material assessment score	Risk category
32	As DA006222	97 Old Fort Road.	Ground Floor	4	Walk in Wardrobe	Door Panel - Cement	2m²	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	4	D
33	DA006225	97 Old Fort Road.	Ground Floor	4	Walk in Wardrobe	Flashguards - Textiles	6no.	Bonded, Metal	(2) Asbestos Textiles/Paper	Good Condition	2	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	5	C
Walk in Wardrobe: Timber cladding domed ceiling, timber structural beams, timber framed walls with timber and hardboard lining, upvc framed windows with plastic window sill, timber door attached to timber frame with cement panel within, modern vinyl sheet flooring, timber floor boards, stones below.															
34	N/A	97 Old Fort Road.	Ground Floor	5	Bedroom 1	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Bedroom 1: Timber cladding domed ceiling, timber structural beams, timber framed walls with timber and hardboard lining, upvc framed windows with plastic window sill, timber door attached to timber frame with cement panel within, modern vinyl sheet flooring, timber floor boards, stones below.															
35	As DA006220	97 Old Fort Road.	Ground Floor	6	Kitchen	Ceiling - Cement	10m²	Nailed, Timber	(1) Asbestos Cement	Good Condition	1	Chrysotile	(1) Occasionally likely to be disturbed	3	D
36	As DA006222	97 Old Fort Road.	Ground Floor	6	Kitchen	Wall Panels - Cement	1m²	Nailed, Timber	(1) Asbestos Cement	Good Condition	1	Chrysotile	(1) Occasionally likely to be disturbed	3	D

Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Material assessment score	Risk category
37	As DA006222	97 Old Fort Road.	Ground Floor	6	Kitchen	Wall Panels - Cement	1m²	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	4	D
38	As DA006222	97 Old Fort Road.	Ground Floor	6	Kitchen	Wall Panels - Cement	12m²	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(2) Easily disturbed	4	D
39	DA006226	97 Old Fort Road.	Ground Floor	6	Kitchen	Panels to Fireplace - Cement	2m²	Nailed, Timber	(1) Asbestos Cement	Good Condition	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	3	D
41	As DA006222	97 Old Fort Road.	Ground Floor	6	Kitchen	Infill Panel - Cement	2m²	Nailed, Timber	(1) Asbestos Cement	Good Condition	1	Chrysotile	(2) Easily disturbed	3	D
Kitchen: Cement ceiling with timber batons, timber framed walls with cement wall lining, cement panels to middle, cement wall with cement infill panel, upvc framed window, timber door attached to timber frame, solid rendered fireplace with metal soffit and cement panels above, timber kitchen units with modern sink pad identified, modern sheet vinyl floor covering, modern adhesive, timber floor boards, stones below.															
43	As DA006222	97 Old Fort Road.	Ground Floor	7	Shower Room	Wall Panel - Cement	1m²	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	4	D
Shower Room: Timber cladding domed ceiling, timber structural beams, timber framed walls with timber and hardboard lining, upvc framed windows with plastic window sill, timber door attached to timber frame, modern shower units, modern vinyl sheet flooring, timber floor boards, stones below.															

Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Material assessment score	Risk category
44	As DA006222	97 Old Fort Road.	Ground Floor	8	Utility Room	Wall Panels - Cement	3m²	Nailed, Timber	(1) Asbestos Cement	Good Condition	1	Chrysotile	(1) Occasionally likely to be disturbed	3	D
45	As DA006222	97 Old Fort Road.	Ground Floor	8	Utility Room	Wall Panels - Cement	1m²	Nailed, Timber	(1) Asbestos Cement	Good Condition	1	Chrysotile	(2) Easily disturbed	3	D
47	As DA006224	97 Old Fort Road.	Ground Floor	8	Utility Room	Floor Covering - Bitumen Products	4m²	-	-	-	-	No Asbestos Detected	(1) Occasionally likely to be disturbed	-	
60	As DA006222	97 Old Fort Road.	Ground Floor	8	Utility Room	Wall Panels - Cement	5m²	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(2) Easily disturbed	4	D
Utility Room: Timber cladding domed ceiling, timber structural beams, timber framed walls with timber and hardboard lining and cement panels to external walls, upvc framed windows with plastic window sill, timber door attached to timber frame with cement panel within, carpet, bitumen floor lining, timber floor boards, stones below.															
48	As DA006222	97 Old Fort Road.	Ground Floor	9	Sun Room	Wall Lining - Cement	10m²	Nailed, Timber	(1) Asbestos Cement	Good Condition	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	3	D

Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Material assessment score	Risk category
49	As DA006222	97 Old Fort Road.	Ground Floor	9	Sun Room	Wall Panels - Cement	10m²	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	4	D
Sun Room: Chipboard flat roof, timber joists, mmmf rockwool fibreglass insulation, plasterboard ceiling with timber batons, solid rendered external walls with chipboard and hardboard lining and cement behind, upvc framed windows, storage heater, carpet tiles, modern adhesive, concrete slab floor.															
1	DA006217	97 Old Fort Road.	Roof Void	1	Loft	Roof Felt - Bitumen Products	60m²	-	-	-	-	No Asbestos Detected	(0) Usually inaccessible or unlikely to be disturbed	-	
2	DA006218	97 Old Fort Road.	Roof Void	1	Loft	Gable Ends - Cement	See associ	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	4	D
3	DA006220	97 Old Fort Road.	Roof Void	1	Loft	Ceiling Below - Cement	See associ	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	4	D
4	DA006219	97 Old Fort Road.	Roof Void	1	Loft	Vermiculite - Thermal Insulation	40m²	-	-	-	-	No Asbestos Detected	(0) Usually inaccessible or unlikely to be disturbed	-	

Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Material assessment score	Risk category
5	DA006221	97 Old Fort Road.	Roof Void	1	Loft	Gasket To Roof Vent - Textiles	20no.	-	-	-	-	No Asbestos Detected	(0) Usually inaccessible or unlikely to be disturbed	-	
6	DA006222	97 Old Fort Road.	Roof Void	1	Loft	Upstands - Cement	See associ	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	4	D
7	As DA006222	97 Old Fort Road.	Roof Void	1	Loft	Upstands - Cement	See associ	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	4	D
8	As DA006218	97 Old Fort Road.	Roof Void	1	Loft	Gable Ends - Cement	See associ	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	4	D

Loft: Timber cladding roof lining, timber rafters and underpurlins, bitumen roof felt, timber structural beams and columns, bare brick chimney stack, timber framed walls with mmmf rockwool fibreglass insulation, hardboard and lathe and plaster to internal lining and cement seen to external lining of gable ends, modern hot water cylinder with modern foam insulated metal pipework sited on timber base, chipboard flooring with timber joists, vermiculite and mmmf rockwool fibreglass insulation and cement ceiling seen below, cement upstands, timber train roof with metal vents with gasket surround.

Appendix 1 - Photo Analysis Sheets



Sample No:	DA006227
Item No:	50
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	External
Room No:	External Elements
Position:	Roof Tiles - Cement
Extent:	84m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	DA006228
Item No:	51
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	External
Room No:	External Elements
Position:	Bargeboard - Cement
Extent:	10lm
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006228
Item No:	52
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	External
Room No:	External Elements
Position:	Bargeboard - Cement
Extent:	10lm
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006227
Item No:	53
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	External
Room No:	External Elements
Position:	Roof Tiles - Cement
Extent:	1m²
Substrate:	Debris, Concrete
Material:	(1) Asbestos Cement
Accessibility:	(2) Easily disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	DA006229
Item No:	54
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	External
Room No:	External Elements
Position:	Debris - Insulating Board
Extent:	1m²
Substrate:	Debris, Concrete
Material:	(2) Asbestos Insulating Board
Accessibility:	(2) Easily disturbed
Asbestos Type:	Amosite
Risk Category:	C
Recommended Action:	Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	55
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	External
Room No:	External Elements
Position:	Wall Panels - Cement
Extent:	8m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	DA006230
Item No:	56
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	External
Room No:	External Elements
Position:	Soffit - Cement
Extent:	3lm
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006228
Item No:	58
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	External
Room No:	External Elements
Position:	Bargeboard - Cement
Extent:	<1lm
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(2) Easily disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006220
Item No:	11
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Lounge
Position:	Ceiling - Cement
Extent:	15m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	14
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Lounge
Position:	Wall Panels - Cement
Extent:	5m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	15
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Lounge
Position:	Wall Panels - Cement
Extent:	5m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	16
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Lounge
Position:	Wall Panels - Cement
Extent:	5m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(2) Easily disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	17
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Lounge
Position:	Wall Panels - Cement
Extent:	5m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(2) Easily disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	DA006223
Item No:	18
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Lounge
Position:	Ceiling - Textured Coating/Decorative Finish
Extent:	15m²
Substrate:	Bonded, Cement
Material:	(1) Textured Coating
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	19
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Lounge
Position:	Infill Panel - Cement
Extent:	2m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(2) Easily disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	Presumed
Item No:	59
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Lounge
Position:	Rope Gasket - Textiles
Extent:	1lm
Substrate:	Bonded, Brick
Material:	(2) Bonded, Brick
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	C
Recommended Action:	Inaccessible further investigation is required. To determine the material, access, sampling and analysis would be required. Until this is carried out it must be presumed to be an ACM (Asbestos Containing Material).



Sample No:	As DA006222
Item No:	21
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Bedroom 3
Position:	Wall Panels - Cement
Extent:	See extern
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	24
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Bedroom 3
Position:	Wall Panels - Cement
Extent:	6m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(2) Easily disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	25
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Bedroom 3
Position:	Door - Cement
Extent:	2m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	27
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Bedroom 2
Position:	Wall Panels - Cement
Extent:	4m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	31
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Walk in Wardrobe
Position:	Door Infill - Cement
Extent:	3m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(2) Easily disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	32
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Walk in Wardrobe
Position:	Door Panel - Cement
Extent:	2m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	DA006225
Item No:	33
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Walk in Wardrobe
Position:	Flashguards - Textiles
Extent:	6no.
Substrate:	Bonded, Metal
Material:	(2) Asbestos Textiles/Paper
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	C
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006220
Item No:	35
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Kitchen
Position:	Ceiling - Cement
Extent:	10m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	36
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Kitchen
Position:	Wall Panels - Cement
Extent:	1m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	37
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Kitchen
Position:	Wall Panels - Cement
Extent:	1m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	38
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Kitchen
Position:	Wall Panels - Cement
Extent:	12m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(2) Easily disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	DA006226
Item No:	39
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Kitchen
Position:	Panels to Fireplace - Cement
Extent:	2m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	41
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Kitchen
Position:	Infill Panel - Cement
Extent:	2m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(2) Easily disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	43
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Shower Room
Position:	Wall Panel - Cement
Extent:	1m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	44
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Utility Room
Position:	Wall Panels - Cement
Extent:	3m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	45
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Utility Room
Position:	Wall Panels - Cement
Extent:	1m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(2) Easily disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	60
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Utility Room
Position:	Wall Panels - Cement
Extent:	5m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(2) Easily disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	48
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Sun Room
Position:	Wall Lining - Cement
Extent:	10m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	49
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Ground Floor
Room No:	Sun Room
Position:	Wall Panels - Cement
Extent:	10m²
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	DA006218
Item No:	2
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Roof Void
Room No:	Loft
Position:	Gable Ends - Cement
Extent:	See associ
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	DA006220
Item No:	3
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Roof Void
Room No:	Loft
Position:	Ceiling Below - Cement
Extent:	See associ
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	DA006222
Item No:	6
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Roof Void
Room No:	Loft
Position:	Upstands - Cement
Extent:	See associ
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006222
Item No:	7
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Roof Void
Room No:	Loft
Position:	Upstands - Cement
Extent:	See associ
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	As DA006218
Item No:	8
Survey Date:	13/04/23
Building:	97 Old Fort Road.
Floor:	Roof Void
Room No:	Loft
Position:	Gable Ends - Cement
Extent:	See associ
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.

Appendix 2 - Bulk Sample Certificate of Analysis

amstech
inspections and testing limited
asbestos survey : sample analysis
e-mail: lab@amstech.co.uk website: www.amstech.co.uk

UKAS TESTING 2713

Unit F
The Rich Industrial Estate
Avis Way Newhaven
East Sussex BN9 0DU

Tel: 01273 510011
Fax: 01273 510012

Certificate Of Analysis
Following Examination For Asbestos In Bulk Samples

Date: 13 April 2023
Job/Survey No: **J024862**
Client Name /Address:
Colin Johnson, 97 Old Fort Road, Shoreham by Sea BN43 5HA
Date of analysis: 14 April 2023
Analyst: Anthony Sandells, Wayne Clarke

Site Address
97 Old Fort Road, Shoreham by Sea BN43 5HA
Sampled by: Wayne Clarke
Samples 4 of 14

ATL Sample No	Client Reference	Sample Location & Material	Asbestos Type
DA006217	-	Roof Felt - Bitumen Products	No Asbestos Detected In Sample
DA006218	-	Gable Ends - Cement	Chrysotile
DA006219	-	Vermiculite - Thermal Insulation	No Asbestos Detected In Sample
DA006220	-	Ceiling Below - Cement	Chrysotile

Analysis was achieved by employing standard polarised light microscopy and dispersion staining techniques as given within the HSE Publication HSG 248 (The Analyst's Guide) and our own internal procedures. Following the introduction and adoption of this publication, under the terms of our UKAS accreditation, Amstech Inspections and Testing Ltd are not permitted to give estimates of the percentage of asbestos content.

Comments and observations expressed herein (location & material type) are outside the scope of UKAS accreditation Amstech Inspections and Testing Ltd cannot be held responsible for the accuracy of information or the validity of submitted samples supplied by third parties. Results relate solely to the items presented to the laboratory for analysis.

Amstech Inspections & Testing Ltd will retain all samples for a minimum of 6 months and all records for a minimum of 7 years.

Verified by:

Anthony Sandells, Wayne Clarke

amstech
inspections and testing limited
asbestos survey : sample analysis
e-mail: lab@amstech.co.uk website: www.amstech.co.uk

UKAS TESTING 2713

Unit F
The Rich Industrial Estate
Avis Way Newhaven
East Sussex BN9 0DU

Tel: 01273 510011
Fax: 01273 510012

Certificate Of Analysis
Following Examination For Asbestos In Bulk Samples

Date: 13 April 2023
Job/Survey No: **J024862**
Client Name /Address:
Colin Johnson, 97 Old Fort Road, Shoreham by Sea BN43 5HA
Date of analysis: 14 April 2023
Analyst: Anthony Sandells, Wayne Clarke

Site Address
97 Old Fort Road, Shoreham by Sea BN43 5HA
Sampled by: Wayne Clarke
Samples 8 of 14

ATL Sample No	Client Reference	Sample Location & Material	Asbestos Type
DA006221	-	Gasket To Roof Vent - Textiles	No Asbestos Detected In Sample
DA006222	-	Upstands - Cement	Chrysotile
DA006223	-	Ceiling - Textured Coating/Decorative Finish	Chrysotile
DA006224	-	Floor Covering - Bitumen Products	No Asbestos Detected In Sample

Analysis was achieved by employing standard polarised light microscopy and dispersion staining techniques as given within the HSE Publication HSG 248 (The Analyst's Guide) and our own internal procedures. Following the introduction and adoption of this publication, under the terms of our UKAS accreditation, Amstech Inspections and Testing Ltd are not permitted to give estimates of the percentage of asbestos content.

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Verified by:

Anthony Sandells, Wayne Clarke

amstech
inspections and testing limited
asbestos survey : sample analysis
e-mail: lab@amstech.co.uk website: www.amstech.co.uk

UKAS TESTING 2713

Unit F
The Rich Industrial Estate
Avis Way Newhaven
East Sussex BN9 0DU

Tel: 01273 510011
Fax: 01273 510012

Certificate Of Analysis
Following Examination For Asbestos In Bulk Samples

Date: 13 April 2023
Job/Survey No: **J024862**
Client Name /Address:
Colin Johnson, 97 Old Fort Road, Shoreham by Sea BN43 5HA
Date of analysis: 14 April 2023
Analyst: Anthony Sandells, Wayne Clarke

Site Address
97 Old Fort Road, Shoreham by Sea BN43 5HA
Sampled by: Wayne Clarke
Samples 12 of 14

ATL Sample No	Client Reference	Sample Location & Material	Asbestos Type
DA006225	-	Flashguards - Textiles	Chrysotile
DA006226	-	Panels to Fireplace - Cement	Chrysotile
DA006227	-	Roof Tiles - Cement	Chrysotile
DA006228	-	Bargeboard - Cement	Chrysotile

Analysis was achieved by employing standard polarised light microscopy and dispersion staining techniques as given within the HSE Publication HSG 248 (The Analyst's Guide) and our own internal procedures. Following the introduction and adoption of this publication, under the terms of our UKAS accreditation, Amstech Inspections and Testing Ltd are not permitted to give estimates of the percentage of asbestos content.

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Amstech Inspections & Testing Ltd will retain all samples for a minimum of 6 months and all records for a minimum of 7 years.

Verified by:

Anthony Sandells, Wayne Clarke

amstech
inspections and testing limited
asbestos survey : sample analysis
e-mail: lab@amstech.co.uk website: www.amstech.co.uk

UKAS TESTING 2713

Unit F
The Rich Industrial Estate
Avis Way Newhaven
East Sussex BN9 0DU

Tel: 01273 510011
Fax: 01273 510012

Certificate Of Analysis
Following Examination For Asbestos In Bulk Samples

Date: 13 April 2023
Job/Survey No: **J024862**
Client Name /Address:
Colin Johnson, 97 Old Fort Road, Shoreham by Sea BN43 5HA
Date of analysis: 14 April 2023
Analyst: Anthony Sandells, Wayne Clarke

Site Address
97 Old Fort Road, Shoreham by Sea BN43 5HA
Sampled by: Wayne Clarke
Samples 14 of 14

ATL Sample No	Client Reference	Sample Location & Material	Asbestos Type
DA006229	-	Debris - Insulating Board	Amosite
DA006230	-	Soffit - Cement	Chrysotile

Analysis was achieved by employing standard polarised light microscopy and dispersion staining techniques as given within the HSE Publication HSG 248 (The Analyst's Guide) and our own internal procedures. Following the introduction and adoption of this publication, under the terms of our UKAS accreditation, Amstech Inspections and Testing Ltd are not permitted to give estimates of the percentage of asbestos content.

Comments and observations expressed herein (location & material type) are outside the scope of UKAS accreditation Amstech Inspections and Testing Ltd cannot be held responsible for the accuracy of information or the validity of submitted samples supplied by third parties. Results relate solely to the items presented to the laboratory for analysis.

Amstech Inspections & Testing Ltd will retain all samples for a minimum of 6 months and all records for a minimum of 7 years.

Verified by:

Anthony Sandells, Wayne Clarke

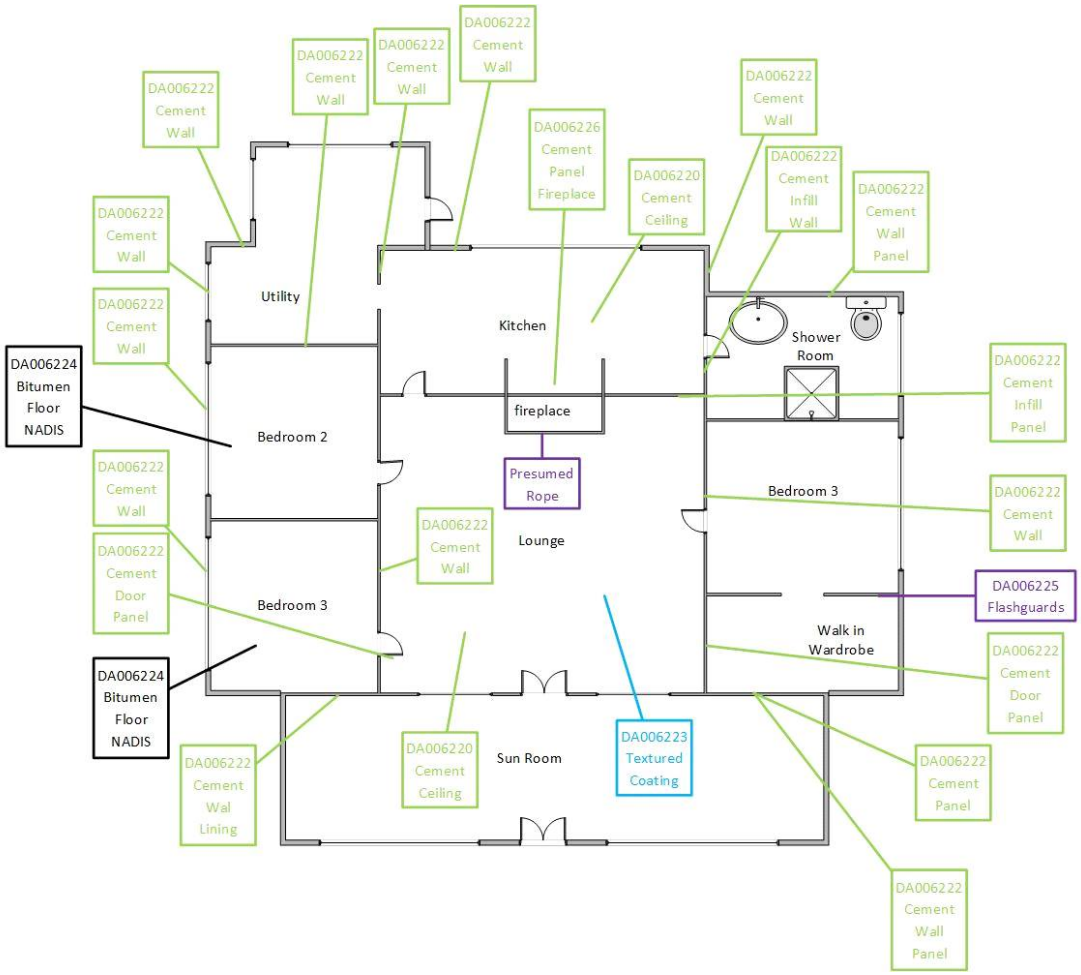
End of Report

Appendix 3 - Annotated Floor Plans

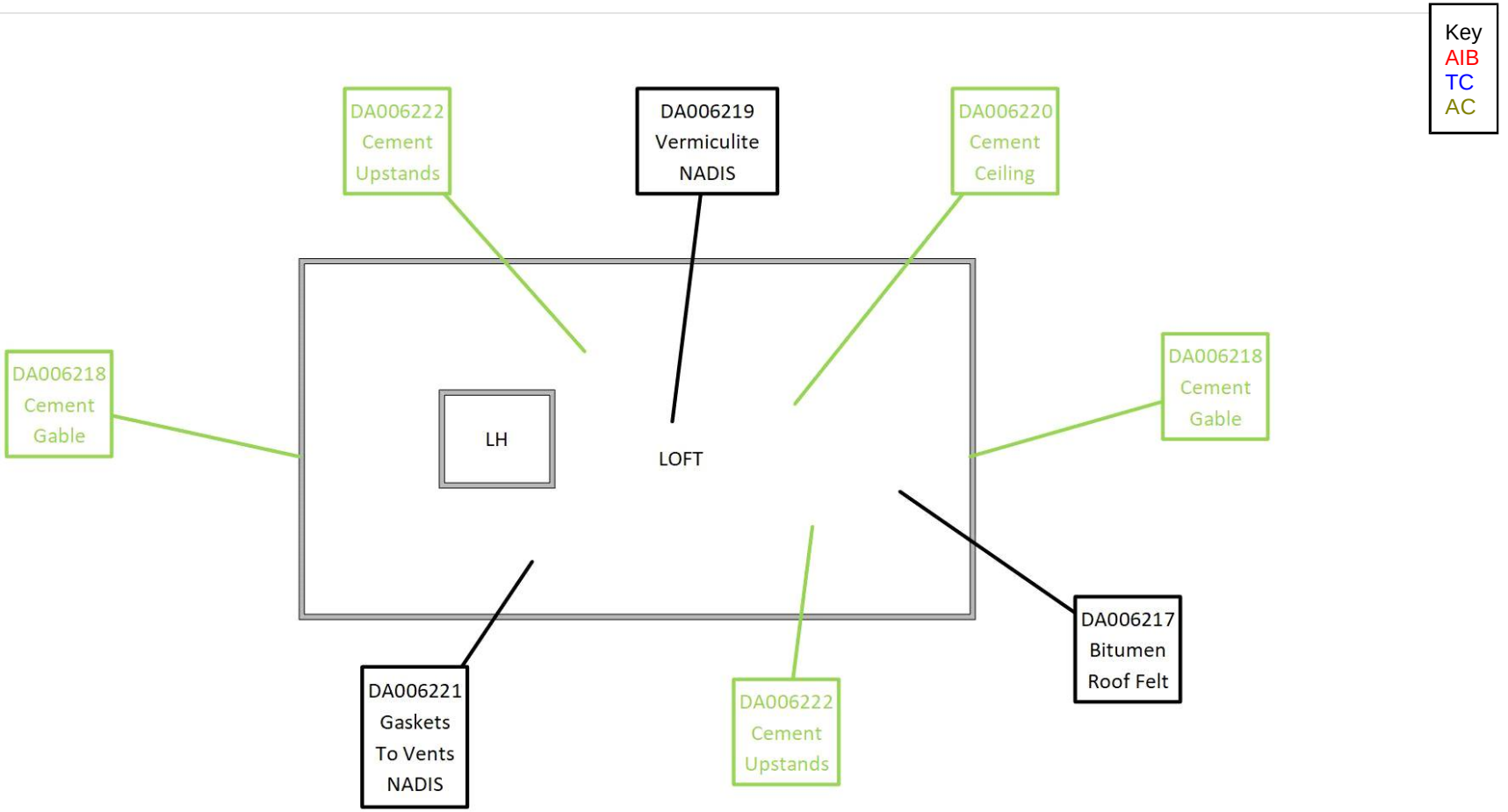
Key
AIB
TC
AC



Client:	Colin Johnson
Site Address	97 Old Fort Road, Shoreham by Sea
Position:	External
Not to Scale	



Client:	Colin Johnson
Site Address	97 Old Fort Road, Shoreham by Sea
Position:	Ground Floor
Not to Scale	



Client:	Colin Johnson
Site Address	97 Old Fort Road, Shoreham by Sea
Position:	Roof Void
Not to Scale	