CONSTRUCTION PHASE PLAN

(Notifiable project)

Project Name:	Treehouse Hotel Manchester - Ex Renaissance Refurbishment
Project Number:	THM002
Project Manager:	Andrew Lafferty/ David Natusch

Prepared by
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CONSTRUCTION PHASE PLAN (notifiable)

1.0 Document Control

1.1 Document Status (SHE Department use only)

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1.2 Project Revision Record

Rev	Date	Revision Summary
1	29/06/21	Initial release
2	05/07/21	Start and end dates revised: +1 week
3	06/07/21	Amendments following comments by Barry Foster (AAP)
4	09/07/21	Weekly APP co-ordination meetings added to section 5.5 5.6 shared welfare clarified
5	27/08/21	Document updated to reflect the expansion of the project now Calma have been appointed as Principal Contractor
5+	11/9/21	Working document PB Safety/Calma track changes- removed embedded documents

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2.0 Introduction

2.1 Introduction to this Construction Phase Plan (CPP)

The purpose of this Construction Phase Plan (CPP) is to enable The Calma Group when acting as a Principal Contractor as specified in the Construction (Design & Management) Regulations 2015, to develop and add its own management organisation and arrangements to the Pre-Construction Information (PCI) provided by the Client and Principal Designer in order to identify and control foreseeable hazards present in the Construction Phase.

2.2 Implementation, communication and monitoring of the CPP

In order to ensure the safe undertaking of the project, everybody involved in the Construction Phase has a responsibility to ensure that the controls and arrangements within this CPP are adhered to.

In order to ensure that the information contained within the CPP is received and understood by all parties involved in the Construction Phase, the CPP will be made readily available to all contractors involved in the project and will be located in the site office

The CPP will be subject to regular reviews by the Project Management Team throughout the Construction Phase to ensure that the information and controls contained within it are appropriate for the works being undertaken.

2.3 Health & Safety goals for this project:

- Complete the project with zero RIDDOR reportable incidents involving contractors
- Complete the project with zero RIDDOR reportable incidents involving members of the public/client staff
- Ensure compliance with Health & Safety legislation, company Health & Safety policies and client Health & Safety policies
- Maintain a professional and tidy work environment
- Create a positive Health & Safety culture
- Strive to improve Health & Safety standards
- Be proactive in the identification and control of Health & Safety hazards on site

3.0 Project Overview

3.1 Project information

3.1.1 Project name

Treehouse Hotel Manchester

3.1.2 Project address

Treehouse Hotel (former Renaissance)
Blackfriars Street
Manchester
M3 2EQ

The Calma site office will be on the mezzanine floor at the back of house hotel offices

3.1.3 Description of works

As of 1st September, Calma will take over the role of Principal Contractor from North East Glass.

The project comprises of the full refurbishment of the hotel including:

- Enabling activities for installation of fixed/static scaffold to facilitate window replacements and curtain walling.
- Installation of roof cradles for external building works
- Installation of steel works for external hoist system
- Dismantling roof plant for disposal
- Construction of a roof top terrace
- External Cleaning to North & South elevations

Internal works comprising of:

- Stripping out of existing fixtures and fittings
- Installation of joinery, wall, and floor finishes
- Mechanical and Electrical services strip out and replacements
- Installation of client supplied furniture fixtures and equipment across the whole hotel internal areas

3.1.4 Surrounding area

The site is located within Manchester City Centre. The site is surrounded by busy inner-city roads, commercial and residential buildings, and the River Irwell to the western aspect. The property fronts three roads and forms a whole block between the River Irwell; Blackfriars Street; Deansgate; and Victoria Bridge Street. This includes Manchester's Medieval quarter containing the cathedral and Cheethams library

3.1.5 Structure details

The building was originally built in the late 60's early 70's and used for offices, it was subsequently developed into a hotel and is at present vacant. Asbestos is present in the building and reference will be made to the Surveys that have been carried out.

3.2 Key dates

3.2.1 Start & completion dates

- Start date: 12/07/21
- Duration: 170 weeks – completion Q4 2022

3.2.2 Other key dates

- Window Replacement works to complete 2//9/21

3.3 Site hours

3.3.1 General site hours

Site working hours are as follows:

Between 07:30 and 18:30 Monday to Friday
Between 08:30 and 14:00 on Saturdays

No planned works on Sundays and public Holidays

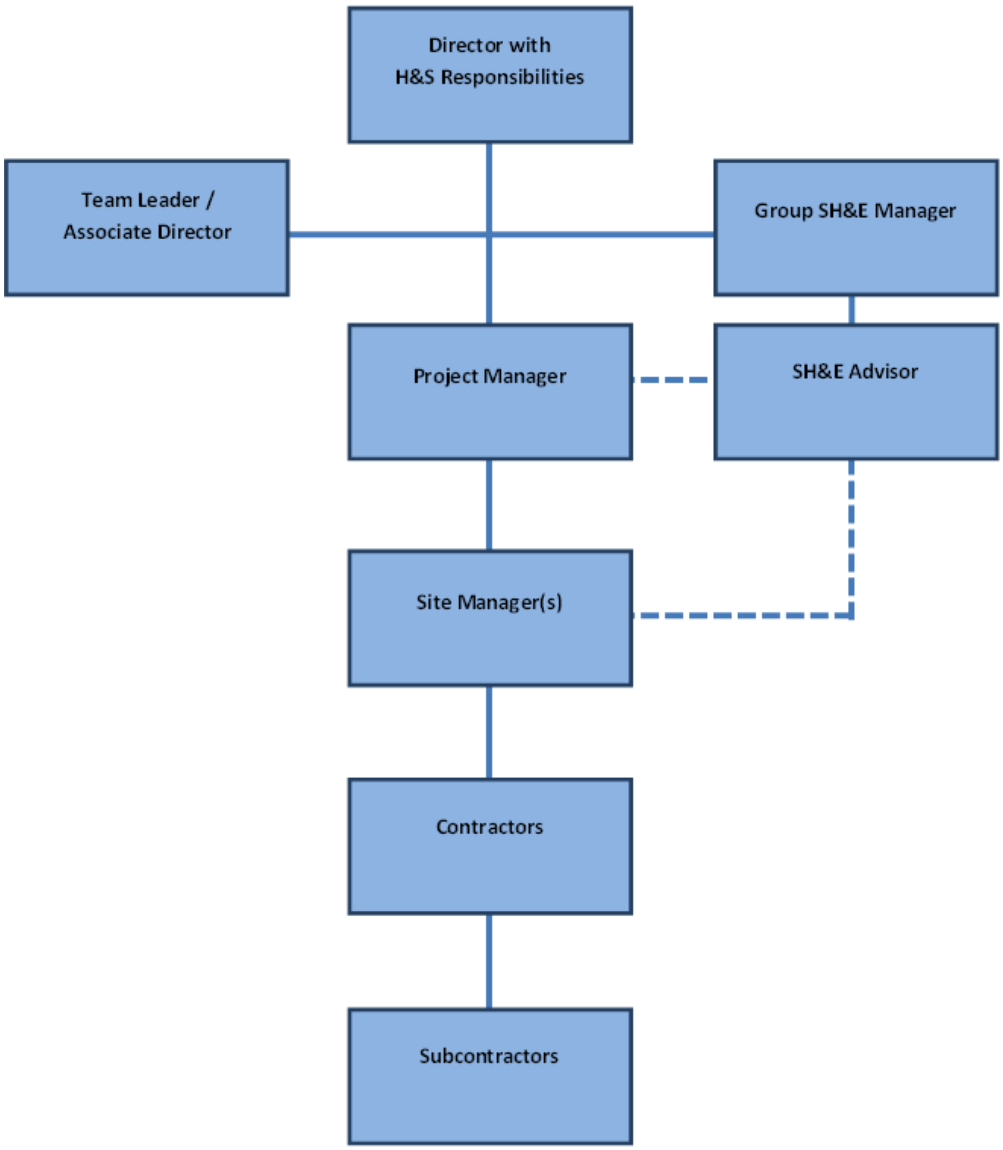
3.3.2 Out of hours working

No out of hours working is permitted without prior authorisation from the Project Management Team, which will be dependent on application to MCR council for Section 61 permission and notification to local residents. Any person or company found working outside of normal site working hours without written permission will be removed from the project.

4.0 Contacts, Roles & Responsibilities

4.1 Management structure

The following management structure has been applied to this project:
Director – Andrew Lafferty
Project Director – David Natusch
Team – Blake Fountain (Doc control), Kye Thomas (M&E Manager), Andrew Mathieson, Stevie Archer (Construction Manager)



4.2 Roles & Responsibilities

In accordance with the Company Health & Safety Policy, the following responsibilities have been assigned to each of the roles within the Project Management Team:

4.2.1 Director with Health & Safety Responsibilities

The Director with Health & Safety responsibilities will ensure that:

- He understands the Company's Health & Safety Policy and appreciates his role in the health and safety of all.
- The board accepts formally and publicly its collective role in providing health and safety leadership within the Company.
- The board understands that all decisions that may impact on health and safety need to reflect its health and safety intentions.
- The board recognises its role in engaging the active participation of workers in improving health and safety.
- The Director takes full responsibility for ensuring that the board is kept informed of relevant health and safety risk management issues within the Company.
- The Board is advised on resources needed at project level to provide and maintain the effectiveness of the Health and Safety Policy and the Safety Management Systems.
- Health and Safety is an agenda item at all Board meetings.
- Procedures are put in place to ensure that the Policy is effectively administered and monitored.
- That all accidents and incidents are correctly reported and recorded, and that action is taken to prevent a recurrence of the accident or incident.
- That disciplinary action is taken against employees who do not comply with safe working methods.
- Liaison with external health and safety and health organisations is on-going.
- Pertinent information is distributed throughout the Company.
- Procedures are put in place to ensure that work is carried out as planned and the relevant legislation is complied with.
- The Director chairs the regular meetings of the Company Safety Committee.
- The Director takes part in Safety Tours with the Safety, Health and Environmental Manager.
- A good personal example is set, by using the appropriate Personal protective Equipment (PPE) and exhibiting appropriate behaviour.
- Any unsafe or potentially unsafe activities witnessed during visits to company locations are stopped.

4.2.2 Team Leaders / Associate Directors

Team Leaders / Associate Directors will ensure that:

- They understand the Company's Health and Safety Policy and appreciate allocated responsibilities.
- Tenders are adequate to cover safe methods of work and the provision of adequate welfare facilities.
- The Construction Phase Plan (CPP) is fully developed and approved prior to commencement of construction work.
- Disciplinary / corrective procedures are implemented, in consultation with the Project Managers and Human Resources, if any employee or contractor is careless with regard to their own or others Health and Safety.
- Tenders are adequate to allow for meeting the requirements of the Company Policy.
- Suitable welfare facilities and safe work equipment are provided and maintained.
- Only competent contractors are employed to carry out works on behalf of the Company.
- All levels of employees receive adequate and appropriate Health and Safety training.
- Any unsafe or potentially unsafe activities witnessed during visits to company locations are stopped.

4.2.3 Project Managers / Site Managers

Project Managers / Site Managers will ensure that:

- Sites are so organised that work is carried out to the required standard with the minimum risk of injury and / or ill health.
- Liaise with other duty holders, i.e. Client, PD, Designers and Contractors
- Ensure appropriate welfare facilities are in place prior to work commencing.
- They understand the requirements of the applicable legislation and the Company's Health & Safety Policy.
- The legal requirements are observed on site and that all registers, records, and reports are in order.
- All employees are given precise instructions on their responsibilities for the correct working methods.
- All employees / visitors are made aware of the emergency procedures and welfare facilities.
- Provisions are made for the delivery and stacking of materials to avoid unnecessary handling.
- The electricity supply is installed and maintained so as not to present a risk of injury.
- The work environment / site is kept tidy.
- Tenders are adequate to allow for meeting the requirements of statutory provisions and the Company Policy.
- Only competent contractors are employed to carry out works on our behalf.
- All plant is operated by trained and experienced personnel.
- All levels of employees receive adequate and appropriate training in their tasks.

- Ensure that contractors coordinate and communicate their activities to avoid any potential unsafe interfaces.
- Machinery and plant, including hand tolls, are maintained in good condition.
- All hazardous materials are correctly marked, stored, handled, and used.
- The adequate first aid equipment is available on site and that employees know where it is kept.
- Employees are not required or permitted to take known, unnecessary risks.
- They set a good personal example.
- Disciplinary action is taken against employees who contravene the requirements of the legislation or the Company's Health and Safety Policy.
- Work is carried out in accordance with the relevant method statement and risk assessment.
- Any unsafe or potentially unsafe activities witnessed during visits to company locations are stopped.
- They accompany Directors and Senior Managers on safety tours.

4.2.4 Safety, Health & Environmental Manager

The Group Safety, Health & Environmental Manager will ensure that:

- He understands the Company's Health and Safety Policy and appreciates the allocated responsibilities.
- The Health and Safety Policy and relevant documentation is reviewed and updated as required.
- The Company's policy for the prevention of injury, ill health and damage is sustained.
- All levels of management and employees are made aware of requirements placed upon them by this policy.
- The policy is effectively administered, monitored and that necessary alterations are made to the policy to reflect changes in legislation or company development.
- All accidents and incidents are correctly reported and recorded, and that action is taken to prevent a recurrence of the accident or incident.
- Liaison with external safety, health & environmental organisations is instigated.
- Pertinent information is distributed throughout the company.
- Written procedures are provided to establish safe systems of work within the intranet system.
- He sets a good personal example by using the appropriate Personal Protective Equipment (PPE) whilst on site.
- Statistical information is maintained and reported to the Directors as required.
- Any unsafe or potentially unsafe activities witnessed during visits to company locations are stopped.
- He accompanies Directors on safety tours.

4.2.5 Safety, Health & Environmental Advisors

The Safety, Health & Environmental Advisors shall:

- Carry out site inspections, as requested.
- Provide written reports for the site management teams and divisional team leaders / directors subsequent to the inspections.
- Provide an advisory service relating to all aspects of health and safety at work.
- By arrangement, provide an accident investigation service and liaise with the enforcing authority.
- If requested, assess method statements prepared by the site / project management teams.
- Attend meetings regarding health and safety as time allows.
- Provide Health and Safety training to both management and staff providing he / she is competent to do so.
- Stop any unsafe or potentially unsafe activities witnessed during visits to company locations.
- Investigate accidents and incidents and when necessary, prepare reports on same.
- Accompany Directors on safety tours.

4.2.6 Contractors and Subcontractors

All contractors and subcontractors shall:

- Adhere to the site rules at all times.
- Co-operate with other duty holders.
- Consult with their employees
- Ensure all operatives are suitably competent for the work they are carrying out / equipment they are using.
- Ensure that sufficient supervision is provided to supervise their works.
- Only use plant and equipment which has been inspected / maintained in accordance with site rules, legislation, guidance and / or manufacturer's guidance.
- Only use plant and equipment in the manner in which it was designed to be used.
- Ensure that all works are planned and including a suitable and sufficient assessment of risk.
- Ensure that all works are carried out in accordance with the approved RAMs for the task and not allow works to be undertaken which are not covered under the approved RAMs for the task.
- Attend site meetings, training and toolbox talks as required.
- Provide, and ensure the use of, Personal protective Equipment (PPE) in accordance with Site Rules, Client requirements and approved RAMs for the task.

4.3 Project Team Contacts

Position :	Contact / Company Name:	Telephone / Email:	Plan read and understood? (Sign):
Director	Andrew Lafferty	+447393525491 Andrew@CalmaGroup.co.uk	
Team Leader / Associate Director	William Lafferty	+447961745188 william@calmagroup.co.uk	
Contract Manager	Christopher Safford	 Christopher.Stafford@calmagroup.co.uk	
Project Director	David Natusch	+447922 488 588 david.natusch@calmagroup.co.uk	
Project Manager	TBA		
Calma Team	Stevie Archer Blake Fountain Kye Thomas Andrew Mathieson	stevie.archer@calmagroup.co.uk blake@elysianresidences.com kye.thomas@calmagroup.co.uk Andy.mathi@calmagroup.co.uk	
Safety Advisor	Peter Bean	+447734072667 peter@pbsafety.org	
Temporary Works Coordinator	David Natusch	+447922 488 588 david.natusch@calmagroup.co.uk	

4.4 Client and Third-Party Contacts

Position:	Contact / Company Name:	Telephone / Email:	Address:
Client	Deansgate SOF Alliance Hotel Co Limited	dowens@starwood.com	DEANSGATE SOF ALLIANCE HOTELCO LIMITED, 2ND FLOOR, 1 EAGLE PLACE, LONDON, SW1Y 6AF
Principal Designer	AA Projects Ltd	John Nicholson 07974179918 johnnicholson@aaprojects.co.uk Barry Foster 07976466462 barryfoster@aaprojects.co.uk	AA PROJECTS LIMITED, 1 AIRE STREET, LEEDS, ENGLAND, LS1 4PR
Client Representative	AA Projects Ltd	Nick Sheering 07976785093 nsherring@aaprojects.co.uk Simon Crossdale 07890030588 simoncrossdale@aaprojects.co.uk	AA PROJECTS LIMITED, JACKSON HOUSE, SIBSON ROAD, SALE, MANCHESTER, M33 7RR
Architect	Synergy Architects	Duncan Beard – Director 07841 507 957 dbeard@synergyarchitects.co.uk Rob Gibbs – Director 07974 936 649 rgibbs@synergyarchitects.co.uk	SYNERGY ARCHITECTS, 8 EUSTON PLACE, LEAMINGTON SPA, ENGLAND, CV32 4LN
Interior Designer	93ft	Matthew Arnold 07957929287 matthew.arnold@93ft.com Tim Hubbard 07968557960 tim.hubbard@93ft.com	3 NEEPSEND LANE, SHEFFIELD, SOUTH YORKSHIRE, S3 8FE
Structural Engineer	MJM Consulting	Rob.short@mjmc.co.uk 07720 461161	M J M C GROUP OF COMPANIES, SOUTHGATE HOUSE, 38 SOUTHGATE, WAKEFIELD, ENGLAND, WF1 1TL

Structural Engineer	BG&E Engineering	Luke Kelly – Project Manager/Lead 07999 968 245 luke.kelly@bgeeng.com mark.stonell@bgefacades.com	163 Tower Bridge Road London, SE1 3LW
M&E Consultants	McKee Associates	Duncan McKee Duncan@mckeeassociates.co.uk Simon Green (Electrical) 07782277251 simon@mckeeassociates.co.uk Hadley Rudd (Mechanical) 07907 549 091 hadley@mckeeassociates.co.uk	Unity House, Westwood Park, Wigan WN3 4HE
Building Manager	Property Alliance Group	Kieran Carney 07436247008 kcarney@propertyalliancegroup.com	Based on site

4.5 Utility Contacts

Service :	Contact / Company Name:	Telephone / Email:	Address:
Gas	Cadent Neil Bruce Gas has all been purged from roof plant. Gas has been purged throughout building	Tel: Email: Neil.bruce@cadentgas.com	Brick Kiln Street - Hinckley Leicestershire LE10 0NA

Electric	Michelle Range Electricity North West	Tel: 0843 311 4372 Email: connectionapplications@enwl.co.uk	Electricity North West First Floor Frederick Road Salford M6 6QH
Electric (temps)	Wingate James Ayrton	Tel: 07879557143 Email: James.ayrton@wingate.co.uk	Sundance Court Salford M50 2GZ
Water	United Utilities Water supplies to the storage tank are still live and these feed the ground and mezz levels only	Tel: 03456722999 Email: Developerservicewater@uuplc.co.uk	Haweswater House Lingley Mere Business Park Lingley Green Avenue Great Sankey Warrington WA5 3LP
Telecoms	Openreach Telecoms cabling diversion being managed and dealt with by McKees. Outside of Calma package	Tel: Email: matt.cotton@openreach.co.uk	Infrastructure solutions customer service Openreach Web: openreach.co.uk 123 Judd St, London WC1H 9NP
Cable	N/A	Tel: Email:	

5.0 Management of Work

5.1 Site rules

All persons working on site will be briefed on the specific site rules during their site induction. These rules are to be adhered to at all times whilst on site. Anybody found to be in breach of these rules will be subject to the site disciplinary procedure.

5.2 Disciplinary procedure

Anybody found to be in breach of any of the Site rules, Client rules, Health & Safety (or other) legislation or working in a way which is unsafe or likely to reflect poorly on the site will be subject to the Site Disciplinary Procedure. This will be implemented as follows:

Verbal warning: For a first or minor offence / infringement the person concerned will be given a verbal warning by a member of the Project Management Team.

Written warning: For a second minor offence / infringement or for a more serious offence / infringement a written warning (yellow card) will be given. This will be logged with the site manager and a notification email sent to the person's employer. The yellow card will only apply to the site on which it was issued and will last for 3 months or until the end of the project (whichever comes sooner).

Removal from site: For a third minor offence / infringement or a serious offence / infringement which presented a serious risk of death or serious injury, the person(s) concerned will be issued a red card and removed from site. This will be logged with the Site Manager and Head office and a notification email sent to the person's employer. The red card will last for 3 months and applies to all Calma Group projects. However, this may be subject to extension depending on the nature of the situation.

5.3 Training & competency

5.3.1 Inductions

All persons attending site are to complete the Calma Group Site Induction and sign acceptance to site specific instructions prior to being allowed to access work areas. Anybody found working on site without having attending either of the above will be subject to the Site Disciplinary Procedure.

All persons on site will be expected to attend on-site training / toolbox talk sessions when requested to do so by the Project Management Team.

5.3.3 Competency

- All persons attending site must be assessed to confirm they hold relevant Skills, Knowledge, and Experience (SKE) to undertake the roles they are employed/contracted for. In addition, where required they must also hold a recognised competency for the works they are carrying out / equipment they are using, including but not limited to, the following schemes:
- Asbestos awareness *(anybody working in areas known, or suspected, to contain ACMs)*
- Non-licenced asbestos training *(anybody carrying out planned non-licenced works with ACMs)*
- Licenced asbestos training *(anybody carrying out planned licenced works with ACMs)*
- CPCS *(Anybody operating plant)*
- CISRS *(Anybody installing, adjusting, or inspecting scaffold)*
- PASMA *(Anybody erecting, adjusting, or inspecting scaffold towers)*
- IPAF-PAL *(Anybody operating powered access equipment)*
- FASET *(Anybody installing, adjusting, or inspecting safety nets)*
- UKPIA-SPA *(Anybody carrying out work on PFS forecourts)*
- General site safety training

5.4 Regular liaison with all parties

5.4.1 Liaison between parties on site

Daily meetings will be held on site with the supervisors of all contractors to enable any Health and Safety concerns to be raised and discussed by all parties concerned.

Weekly co-ordination meetings will take place each Monday to establish and communicate delivery logistics between all contractors' suppliers and site security

5.4.2 Exchange of Health & Safety information between contractors

Contractors are to ensure open communication with the Principal Contractor as well as all other contractors on site at all times to ensure that any Health and Safety related issues can be quickly and efficiently communicated to all partied concerned.

5.4.3 Liaison with external parties

To ensure that all works are planned and executed in a safe and efficient manner, external parties (such as utility providers, local authorities, etc.) will be consulted where works are likely to affect their interest. Adjacent

building and construction works To Premier house, NCP carpark, and Residnetial works will have Meetings scheduled each week and frequency to be adjusted to reflect items to be discussed.

5.4.4 Open door policy

We operate an Open-Door Policy with regards to Health and Safety. All persons working on, or visiting, the site are encouraged to report any unsafe acts / conditions to the Project Management Team. Any such reports will be dealt with in the strictest confidence by the Project Management Team.

5.5 Design information / changes

Any identified changes to the design will, in the first instance, be brought to the attention of the Principal Designer and the Client's representative by the fastest means possible. This Construction Phase Plan will be updated should any design changes affect Health & Safety. . AAP have arranged weekly coordination meetings on site.

5.6 Welfare facilities

Calma will make provision for adequate welfare facilities in accordance with the CDM regulations 2015. They are to be kept clean and tidy and are to be treated with respect by all persons using them. Anybody found deliberately damaging or defiling these facilities will be subject to the Site Disciplinary Procedure. The use of the canteen will be coordinated with the other contractors such that breaks can be staggered this will form part of the ongoing coordination and communication between all Contractors. Calma Construction will co-ordinate break times with other contractors on site and all coordination will be ongoing for all site logistical considerations i.e. deliveries, use of lifts, security etc

The welfare facilities provided include:

5.6.1 Canteen

Canteen facilities will include seating, microwaves, refrigeration for food and drinks, hot / cold and drinking water these facilities are to be kept in a clean and tidy state by all persons on site. The canteen location is on the Mezzanine floor at the back of house (former staff canteen)

5.6.2 Toilets

Toilet facilities for Male and Female are located on the ground floor of the building and are to be treated with respect and kept in a clean and tidy state by all persons on site.

5.6.3 Changing Rooms

Changing Rooms have been provided for use by site operatives, management & visitors. These facilities are to be treated with respect and kept in a clean and tidy state by all persons on site.

5.6.4 Smoking

Smoking allowed in designated areas only, presently an allocated area in the service yard.

5.7 RAMS (Risk Assessments & Method Statements)

5.7.1 Submittal of RAMS

All contractors are required to submit their site-specific Risk Assessment(s) & Method Statement(s) at in good time to allow review by the Project Management team before works commence, routinely expected to be a week in advance of operative arriving on site. Subject to time constraints, Calma will endeavour to accommodate late receipts where possible. Calma will produce their own RAMS for works being undertaken.

5.7.2 Vetting of RAMS

The Project Management Team will undertake detailed vetting and approval of all contractor's RAMS prior to works commencing using the RAMS Evaluation Sheet. This sheet will be sent out to contractors with order documentation, this will inform the criteria the RAMs will be first subjected to and should reduce the incidence of reviews and amendments necessary. Contractors are to ensure that their RAMS are submitted with timescales to allow time for this process. Failure to provide Management Team with RAMS within in good time may result in refusal to start work.

5.7.3 Reading / signing of RAMS

All operatives are required to read their RAMS during their inductions and to sign to confirm that they have understood the safe systems of work and agree to the controls required. Operatives are not permitted to commence work until they have signed.

5.7.4 On-going monitoring / updating of RAMS

Works are only to be undertaken in accordance with the approved method of work detailed within the approved RAMS for the task. If works need to be undertaken which are not covered by the approved RAMS, then these must be altered by the contractor and re-submitted for vetting / approval prior to works continuing.

5.8 Selection & vetting of contractors

5.8.1 Company contractors

All Company contractors working on site are to be thoroughly vetted and approved prior to being allowed to start work as part of the Company's Supply Chain Management process. No contractors are permitted to work on site without first being formally approved the Company.

5.8.2 Direct / nominated contractors

All direct and nominated contractors are to be thoroughly vetted and approved prior to being engaged.

5.9 Monitoring & supervision of works

In order to ensure a safe working environment for all persons on site, the Project Management Team will be implementing a multi-tiered inspection program which will include the following:

5.9.1 Daily inspections

Daily SH&E inspections will be undertaken and recorded by the Site Manager.

5.9.2 Weekly inspections

Weekly SH&E inspections will be documented and recorded by the Project Manager (or by another member of the Project Management Team other than the person carrying out the Daily SH&E Inspections)

5.9.3 Senior Management inspections

Projects will be subject to regular visits from Senior Management including, but not limited to, Directors, Associate Directors, Team Leaders, SH&E Manager, and Safety Consultants.

5.9.4 Contractor supervision

Contractors are responsible for providing sufficient supervision for their works. Supervisors must possess the right mix of knowledge, qualifications (e.g. SSSTS Certificate) and experience to enable them to supervise their works effectively and ensure that they are completed in a safe and healthy manner.

6.0 Management of Significant Safety Hazards

6.1 Traffic Management as per separate TMP

6.1.1 Site boundary

All works are to take place within this site boundary unless otherwise directed.

6.1.2 Pedestrian access / egress

Pedestrian access is shown on the hoarding plan in Appendix B

6.1.3 Vehicular access / egress

Vehicular access will be via Deansgate, and egress will be via the Black Friars Street as defined in the Hoarding Plan in Appendix B & Site Constraint drawings in Appendix C. Site vehicles, plant & deliveries are to ensure that these designated access / egress points are used at all times. Material Storage/Waste will be via a managed 2 way in/out access to rear residual service yard area for waste /materials storage

6.1.4 Parking

All persons are to ensure that vehicles are parked in the designated bays and that access / egress routes are not blocked. Off site parking is available in the adjacent NCP, no on site parking is available

6.1.5 Pedestrian routes

Where present, pedestrian routes are to be followed around site.

Unloading & storage areas

The locations of the unloading and storage areas are clearly marked on the Hoarding Plan which can be found in Appendix B of this Construction Phase Plan.

All contractors and deliveries are to ensure that they unload in this area only and that the area is kept clear of materials, equipment, etc.

All deliveries are to be moved either manully or by telehandler/forklift to the designated storage area(s) either in the building or the allocated area in the service yard as soon as possible. Contractors are responsible for keeping their own storage areas / containers tidy and free of unnecessary mess. Confirmation must be sought to confirm any lifts used for transporting goods are in serviceable condition before use.

Reference will be made to the comments raised in the survey document regarding the avoidance of point loading on higher levels.

6.1.6 Moving plant / vehicles

All vehicles and plant on site are to adhere to the site speed limit - 5MPH.

Reversing is to be avoided where possible. If vehicles / plant do need to reverse then this is to be carried out with a banksman present.

If vehicles / plant need to move through public areas then they must be escorted by a banksman until they are back within the site.

6.1.7 Restrictions on delivery times

The Project Management Team will establish a logistics plan regarding material deliveries to ensure that there is sufficient space for receipt of materials etc. The Project Management Team will endeavour to make every effort to receive any non-notified deliveries but reserves the right to turn them away.

6.2 Site security

6.2.1 On site security at reception area is provided by PAG, consiting of 1 x guard during working hours and 2 x guard out of hours. In dditon the exisitng CCTV is active and covers external areas being monitored by the security Guard

6.2.2 General precautions

The following security measures are to be followed by all persons on site:

- The access to site is via a key code gate which will be self-closing for security reasons
- Hoarding will be regularly inspected to ensure it is satisfactory Scaffolding will be enclosed by hoarding or heras to prevent climbing
- All hoarding doors and gates are to be closed / locked immediately after use
- Barriers, fences and other similar items are not to be moved, removed
- Keys are to be removed from all plant / vehicles when not in use
- Hazardous substances (including flammable liquids / gases) are to be securely stored
- All tools and equipment are to be stored securely

6.2.3 Signing in & out

On arrival report to the security guard who will advise on Covid controls. Signing in and out is mandatory. Anybody found not to be signing in and / or out will be subject to the Site Disciplinary Procedure.

6.2.4 Restrictions on access

Site hoarding is provided by PAG, access controlled and regular checks by Calma, the access to site is via a key code gate which will be self-closing for security reasons

6.3 Working on / near existing services

Services known to be present in and around the site include water, gas, electric, telecoms, sewerage, drainage, data Work on, or near to these live services is to be sufficiently planned and risk assessed by a competent person prior to commencing. We will refer to the information provided in the pre-construction information and consult the services of national-one-call when in doubt.

RAMS for the work are to be provided to the Project Management Team for vetting / approval prior to works commencing. It must be ensured that all control measures detailed within the approved RAMS for the task are strictly adhered to for the duration of the works being undertaken.

Every effort will be made to prevent disruption to existing services with works being phased so that essential services such as security and fire alarms can be maintained. If the existing fire alarm systems is out of service Calma in conjunction with the client will provide wireless Call points, and automatic detectors to each floor, see separate fire Emergency plan floor full details.

6.4 Working on / near fragile materials

Any works on, or involving, fragile materials including, but not limited to, fragile roofs, skylights, floors and structures is to be sufficiently planned and risk assessed by a competent person prior to commencing. This may include consultation with structural engineers.

RAMS for the work are to be provided to the Project Management Team for vetting / approval prior to works commencing. It must be ensured that all control measures detailed within the approved RAMS for the task are strictly adhered to for the duration of the works being undertaken.

6.5 Working near to client staff / public

All works will be suitably segregated from the public/others to prevent unauthorised access to live work areas. All works will be planned and risk assessed by a competent person prior to commencing and suitable means of segregation specified. These may include one or more of the following (this list is not exhaustive):

- 2.4m solid timber hoarding
- 4m Steel mesh gates

- Barriers provided by VCB to close footpath
- Barrier tape
- Cones
- Locked / closed doors with signage

RAMS for the work are to be provided to the Project Management Team for vetting / approval prior to works commencing. It must be ensured that items used for segregation are used in such a way that they do not pose a trip hazard for persons on the public side.

Do we need to include a section about working near water (river Irwell)?

6.6 Permit procedure

Work permits must be obtained from a member of the Project Management Team for the following activities:

- Hot work
- Working from stepladders or hop-ups
- Temporary works (hoarding, scaffolds, etc)
- Excavation
- Confined spaces
- Demolition
- Roof Access

Whilst works are underway it must be ensured that the control measures detailed on the permit are adhered to at all times. Anybody found to be working outside of the control specified on the permit will be subject to the Site Disciplinary Procedure.

6.7 Temporary works

Temporary works includes, but is not limited to:

- Hoarding – hoarding has been supplied to the client by Hoard-it see Appendix G
- Scaffolding
- Propping, needling and falsework
- Formwork

All designed temporary (i.e. Temporary Works which are not assembled in accordance with manufacturer's instructions or recognised standard) must be designed by a competent person prior to construction in accordance

with BS 5975:2019 Copies of any designs are to be presented to the Project Management Team for vetting / approval prior to works being undertaken.

All temporary works are to be constructed / installed to the exact specification of the manufacturer's instructions / recognised standard / approved design. Installation is to be carried out by competent persons only, holding where applicable, a recognised level of training.

Handover certificates and copies of manufacturer's instructions / recognised standard / approved design are to be provided to the Project Management Team for all Temporary Works undertaken on site.

Temporary Works are to be inspected by a competent person at intervals not exceeding 7 days or following adjustment, damage or other incident which may affect the stability of the temporary works (including weather, subsidence, etc.). Temporary works are not to be altered without written permission from the Project Management Team.

6.8 Fire & emergency

6.8.1 First aid

The following members of the Project Management Team are nominated as First Aiders on site:

- David NatuschAndy Mathieson

First aid facilities consisting of first aid kit(s) and eye wash stations will be available on site. Exact locations of first aid equipment will be marked on the Emergency Plan Drawing which will be displayed on the SH&E Notice Board(s), on every fire point and at various other locations around site.

All accidents and injuries are to be reported to a first aider by the fastest means necessary. In the event of hospital treatment being required, the nearest **A&E hospitals are**

Manchester Royal Infirmary **Oxford Road** **Manchester** **M13 9WL** **0161 276 1234**	**Salford Royal** **Stott Lane** **Salford** **M6 8HD** **0161 789 7373**

In addition, maps showing the route from site to the nearest A&E Department can be found on the SH&E Notice Board and in Appendix F

All persons on site are to familiarise themselves with the locations of the above prior to commencing works.

6.8.2 Fire & emergency

The following members of the Project Management Team are nominated as Emergency Marshalls on site:

- David Natusch
- Andy Mathieson

A specific Emergency Plan & Risk Assessment will be prepared in accordance with HSG168 detailing the roles and responsibilities as well as detailed arrangements for the management of fire (and other emergency) hazards during the construction phase.

Firefighting and alarm equipment consisting of trolleys fitted with water, foam & CO2 extinguishers and a Wess alarm system will be installed on site. Exact locations of the fire fighting, and alarm equipment will be marked on the Emergency Plan Drawing which will be displayed on the SH&E Notice Board(s), on every fire point and at various other locations around site.

6.8.3 Incident reporting

All incidents on site including (but not limited to) accidents, near misses, dangerous occurrences & unsafe acts are to be reported to a member of the Project Management Team by the fastest possible means.

Any non-emergency incidents, concerns or suggestions can be reported to the Project Management Team.

Where an incident is classified as being reportable under the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013 (RIDDOR) such as a dangerous occurrence, major injury & over 7-day injury (this list is not exhaustive), it is the responsibility of the contractor to ensure that the HSE are notified within the correct timescales as detailed within the RIDDOR ACoP.

6.9 Working at height

In accordance with the working at height regulations, all working at height must be sufficiently planned and risk assessed by a competent person prior to being undertaken. When deciding on the most practicable way to undertake the work, the hierarchy of control must be applied with fall prevention (e.g. guard rails) superseding fall arrest (e.g. fall arrest harness).

Cradles have been installed by the previous Principal Contractor – continued use will only be permitted after a full examination and inspection is carried out and documented by a competent person. Subsequent checks of equipment will be carried out as per the supplier/manufactures instructions

Stepladders and hop-ups are only used as a last resort when there is no other practicable option (i.e. in situations where there are space constraints or where the work is light and / or short duration. Stepladders and hop-ups are only used following the issue of a permit by a member of the Project Management Team.

6.10 Lifting operations

All lifting operations will be sufficiently planned, and risk assessed by a competent appointed person prior to being undertaken. Copies of all lifting plans are to be presented to the Project Management Team for vetting / approving prior to works being undertaken.

All lifting equipment is to be in good working order and maintained in accordance with the Lifting Operations & Lifting Equipment Regulations 1998 (LOLER 98). Copies of thorough examination certificates are to be presented to the Project Management Team prior to work commencing.

All lifting operations will be supervised and undertaken by qualified competent persons.

6.11 Safe use of plant & equipment

The Project Management Team must be given details of all plant & equipment in order that it can be logged on the relevant inspection register. All plant & equipment used on site is to be maintained in accordance with the manufacturer's instructions, legislation and / or HSE guidance which will include:

- Visual pre-use inspection for all work equipment
- PAT test for all portable electronic equipment (3 months for tools, 12 months for battery chargers)
- Weekly recorded inspections for all plant, lifting equipment, access equipment & working platforms
- 12 monthly inspections for all plant & lifting equipment (6 monthly if lifting people)

Plant & equipment is only to be operated by competent persons holding, where necessary, a recognised level of training for the plant / equipment and is only to be operated in the manner for which it was designed.

6.12 Excavation works

All excavation works must be sufficiently planned, and risk assessed by a competent person prior to being undertaken which must include means to prevent collapse of the excavation (trench support, battering / stepping back, etc.). RAMS are to be presented to the Project Management Team for vetting / approval prior to works being undertaken.

No excavation works are to be undertaken without a permit being obtained from a member of the Project Management Team.

To avoid service strikes the utility identification services results need to be available from www.national-one-call.co.uk

Whilst works are underway it must be ensured that the control measures detailed on the permit are adhered to at all times. Anybody found to be working outside of the control specified on the permit will be subject to the Site Disciplinary Procedure.

Excavations which operatives are going to be working in are to be inspected by a competent person at the beginning of every shift and the Excavation Pre-Entry Inspection Register signed.

6.13 Hot works

Hot works will be avoided where possible with alternatives such as push fit fittings and hand sawing being used where possible.

Where hot works must be undertaken, a permit must be obtained from a member of the Project Management Team. Whilst works are underway it must be ensured that the control measures detailed on the permit are adhered to at all times, including the presence of a second operative to act as Fire Watch for the duration of the works plus one hour after the works have ceased. Anybody found to be working outside of the control specified on the permit will be subject to the Site Disciplinary Procedure.

All equipment used for hot working is to be maintained in accordance with the manufacturer's instructions, legislation and / or HSE guidance.

Substances such as fuel and compressed gases are not to be stored on site without written permission from the Project Management Team.

6.14 Personal Protective Equipment

As an absolute minimum, all persons wishing to enter live work areas of site must be wearing the following PPE:

- Head Protection
- High visibility vest / jacket
- Foot protection
- Task specific PPE to be worn to include, as examples
    - Gloves
    - Glasses/Goggles
    - Harness etc

The above standard applies to all contractors, subcontractors and visitors and is in addition to any task-specific PPE identified within their Risk Assessment(s) & Method Statements. Any person not adhering to the site PPE rules will be removed from the work area and disciplined in line with the Site Disciplinary Procedure.

Contractors are responsible for supplying their employees with appropriate PPE and ensuring that it is used correctly including, where applicable, the provision of formal training for their operatives (including, but not limited to face fitting of RPE).

Fall arrest harness may be required for those working at height, the equipment will be inspected, and individuals must be competent in the use of such equipment, any activity that requires the use of fall arrest systems will have an accompanying rescue plan.

Contractors are responsible for ensuring that their PPE is stored properly and that it is kept in a clean, safe and serviceable condition at all times. Defects must be reported to the site management.

6.15 Covid -19

Covid controls will be put in place to help prevent the spread of the virus we will comply with the latest guidance from the government and the Construction leadership council.

7.0 Management of Significant Health Hazards

7.1 Asbestos

Various asbestos surveys have been carried out these surveys highlight significant levels of Asbestos Containing Materials (ACMs) within the building in various locations and forms.

All operatives are to familiarise themselves with the Survey and the relevance to their working areas. Anybody controlling works in, areas which are known, or suspected to contain asbestos must hold up-to-date Asbestos Awareness Training.

Anybody carrying out planned work on asbestos containing materials must hold relevant in-date licenced/non-licenced asbestos training. All works subject to full risk assessment.

Anyone discovering suspected ACMs must stop work until an asbestos survey has been carried out and the material removed or managed in accordance with Regulations.

Some of the asbestos has been removed from the building by licenced contractors and residual is catalogued all personnel will be made aware of the risks and controls put in place

7.2 Noise

All contractors carrying out work on site are responsible for identifying in their RAMS any sources of noise created by their work and for putting in place suitable & sufficient control measures to protect their own operatives as well as other persons who may be affected by the noise (other trades, members of the public, Client staff, etc).

When deciding on suitable and sufficient control measures, priority must be given to group control measures such as eliminating or reducing noise at source (for example by using electric / hand operated equipment rather than fuel driven) rather than individual measures such as issuing PPE.

Suitable signage will be displayed to remind operatives of the need for hearing protection during certain activities

7.3 Vibration (HAV & WBV)

All contractors carrying out work on site are responsible for identifying in their RAMS any sources of Whole Body Vibration (WBV) or Hand Arm Vibration (HAV) created by their work and for putting in place suitable & sufficient control measures to protect their operatives from exposure.

When deciding on suitable and sufficient control measures, priority will be given to group control measures such as eliminating or reducing at source exposure (for example by using hand operated equipment rather than power operated) rather than individual measures such as issuing PPE.

7.4 Dust & silicates

All contractors carrying out work on site are responsible for identifying in their RAMS any sources of dust created by their work and for putting in place suitable & sufficient control measures to protect their operatives as well as other persons who may be affected such as other trades, members of the public, Client staff, etc.

When deciding on suitable and sufficient control measures, priority will be given to group control measures such as eliminating or reducing the production of dust (for example by using hand operated equipment rather than power or using water suppression) rather than individual measures such as issuing PPE.

Risk and Method statements will be required to address the hazard of exposure to Dust and silicates

7.5 Leptospirosis (Weil's disease)

All contractors carrying out work in areas that may have vermin must ensure that possible exposure to the leptospira bacterium is covered in their RAMS.

Operatives are to ensure that they exercise good hygiene practices including not eating on site, washing hands before eating, drinking or smoking and ensuring that all waste is placed in the appropriate waste receptacle.

7.6 Contaminated land / areas

The Principal Designer has not identified any contaminated land /areas in the Pre-Construction Information Pack (PCIP). However, if contamination is suspected then works will cease and the Project Management Team are to be notified immediately.

7.7 Significant Hazards

7.7.1 Existing

7.7.2 Refer to PCI During construction

The Project Management Team is to be notified of any hazardous substances bring used or stored on site during the project so that they can be entered onto the Site COSHH Register.

COSHH Assessments for hazardous substances are to be carried out by all contractors, copies of which are to be provided to the Project Management Team and approved along with the RAMS for the task before works are to commence.

All hazardous substances are to be used and stored in accordance with the COSHH Assessments and manufacturer's MSDS. Hazardous substances (including flammable liquids and gases) are only to be stored on site with written permission from the Project Management Team. The Project Management Team reserves the right to remove and dispose of any hazardous substances stored on site without permission.

7.7.3 Polychlorinated Biphenyls (PCBs)

Polychlorinated Biphenyls (PCB) - may be present in some electrical equipment such as transformers, switchgear and capacitors manufactured prior to 1987. Such equipment may be labelled as containing PCB; however, older equipment may have no identification label.

Any PCB identified will be disposed of by a specialist waste contracting firm which is licensed by the Waste Regulation Authority in accordance with:

- The Health and Safety at Work etc. Act 1974
- The Control of Substances Hazardous to Health Regulations 2002
- The Environmental Protection Act 1990

7.8 Waste

All persons are to ensure that their waste is placed into the appropriate waste receptacle on site. Any person found placing waste into the wrong receptacle, littering or in any way creating unnecessary waste on site may be subject to the Site Disciplinary Procedure.

Waste is only to be removed from site by licensed waste carriers who have been approved by the Project Management Team. Anybody found removing waste from site by any means other than an approved licensed waste carrier will be subject to the Site Disciplinary Procedure and where necessary, legal actions.

7.9 Emissions

Fuel powered machinery and equipment is only to be used where a manually operated or electronically powered alternative is not available or practicable.

Where fuel powered machinery is to be used, it is to be kept in good working order and used correctly by trained operatives to ensure that it operates efficiently. All machinery and equipment is to be switched off when not in use to prevent unnecessary emissions.

When working indoors, the emissions and gases given off by the use of fuel powered plant and machinery will need to be risk assessed and suitable and sufficient control measures (gas monitoring, catalytic converters) utilised as required by this risk assessment to protect those working in the area.

8.0 Health & Safety File

8.1 Provision of information by contractors

All contractors involved in the project are to ensure that information for the Health & Safety File is provided to the Project Management Team as early as possible in electronic pdf format. All information for the Health & Safety File must be provided to the Project Management Team before practical completion. The information required will include the following (this list is not exhaustive):

- Operation and Maintenance (O&M) information
- As fitted drawings / diagrams
- Service drawings
- Details of any hazardous substances remaining
- Commissioning certificates
- Details of any residual risk
- Building maintenance information

8.2 Provision of information to Principal designer

All information collated for inclusion in the Health & Safety File will be provided to the Principal Designer by the Project Management Team in electronic .pdf format before practical completion.

9.0 APPENDICES

Link: Calma THM CPP & Appendices

Appendix A	Pre-Construction Information Contains all Surveys & Design Risk Register CMP	Appendix A - PCI HS 16599 - Starwood Manchester Hotel - PCI v2.pdf
Appendix B	Site Hoarding access/egress detail	Appendix B - Site Hoarding access - egress detail.jpg
Appendix C	Constraint Drawings	Appendix C.1 JMA B3-02-1218A CMP Service Yard Constraints.pdf Appendix C.2 JMA B3-02-2019A CMP Site Constraints Plan.pdf
Appendix D	F10	Appendix D - F10 Notification 26.8.21.pdf
Appendix E	Covid Risk Assessment	Appendix E CV001 Covid Construction Risk Assessment.docx
Appendix F	Routes to hospital	Appendix F - Nearest Hospital Route.docx
Appendix G	Traffic Management Plan	Appendix G - Traffic Management Plan Calma Treehouse
Appendix H	Emergency plan	Appendix H - Emergency plan Treehouse MCR
Appendix I	FRA	Appendix I - Treehouse Fire Assessment 24.9.21 V2.docx
Appendix J	Site safety rules	Appendix J - Site safety rules.docx
Appendix K	Fire Safety Plans	Appendix K - Fire Safety Plans

Appendix A

Pre-Construction Information

Contains all Surveys & Design Risk Register CMP

aaprojects

Pre-Construction Information

on

Former Renaissance Manchester Hotel – Refurbishment Works

for

Starwood Capital Group

May 2021

vision into reality

ISSUE SCHEDULE

	Issue Date	Day	13	19				
		Month	05	05				
		Year	21	21				
		Revision	A	B				
Recipient	**Role**							
Darrel Owens, Starwood Capital Group	Client – Development Director		✓	✓				
Dylan Williams, Property Alliance Group	Site Developer – Development Director		✓	✓				
Kenneth Wood, AA Projects Ltd	Project Manager / Employers Agent - Managing Director		✓	✓				
Nick Sherring, AA Projects Ltd	Project Manager / Employers Agent - Associate		✓	✓				
Chris Rawlinson, AA Projects Ltd	Quantity Surveyor		✓	✓				
John Nicholson, AA Projects Ltd	Principal Designer		✓	✓				
Duncan Beard, Synergy Architects	Architect - Director		✓	✓				
Rob Gibbs, Synergy Architects	Architect - Director		✓	✓				
Duncan McKee, McKee Associates	M&E Consultant - Director		✓	✓				
Luke Kelly, BG&E Engineering	Civil and Structural Engineers		✓	✓				
Neil Lucas, Avison Young	Planning Consultant - Director		✓	✓				
Ed Harvey, Avison Young	Planning Consultant		✓	✓				
Tendering Contractors	Principal Contractor		✓	✓				

REVISION LOG

Revision Date	**Details of Revision**
13 May 2021	Initial tender issue.
19 May 2021	Updated with telecommunications survey report.

Executive Summary of Significant/Unusual Health & Safety Related Items

The Principal Contractor is to take cognisance of the significant risks which are known at the time of producing this plan. The significant risks may increase/decrease as the design and planning stages of this project are developed. Any further risks/unusual Health and Safety related items which are highlighted after the issue of this plan will need to be communicated to the Principal Contractor and the other duty holders. The Principal Contractor must refer to any design risk management information, this may be in the way of Risk Registers, Designer Risk Assessments, SHE Boxes on drawings or any communicated information.

Consideration must be given to:

- **Asbestos** – **An asbestos management survey for the whole building has been undertaken. Two asbestos refurbishment surveys have subsequently been conducted targeting the whole of the 13th floor, and a number of sample bedrooms on lower floors where numerous samples have been taken around the external windows and ceilings following intrusive investigation. The survey reports are located within Appendix A & B of this pre-construction information document.**

  A further Asbestos R&D survey covering all remaining areas of the hotel and service yard has also been completed with the survey report available within Appendix A of this pre-construction information document.

  The survey information provided has highlighted significant levels of Asbestos Containing Materials (ACMs) within the building in various locations and forms.

  All of the above asbestos information has been collated into an asbestos register, which is available within Appendix A of this pre-construction information document.

  Note: currently asbestos testing is being conducted on bedroom doors and within electrical equipment/plant which was not accessed during current surveys. As soon as this information becomes available it will be distributed to the Principal Contractor.

  No works must commence to any area which has not received an asbestos survey and any asbestos identified removed or managed as appropriate.

- **CDM 2015 Schedule 3 Specific Risks** – **It has been identified through the design phase of the project that there will be an element of "work involving particular risks" as identified within schedule 3 of the Construction (Design and Management) Regulations 2015. This element of works must be planned and managed appropriately with the development of a safe system of work. For more details, please refer to section 4.0 of this pre-construction information document.**

- **Structural considerations are still under Review** – **Currently the full structural design is under review. Of particular importance is the potential requirement for reinforcement to the thirteenth floor due to potential point loading issues within the bar area. Design information will be made available as soon as possible. However, it is known that point loading on any floor should be avoided and materials should be spread out so as to evenly distribute weight across the floor plate.**

- **Access Restrictions** – There are access restrictions to the external façade of the building associated with the location of the building namely its city centre location with adjacent busy city centre roadways, and a restrictive rear aspect of the site which holds the Deansgate NCP car park and is also in close proximity to the River Irwell, further to this all **health and safety considerations will need to consider working within close proximity to open water.** Traffic movements will need to be carefully planned on site and a robust site logistics plan developed to allow delivery and waste removal via vehicles of varying sizes.

- **Security of the Site** – The security of the site must be maintained at all times. The overall site has 24/7 manned security provision via the site owner. The Contractor will need to liaise with them re security of the entrance and exit gates to the service yard, which are generally kept closed other than for allowing accepted vehicle access (see also Constraints Plans). Site security is not however there to act as a gateman on behalf of the Contractor, they are generally based in an internal office, where there are CCTV camera feeds. The Contractor will also be responsible for the appropriate security/temporary fencing or the like for anything outside of the service yard including any roadside offloading if applicable to the Contractor's proposed logistics methodology.

- **Fire Safety** – The fire safety of the building must be maintained at all times. Although the hotel and adjacent office buildings and retail units are left vacant there will be visiting designers, contractors, and the like as well as on site security and maintenance personnel attending to or inspecting various matters. The MCC car park is also operational, open to the public, accessed off in/out ramps of Blackfriars and leading below the service yard level beneath the hotel. Therefore, due consideration needs to be given to maintain all escape routes and muster points for these areas. Any hot works must be appropriately managed with a permit system utilised. Appendix F of this pre-construction information document holds the most recent fire risk assessment for the building. **A suitably developed fire risk assessment will need to be conducted for these works and reviewed and updated as appropriate as the construction works evolve.**

- **Telecommunications Risk** – A telecommunications survey has been conducted on the current rooftop installation. The survey report has confirmed that all reading recorded during the survey were below that of the ICNIRP General Public limit. Please see appendix G of this pre-construction information document to view this report.

COVID-19 SAFE OPERATING PROCEDURES DURING CONSTRUCTION WORK

Appendix I of this pre-construction information document contains revised guidance issued by the Construction Leadership Council (CLC) (Revision 7) where construction work activities are being undertaken. The guidance gives information on how to plan, manage and monitor construction work during the COVID-19 outbreak.

The site operating procedures have been updated by the Construction Leadership Council to reflect the Government guidance in England. The CLC guidance and was issued on Saturday 7th January 2021.

The 'one metre plus' social distancing guidelines still requires workers to stay two metres apart, or one metre with risk mitigation where two metres is not viable, and it is expected that site will maintain the social distancing measures in place.

Changes to the **Site Operating Procedures** – Version 7 include:

- Current requirements such as social distancing is referenced on page 1 making it easier to update in future
- The CLC statement on The Use of Face Coverings is included
- Updated guidance on shielding and self-isolation
- Confirmation that canteens serving food now need not display an NHS QR Code
- The wording has been reviewed throughout to reflect the current situation most noticeably within the "Reduce" section of the hierarchy of controls on page 6 giving an enhanced scope to the highlighted controls

Other important (Health & Safety) COVID-19 key factors to consider;

- Ensure that suitable arrangements have been incorporated within the construction phase plan and have been reviewed with the Client/Principal Designer before construction work begins. This should be formally reviewed and recorded as to demonstrate the plan is suitably developed in order for works to commence on site.
- Where a project is set to commence, a pre-start meeting is to be undertaken as to clarify on site COVID-19 controls and agreed measures are in place prior to the site opening. (this should be minuted)
- Where a site is set to commence a possible pre-check inspection by the health and safety/CDM appointment on the project should be done.
- Ensure workers are given any toolbox talk/re-induction on COVID-19 and the additional control measures implemented on site.
- When tendering for a construction project the factoring of additional time, monies and resource (including prelims) is to be afforded in putting in place suitable and sufficient management arrangements and associated control measures in relation to COVID-19 from the start.

The HSE have made it quite clear that even in the difficult times all health and safety legislation and associated guidance is still applicable and enforceable. No limitations or allowances have been afforded to any duty holder under any legislation where a duty is owed.

It should be noted that the Pre-Construction Information document will remain live whilst future information relevant to this scheme is added as it becomes available or updated as necessary. All further information must be communicated to the Principal Contractor at the earliest possible opportunity.

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APPENDICES

A **Asbestos Refurbishment Surveys**
- Refurbishment Survey - Produced by Eton Environmental Group Ltd, issued on: 5 February 2021, Ref No: J048060
- Refurbishment Survey - Produced by Eton Environmental Group Ltd, issued on: 5 February 2021, Ref No: J048062
- Refurbishment Survey - Produced by Eton Environmental Group Ltd, issued on: 2 March 2021, Ref No: J048314
- Asbestos Register – Produced by Eton Environmental Group Ltd

B **Existing Asbestos Information**
- Management Survey – Produced by Eton Environmental Group Ltd, issued on: 14 February 2019, Ref No: J028958
- Management Survey – Produced by Eton Environmental Group Ltd, issued on: 9 November 2020, Ref No: J045919

C **Site Plans**

D **Measured Site Plans**

E **Building Condition Survey** – Produced by AA Projects Limited, issued on: 25 August 2020

F **Site Fire Risk Assessment**
- Fire Risk Assessment Review – Produced by Global HSE Solutions Ltd, issued on 4 December 2018

G **Telecommunications Survey –** Produced by Micro Consultants Ltd, issued on: 24 March 2021, Ref No: 410210324MNT

H **CDM Residual Risk Register** – Synergy Architects

I **Covid-19 Guidance**
- Site Operating Procedures - Protecting Your Workforce During Coronavirus (Covid-19) (Rev 7)– Produced by Construction Leadership Council (CLC), Issued On: 7 January 2021
- Working safely during COVID-19 in construction and other outdoor work – Produced by HM Government, Issued on: 11 May 2020 (now subject to a national lockdown)
- Staying COVID-19 Secure in 2020 - Produced HM Government, Issued on: 19 April 2021

J **Construction (Design and Management) Regulations 2015 – Schedule 2**

1.0 Description of the Project

Renaissance Manchester Hotel
Blackfriars Street
Manchester
M3 2EQ

This project involves the refurbishment/fit out of all internal spaces of the existing hotel building. The scope of works includes builders works, mechanical and electrical installations and FF&E installation.

To facilitate this project, enabling works packages have been undertaken prior to the main works including window replacements, soft strip, and mechanical and electrical strip.

1.1 Programme Outline

At this stage it is envisaged that the construction phase of the project will commence November 2021. For further details please refer to the Employers Requirements document within the main tender package.

1.2 Phasing Arrangements/Sectional Completion Dates

Any phasing arrangement will be agreed at the pre-start meeting and assessed for adequacy ongoing throughout the construction phase.

1.2.1 Key Dates

Planned Start of Construction:	November 2021
Duration:	TBC
Minimum time to be allowed between appointment of the Principal Contractor and instruction to commence works:	4 Weeks

1.2.2 HSE Notification

The works are notifiable to the HSE and a F10 notification of construction project is currently in place covering the enabling works packages. Once the appointed Principal Contractor for these works takes over running of the site the F10 will be updated to reflect this.

AA Projects will ensure that any and all updates to the F10 notification of construction project are completed as an when required on behalf of the Client throughout the duration of the project.

1.3 Planning and Preparing for Construction

A minimum of 4 weeks preparation time has been provided by the Client to allow the Principal Contractor adequate time to plan for construction work. The Principal Contractor should detail all phasing within the Construction Phase Plan.

1.4 Details of Client, Principal Designer and Other Consultants

Client	Name	**Starwood Capital Group**		
	Address	Starwood Capital Europe Advisers LLP 2nd Floor One Eagle Place St James' London, SW1Y 6AF		
	Contact	Darrel Owens – Development Director		
	Email	dowens@starwood.com		
	Phone		Mobile	07545 926 404

Site Developer	Name	**Property Alliance Group**		
	Address	Alliance House Westpoint Enterprise Park Clarence Avenue Manchester, M17 1QS		
	Contact	Dylan Williams – Development Director		
	Email	DW@propertyalliancegroup.com		
	Phone		Mobile	07917 037574

Project Manager /Employers Agent	Name	**AA Projects Ltd**		
	Address	Jackson House Sibson Road, Sale Manchester, M33 7RR		
	Contact	Nick Sherring - Associate		
	Email	nicksherring@aaprojects.co.uk		
	Phone		Mobile	07976 785093

Quantity Surveyor	Name	**AA Projects Ltd**		
	Address	Jackson House Sibson Road Sale Manchester, M33 7RR		
	Contact	Chris Rawlinson		
	Email	ChrisRawlinson@aaprojects.co.uk		
	Phone	0161 973 7410	Mobile	07794 090636

Principal Designer	Name	**AA Projects Ltd**		
	Address	Jackson House Sibson Road Sale Manchester, M33 7RR		
	Contact	John Nicholson Russell Kelly		
	Email	johnnicholson@aaprojects.co.uk russellkelly@aaprojects.co.uk		
	Phone	0161 973 7410	Mobile	07974179918 07866894741

Architect	Name	**Synergy Architects**		
	Address	8 Euston Place Royal Leamington Spa Warwickshire, CV32 4LN		
	Contact	Duncan Beard - Director Rob Gibbs - Director		
	Email	dbeard@synergyarchitects.co.uk rgibbs@synergyarchitects.co.uk		
	Phone	01926 450391	Mobile	07841 507 957 07974 936 649

M+E Consultant	Name	**McKee Associates**		
	Address	Unity House Westwood Park Wigan, WN3 4HE		
	Contact	Duncan McKee - Director		
	Email	duncan@mckeeassociates.co.uk		
	Phone		Mobile	07769 115126

Civil and Structural Engineers	Name	**BG&E Engineering**		
	Address	163 Tower Bridge Road London, SE1 3LW		
	Contact	Luke Kelly – Project Manager/Lead Mark Stonell - Facades		
	Email	luke.kelly@bgeeng.com mark.stonell@bgefacades.com		
	Phone	0203 775 1400	Mobile	07999 968 245

Planning Consultant	Name	**Avison Young**		
	Address	Norfolk House 7 Norfolk Street Manchester, M2 1DW		
	Contact	Neil Lucas - Director Ed Harvey		
	Email	Neil.Lucas@avisonyoung.com Ed.Harvey@avisonyoung.com		
	Phone	0161 956 4076	Mobile	07734 862006

Building Control	Name	**Manchester City Council**		
	Address	Growth and Development Directorate Planning, Building Control and Licensing Section PO Box 532 Level 6 Town Hall Extension Manchester, M60 2LA		
	Contact	Anthony Parker-Roberts		
	Email	anthony.parkerroberts@manchester.gov.uk		
	Phone	0161 234 4354	Mobile	07798 947 516

1.5 Intended Workplace Use

The completed works are to comply with the appropriate sections of The Workplace (Health, Safety and Welfare) Regulations 1992; therefore, the design team have made allowance for this in their specifications.

1.6 Existing Records and Plans

Record drawings and other existing site information are available to view both within this pre-construction information document and via request to project manager Nick Sherring. There are various hard copy record drawings on site in no order, but there does not appear to be anything of direct relevance to the windows. Primarily they are M&E original drawings, and architectural layout plans.

Documents included in this pre-construction information document are:

- Asbestos Refurbishment Surveys
- Existing Asbestos Information
- Site Plans
- Measured Site Plans
- Building Condition Survey
- Site Fire Risk Assessment
- Telecommunications Survey
- Design/CDM Residual Risk Register
- Covid-19 Guidance
- Construction (Design and Management) Regulations 2015 – Schedule 2

Please note that the above information is the information known to the Principal Designer at the time of producing this Pre-Construction Information.

The Principal Contractor is to confirm the accuracy of the existing information and ascertain the exact location, condition and status of all services that may be affected by these works by careful and thorough investigation of the site prior to commencement of the works.

Site maintenance personnel and the Client's M&E consultant can provide direction to any connections for supplies, and how/where current live services may be isolated etc.

2.0 Client Considerations and Management Requirements

2.1 Arrangements

2.1.1 Planning for and Managing the Construction Work including any Health and Safety Goals for the Project.

The main objective is to ensure that adequate actions and precautions are taken to prevent harm being caused to those carrying out construction work and others who may be affected.

The Client expects a high standard of health and safety on this project and requests that the Principal Contractor demonstrates the following:

- **Commitment** - to higher standards of health and safety
- **Competence** - ensuring everyone is trained and competent to do his or her work
- **Communication** - ensuring the health and safety messages permeate throughout the project - involving workers as well as managers in solving problems that arise
- **Co-operation** - building up relationships of the client and partnership so that we get things right, first time every time

All stages of planning and management of construction work to be undertaken giving due regards to Health and Safety. The client must ensure that an adequate construction phase plan (CPP) is drawn up and is sufficient for construction works to commence.

As part of the Principal Contractor's monthly progress reporting, a safety report should be included detailing site performance including follow up action related to any accident or near miss.

The Principal Contractor must produce a Construction Phase Plan (CPP) prior to commencement of any works on site. The Principal Designer may on behalf of the Client review the plan and formally advises the Client with regards to suitability.

All those in control of construction work are required to provide workers (including self-employed) under their control, with any information that they require to carry out the work safely and without risk to Health.

The Principal Contractor shall ensure that all workers are provided with a suitable site-specific induction to inform them of the arrangements for Health, Safety and welfare at their work site. This should include any relevant finding resulting from Risk Assessment, including Risks arising from activities or other operatives working nearby. Site rules should be explained along with procedures to be followed in the event of any workers finding themselves in a position of serious and imminent danger. Furthermore, the induction should be site specific and highlight any particular risks (including those listed in Schedule 3) and control measures that those working on the project need to know about.

Arrangements for worker engagement on site should be tailored to the size and nature of the project and risks involved. Reviews of Method Statements should be carried out prior to work being carried out.

Contractors may need to make specific arrangements for workers for whom English is a second language or who are unable to read English/have literacy difficulties.

The Principal Contractor has a specific duty to make and maintain arrangements to enable operative co-operation and consultation with works on site and should be recorded by the Principal Contractor and included in the Construction Phase Plan. Site arrangement will require regular preview and updating as circumstances on site change.

Such arrangements need to cover all workers effectively, including those who may only be on site for brief periods. The arrangements should be proportionate to the size and complexity of the work and the scale of hazards and size of work force.

The Principal Contractor shall use a range of mechanisms to ensure that on site construction is effective. This could be by means of meetings, inductions, briefings, toolbox talks etc. The main objective is to ensure that adequate actions and precautions are taken to prevent harm being caused to those carrying out construction work and others who may be affected. The Principal Contractor should set out their Health and Safety goals for this project within their construction phase plan.

In the event of any Health and Safety Executive action brought against the Principal Contractor for any of the following issues, the Principal Contractor shall issue written notification to the Client, Principal Designer and all named designers within 24 hours of the action:

- Improvement Notice
- Prohibition Notice
- Summons
- RIDDOR Incident

2.1.2 Communication and Liaison Between the Client and Others

The Principal Contractor is to ensure effective communication is initiated at the start of the project and that all health and safety matters are disseminated appropriately within the Team.

2.1.3 Security of the Site

The Client has no extraordinary security requirements particular to the contract. Therefore, the Principal Contractor shall adhere to Construction (Design and Management) Regulations, 2015 (CDM2015) Regulation 18 at all times with reference to site security; the site shall be clearly defined, and appropriate mandatory signs shall be presented pursuant to the Principal Contractors duty of care reference the Health and Safety at Work Act and to those persons who are not his employees.

The working area should be sufficient to prevent any members of the public from coming into contact with construction activities. High levels of supervision are required at all times.

Where the Principal Contractor has sole possession of parts of the buildings, they must ensure that no unauthorised persons can enter the working areas.

See also notes in the Executive Summary in relation to security considerations.

2.1.4 Smoking Restrictions

Smoking is **NOT** permitted on the premises. This extends to the use of e-cigarettes, normally referred to as vaping, this is also strictly prohibited on the premises.

2.1.5 Welfare Provision

A site compound/welfare area will need to be established on site; the Principal Contractor is to ensure that the facilities provided comply with current regulations; a detailed breakdown of the facilities provided must be included within the Construction Phase Plan.

A proposed internal area for site office/welfare/canteen/WCs has been identified by the client. Final details are to be agreed as part of pre-commencement/mobilisation activities. External space should only be required for materials and waste as appropriate to the Contractor's proposed logistics methodology.

A copy of Schedule 2 of the Construction (Design and Management) Regulations 2015 can be found in Appendix J of this pre-construction information document. The requirements of schedule 2 must be in place and maintained throughout the duration of the construction works. It is also a duty of the Client to ensure these arrangements are in place prior to the commencement of the work.

2.2 Requirements Relating to Health and Safety of Client's Employees, Visitors or Those Involved in the Project

2.2.1 Site Establishment

Due to the nature of the works within a restrictive city centre location careful consideration of the site logistics and establishment will be required. The Principal Contractor needs to ensure forward planning of deliveries and transporting them to site is co-ordinated. Detailed planning will be required to be presented to the Principal Designer, prior to the authorisation to proceed with construction being given on behalf of the Client.

The Principal Contractor must ensure that the site establishment does not adversely affect ongoing activities of the surrounding businesses. The Principal Designer will appraise the Principal Contractors planned management arrangements, which must be outlined with their Construction Phase Plan for the project.

The Principal Contractor will need to erect localised hoarding/screens in respect of segregating site activities from general public/adjacent business operations. This should be coordinated with the client and any hoarding must have a means of escape in an emergency situation.

Third party properties within close proximity to the site will require special consideration when compiling the construction phase plan. The Principal Contractor will ensure that there are no restrictions from the local authority and that any necessary permits or restriction are dealt with.

The Principal Contractor shall identify suitable parking for all contractors and should be documented within the construction phase plan. All parking arrangements must not impede on site activities or other activities outside of this works. Consideration will be needed when timing deliveries to site, avoiding peak times of the local area at all times.

All operatives should wear ID badges and company branded Hi-Visibility clothing.

2.2.2 Site Transport Arrangements or Vehicle Movement Restrictions

Construction related vehicle movement represents a significant hazard; the Principal Contractor shall ensure mitigation is detailed in a non-generic Management of Health and Safety at Work Regulations 1999 (MHSW) Regulation 3 Risk Assessment which should include controls to manage reversing operations.

Storage, deliveries and waste management shall be managed by the Principal Contractor so as not to impact upon the operation of adjacent businesses. Deliveries should be planned to avoid the peak times when staff and operational movements are at their highest.

A banksman must be provided for all contractor vehicle movements on site premises.

All construction traffic must be planned and managed in line with all current legislation and guidance including HSE guidance: 'HSG 144 The safe use of vehicles on construction sites' and 'HSG 151 protecting the public: your next move'.

2.2.3 Fire Precautions

Throughout the 'Construction Phase' of the project, the 'Principal Contractor' will need to comply with the requirements of the **Regulatory Reform (Fire Safety) Order 2005** and the fire precautionary measures required within the **CDM Regulations 2015** (Regulations 29, 30, 31, 32). Although not an 'Approved Code of Practice' the guidance within **HS(G)168** should be used as a starting point by the competent person compiling the fire risk assessment for the project. Any requirements imposed by the Client's or Principal Contractor's insurers will also need to evaluate, discussed, agreed and incorporated as necessary.

Means of Escape

The Principal Contractor must ensure that all escape routes remain unobstructed throughout the works. Careful consideration should be given to the positioning of any scaffolding erected for access, temporary works or edge-protection.

In respect of fire exit routes, once a person escaping commits to a fire exit protected route it is important that the route continues to a place of safety (usually the ground/outside the building), site fire escape routes need to be protected to a minimum of 30 minutes construction. Separation between other occupiers should be a minimum of 60 minutes. A fire alarm signal will not indicate where the fire is so it important to protect escape routes from fire.

Make a concerted effort to the following considerations, when planning fire risk:

- Travel distances by the provision of additional fire escapes
- Alternative means of escape via additional stairways
- Internal or external MOE, need for any additional compartmentation)
- Dead end situations, where only one means of escape exists
- Work being carried out and any heightened risk associated with this
- Likely numbers of people exiting the building at any one time
- (The above is not exhaustive, and should be used as an 'aide memoir')

Fire Alarm

The onsite fire alarm should be consistent throughout and should comply with British Standard B.S 5839 part 1 2017. Any variations should be understood and should be acceptable following a risk assessment review.

Where nothing exists, it is prudent for the Principal Contractor to put measures in place to manage the early evacuation of operatives in the case of fire/emergency.

In respect of out of hours in the construction site (when the alarm cannot be manually activated by construction workforce) a suitable and sufficient automatic fire detection system should be provided to all relevant construction areas, that on activation, will sound a fire alarm signal in other occupied areas.

Signage, Lighting and Emergency Lighting

Suitable fire signage (fire escape signage, mandatory signage such as fire exit keep clear, extinguisher signage needs to be provided throughout the site and modified at all relevant times as required by the fire risk assessment. A check should also be made to ensure compliance with the Health and Safety (Safety Sign and Signals) Regulations 1996.

All fire exits should be suitably illuminated and provided with emergency lighting where appropriate.

Firefighting Equipment/Training

Suitable fire extinguishers should be provided throughout all work areas and as far as practical, all persons on site should have received training in their use. It is important that all fire marshals/wardens and persons carrying out hot works are competent in the use of fire extinguishers and are aware of the types of extinguishers suitable for electrical risks.

The Principal Contractor must ensure that suitable fire points are provided with suitably tested fire extinguishers, a copy of the site fire plan, and a suitable means to raise the alarm in the event of a fire/emergency.

Emergency Action Plan

An **emergency action plan** must be developed to ensure the safe evacuation of all relevant persons and to coordinate with other occupiers and the fire service upon arrival, (calling the fire service in the event of confirmed fire/emergency incident). A suitable number of trained staff must be present at all relevant times to implement the emergency action plan.

Liaising with the Local Fire Authority

Give consideration to developing a **liaison plan** detailing where fire appliances will meet the Principal Contractor's, their contractors and staff to access the site for firefighting/ emergency response. When undertaking complex projects, the Principal Contractor/Local Fire Authority normally find benefit in undertaking familiarisation visits throughout the project, this type of relationship/risk reduction exercise would always be welcomed by the Client.

Managing the Works in Respect Fire

Hot work can only be carried out under a '**Permit to Work**' procedure. The Principal Contractor should include details of their safe systems of work within their Construction Phase Plan. Fire extinguishers must be provided where hot works are taking place and a fire watch period observed after any hot works are carried out in line with a specific hot works safe system of work.

Any flammable materials that are planned to be stored on site during the works, must be stored within the Principal Contractors compound and must also be stored in line with manufacturer's instructions and COSHH regulations. Ventilated Flamstore or similar approved container.

The Principal Contractor is to ensure that combustible materials on site are kept to a minimum or stored securely to reduce the risk of fire.

All waste skips must be covered, lockable and positioned at least six metres away from any building/glazed aperture and secured with suitable hoarding/fencing. Skips should be removed from site by a licensed waste transfer company at the end of each shift with waste transfer notes being retained. Prior agreement will be required where skips are to be left on site overnight.

Materials

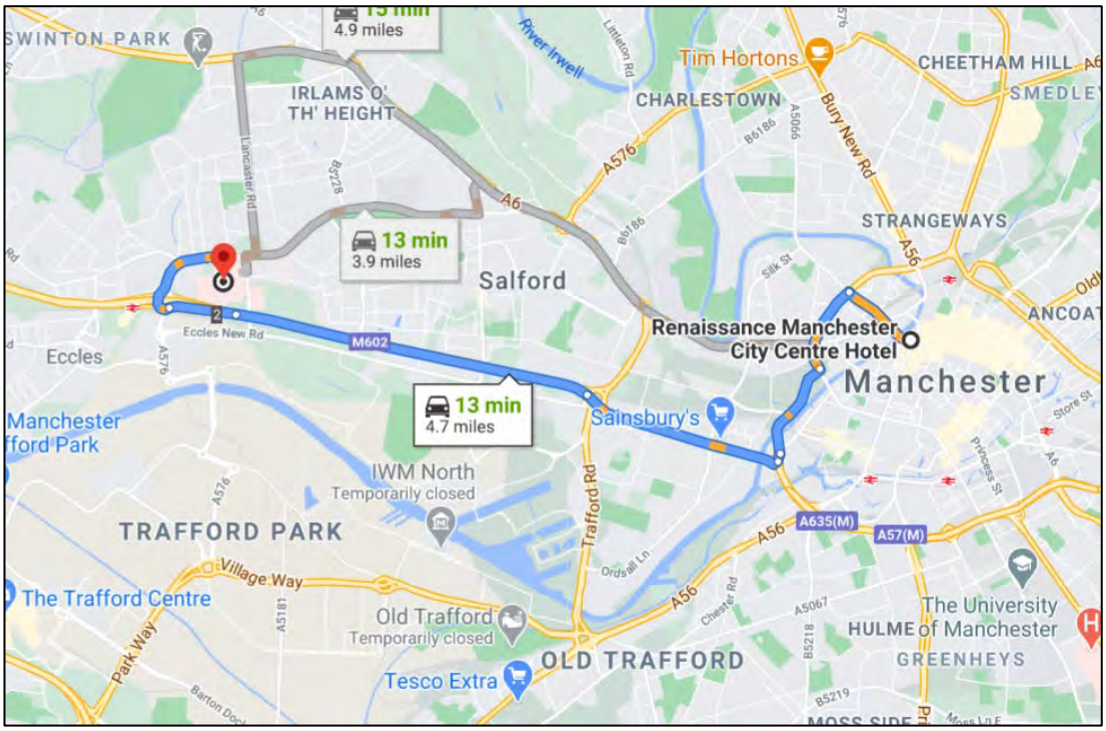
There is a duty on design teams to ensure that materials selected for use in a construction project have been selected not only to suit aesthetics and combat other health and safety issues such as weight and size but also with full cognisance as to potential impacts the materials could have to the fire safety of a building during both construction and in use.

All materials specified for this project have been reviewed and a full analysis made as to fire safety and assuming materials are fitted in line with manufacturers guidance will not bring about undue risk of fire or fire spread.

Any design conducted within the construction phase of a project needs to fully consider potential impacts on fire safety, furthermore the Principal Designer must be consulting regarding these decisions, assuming the Principal Designers appointment remains during this time.

2.3 Emergency Procedures

The nearest hospital with Accident and Emergency services is:



Salford Royal
Stott Lane
Salford
M6 8HD
0161 789 7373

Where the duration of travel to Emergency Care is excessive, it is prudent that the Principal Contractor undertakes a 'First Aid Risk Assessment' to evaluate the specific needs of the project in reducing the risk further.

Full details to be provided by the Principal Contractor.

Procedures in respect of emergencies are to be described in the Construction Phase Plan and communicated to all site operatives and visitors. The fire plan is to consider the risk of arson. The emergency plan should comprise (but is not limited to):

- Means of escape indicating escape routes (to be displayed)
- Means of extinguishing fire
- Means of minimising risk
- Hot work permit procedures
- Emergency procedures
- Name of fire marshal (to be displayed)
- Notices showing direction of escape (to be displayed)
- Details of first aiders and first aid kit locations

Emergency aid notice shall be displayed on site and should comprise (but is not limited to):

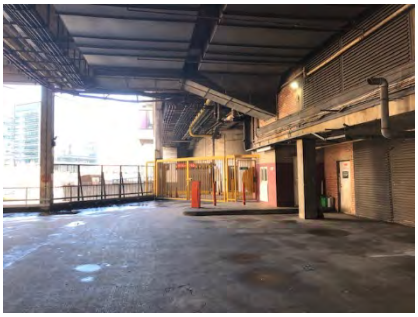
- Location and telephone number of local hospital
- Location and telephone number of local police station
- Location and telephone number of local fire station
- Emergency telephone numbers for statutory services

3.0 Environmental Restrictions and Existing On-Site Risks

3.1 Safety Hazards

3.1.1 Boundaries and Access, Including Temporary Access

Access to the site will be made from Deansgate which feeds a low-level vehicle access point controlled by means of a lockable metal gateway.



Construction traffic must adhere to the principles set out within section 2.2.2 of this document at all times.

3.1.2 Asbestos

An asbestos management survey for the whole building has been undertaken. Two asbestos refurbishment surveys have subsequently been conducted targeting the whole of the 13th floor, and a number of sample bedrooms on lower floors where numerous samples have been taken around the external windows and ceilings following intrusive investigation. The survey reports are located within Appendix A & B of this pre-construction information document.

A further Asbestos R&D survey covering all remaining areas of the hotel and service yard has also been completed with the survey report available within Appendix A of this pre-construction information document.

The survey information provided has highlighted **significant levels of Asbestos Containing Materials (ACMs) within the building in various locations and forms.**

All of the above asbestos information has been collated into an asbestos register, which is available within appendix A of this pre-construction information document.

Note: currently asbestos testing is being conducted on bedroom doors and within electrical equipment/plant which was not accessed during current surveys. As soon as this information becomes available it will be distributed to the Principal Contractor.

Known asbestos that affects the works directly, will ultimately need be managed accordingly, by either a licensed competent asbestos removal contractor or as required by legislation/HSE - Asbestos Essentials guidance. As an example of specialised work required: refer to:

- http://www.hse.gov.uk/asbestos/essentials
- http://www.hse.gov.uk/pubns/guidance/a2.pdf

All asbestos that is to be removed will be removed by a competent and licensed asbestos removal contractor and all documentation retained such as waste consignment notes and certificates of reoccupation.

In compliance with the Control of Asbestos Regulations, the Principal Contractor shall refer to any asbestos information made available (registers/surveys).

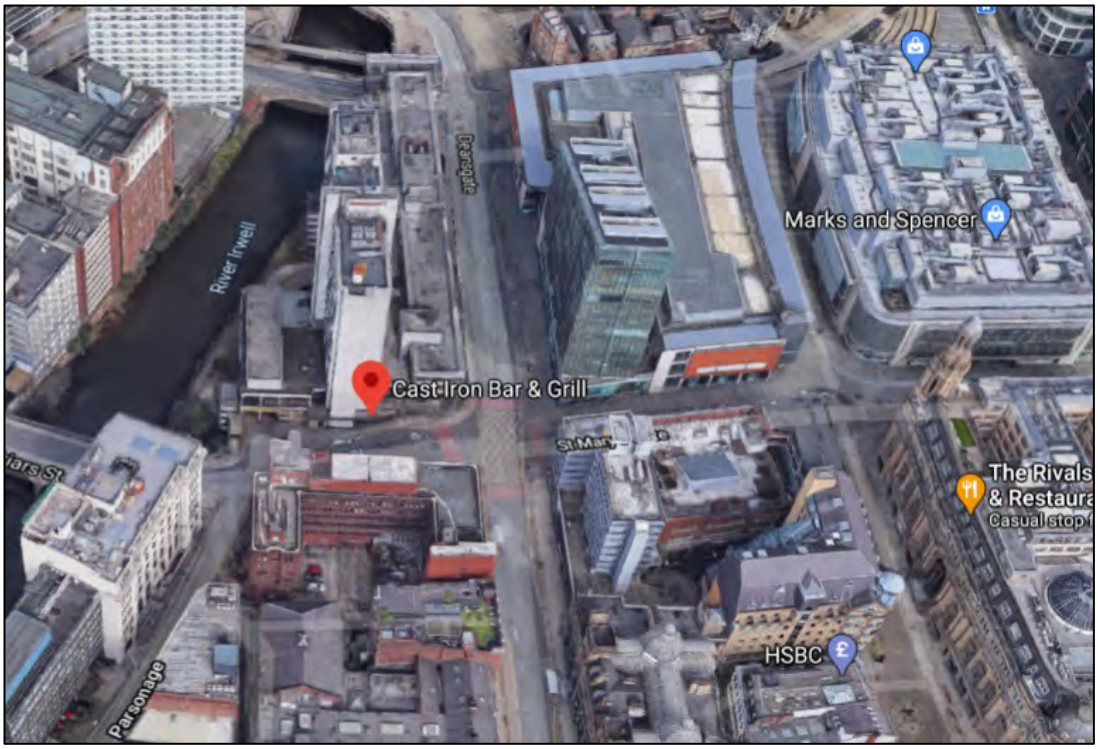
The regulations require mandatory training for anyone liable to be exposed to Asbestos fibres at work (Regulation 10). This includes maintenance workers and others who may come into contact with or who may disturb Asbestos (e.g. Cable Installers) as well as those involved in removal of Asbestos. Therefore, all operatives must have in date asbestos awareness training.

Notwithstanding the results of any survey, if during the course of the works, any further suspect material is discovered, then work must be stopped, and advice sought from the Client, Project Manager, Principal Designer or professional Advisor's.

All available asbestos survey reports are contained within appendix A and B of this document. The Principal Contractor must ensure that all available information including Asbestos Reports and associated documentation are reviewed and necessary information is communicated to all operatives working on site, recorded as such and records retained.

3.1.3 Adjacent Land Uses

The site is located within Manchester City Centre. The site is surrounded by busy inner-city roads, commercial and residential buildings and the River Irwell to the western aspect.



3.1.4 The previous use of site was as the Renaissance Manchester Hotel, and prior to this originally as an office building when built in the late 1960s / early 70s.

Currently the site is laying vacant.

3.1.5 Location of Existing Services – Water, Electricity, Gas etc.

The property is served by gas, water, electricity, telecoms and drainage.

If isolation of services is required, then the Principal Contractor shall request isolation certificates and location plans from utility supplier (or manage necessary isolations of rooms /areas as required within the hotel demise, in liaison with the site maintenance personnel and client's M&E consultants). A robust safe system of work must be in place when working around utility supplies.

Although not envisaged to be required as part of these works, it is essential that before any excavation or sub-level work commences, all underground services are identified and considered. Services will include electricity cables, gas, drains, water and telecoms. The Principal Contractor must determine the nature of these services, their positions and necessary controls to safeguard/isolate them prior to any excavation. Site plans, manholes, junction boxes, cable locators and local information will assist in this process. Hand digging should be considered and in accordance with the principles set out in HSE Guidance Note HS (G) 47 "Avoiding Danger from Underground Services".

Any works near live electrical cables must be planned, managed and carried out in line with HSE guidance document GS6 Avoidance danger from overhead power lines.

These works may affect existing services in the way of cabling running through or on window frames. The Principal Contractor must ensure all works on any services are planned and managed appropriately and Competent persons used.

The Principal Contractor must nominate an authorised person who will be responsible for taking on the permits on his behalf and evidence of their training and experience should be contained within the Construction Phase Plan.

3.1.6 Ground Conditions

No information has been provided regarding ground conditions as due to the scope of works within this project it is highly unlikely that any penetrating ground works will be required. If required for temporary works design, this will need to be surveyed prior.

However, if penetrating ground works are required a geo-environmental survey and topographical survey will be conducted prior to these works.

3.2 Health Hazards

3.2.1 Existing Storage of Hazardous Materials

The building is currently vacant. However, it is not known if any stored hazardous materials are present on site which were associated with the running of the building. Therefore, the Principal Contractor must ensure that if any suspicious materials are identified during the works the process followed is to stop work and seek guidance from the project team.

3.2.2 Contaminated Land Including Details of Environmental Investigations

No information has been provided regarding ground contamination as due to the scope of works within this project it is highly unlikely that any penetrating ground works will be required.

However, if penetrating ground works are required a geo-environmental survey will be conducted prior to these works.

4.0 Significant Design and Construction Hazards

In providing information for this section, designers are reminded of their duties under the Construction (Design and Management Regulations) 2015 to apply the principles of prevention at all times.

Significant risks are not necessarily those that involve the greatest risks, but those, including health risks that are:

a) Not likely to be obvious to a competent contractor or other designers
b) Unusual or;
c) Likely to be difficult to manage effectively

Information should be brief, clear, precise and in a form suitable for the users. This can be achieved using:

a) Notes on drawings - this is preferred, since the notes will then be immediately available to those carrying out the work. They can refer to other documents if more detail is needed and may be annotated to keep them up to date
b) Written information provided with the design - this should be project specific and should only contain information which will be useful to those constructing or maintaining the structure
c) Suggested construction sequences showing how the design could be erected safely, where this is not obvious, for example suggested sequencing. Contractors may then adopt that method or develop their own approach

Schedule 3 of the Construction (Design and Management) Regulations (CDM) 2015 identifies ten elements of work it describes as being "work involving particular risks". These elements of work will require due consideration within both the design and construction phases of the project in line with the principles of prevention as outlined above.

It has been highlighted through the design phase of the project that this project will involve the following particular risk as outlined within schedule 3 of CDM 2015:

Work involving the assembly or dismantling of heavy prefabricated components.

This is associated with the installation of large mechanical and electrical elements.

The following steps have been taken during the design phase of the project to control these risks:

- The risk has been identified and discussed within project design team meetings.
- The residual risks have been effectively communicated through design information, CDM Residual Risk Register and this pre-construction information.
- Access strategies for future maintenance have been considered. Access strategy for undertaking the work need to be considered by the Contractor during the tender.
- Plant has been designed which offer the best fit from a health and safety perspective (size, weight) whilst also meeting the design requirements.

The Principal Contractor must ensure that all construction works involving these elements are suitably controlled in line with the principles of prevention and outlined within the Construction Phase Plan (CPP).

Note that existing internal secondary glazing to bedrooms shall be removed by others prior to commencement of these works.

4.1 Ongoing Design Work

Under CDM 2015 each element of design including temporary works, design and access equipment, Individual Specialist Contractor/Specialist Design Packages, is required to be developed with due consideration for the Health and Safety of all concerned both during and subsequent occupancy and maintenance.

Each element of the design should be co-ordinated for Health and Safety aspects by the Principal Designer.

The Principal Contractor must ensure that any designs/design changes made during the construction phase are distributed to all duty holders for consideration prior to implementation. The Principal Contractor must review their Construction Phase Plan (CPP) in line with this and update as necessary.

4.2 Design Assumptions and Suggested Methods, Sequence and Controls

The following sequencing has been assumed:

Please refer to the design information contained within the main tender documentation.

No assumptions have been made to date.

4.3 Co-ordination of Ongoing Design Work and Design Changes

Design work will continue on the project during the early programme, and this will be co-ordinated through the Lead Designer.

Designers appointed shall have the necessary skills, knowledge, experience and training to manage their designs pursuant to Regulation 9 duties: Construction (Design and Management) Regulations, 2015.

4.4 Information on Significant Risks Identified During Design

The following elements have been identified during the design phase of the project as significant residual risks:

Asbestos – Significant levels of Asbestos Containing Materials (ACMs) have been identified within the building.

Covid-19 – All works must be planned and managed in line with the latest guidance from HM Government and the Construction Leadership Council (CLC). Please refer to Appendix I of this pre-construction information document for the latest guidance.

CDM 2015 Schedule 3 Specific Risks - It has been identified through the design phase of the project that there will be an element of "work involving particular risks" as identified within schedule 3 of the Construction (Design and Management) Regulations 2015. This element of works must be planned and managed appropriately with the development of a safe system of work. For more details, please refer to section 4.0 of this pre-construction information document.

Structural considerations are still under review – Currently the full structural design is under review. Of particular importance is the potential requirement for reinforcement to the thirteenth floor due to potential point loading issues within the bar area. Design information will be made available as soon as possible. However, it is known that point loading on any floor should be avoided and materials should be spread out so as to evenly distribute weight across the floor plate.

In addition, please see the CDM Residual Risk Register contained within appendix H of this pre-construction information document.

All risks associated with the design and construction have been listed within this document and appended documents. Should the Principal Contractor encounter any risks previously unidentified, they should stop work in that area and seek guidance from the Project Manager and Principal Designer.

4.5 Significant Risks/Construction Works

The Principal Contractor shall address the following significant risks associated with the design. It is essential that the Construction Phase Plan properly addresses the issues related to the below, in form of Safe Systems of Work before the work continues on site:

SIGNIFICANT RISKS

- **Asbestos** – **An asbestos management survey for the whole building has been undertaken. Two asbestos refurbishment surveys have subsequently been conducted targeting the whole of the 13th floor, and a number of sample bedrooms on lower floors where numerous samples have been taken around the external windows and ceilings following intrusive investigation. The survey reports are located within appendix A & B of this pre-construction information document.**

  A further Asbestos R&D survey covering all remaining areas of the hotel and service yard has also been completed with the survey report available within Appendix A of this pre-construction information document.

  The survey information provided has highlighted significant levels of Asbestos Containing Materials (ACMs) within the building in various locations and forms.

  All of the above asbestos information has been collated into an asbestos register, which is available within Appendix A of this pre-construction information document.

  Note: currently asbestos testing is being conducted on bedroom doors and within electrical equipment/plant which was not accessed during current surveys. As soon as this information becomes available it will be distributed to the Principal Contractor.

  No works must commence to any area which has not received an asbestos survey and any asbestos identified removed or managed as appropriate.

- **CDM 2015 Schedule 3 Specific Risks** – **It has been identified through the design phase of the project that there will be an element of "work involving particular risks" as identified within schedule 3 of the Construction (Design and Management) Regulations 2015. This element of works must be planned and managed appropriately with the development of a safe system of work. For more details, please refer to section 4.0 of this pre-construction information document.**

- **Structural considerations are still Under Review** – **Currently the full structural design is under review. Of particular importance is the potential requirement for reinforcement to the thirteenth floor due to potential point loading issues within the bar area. Design information will be made available as soon as possible. However, it is known that point loading on any floor should be avoided and materials should be spread out so as to evenly distribute weight across the floor plate.**

- **Access Restrictions** – **There are access restrictions to the external façade of the building associated with the location of the building namely its city centre location with adjacent busy city centre roadways, and a restrictive rear aspect of the site which holds the Deansgate NCP car park and is also in close proximity to the River Irwell, further to this all health and safety considerations will need to consider working within close proximity to open water. Traffic movements will need to be carefully planned on site and a robust site logistics plan developed to allow delivery and waste removal via vehicles of varying sizes.**

- **Security of the Site** – **The security of the site must be maintained at all times. The overall site has 24/7 manned security provision via the site owner. The Contractor will need to liaise with them re security of the entrance and exit gates to the service yard, which are generally kept closed other than for allowing accepted vehicle access (see also Constraints Plans). Site security is not however there to act as a gateman on behalf of the Contractor, they are generally based in an internal office, where there are CCTV camera feeds. The Contractor will also be responsible for the appropriate security/temporary fencing or the like for anything outside of the service yard including any roadside offloading if applicable to the Contractor's proposed logistics methodology.**

- **Fire Safety** – **The fire safety of the building must be maintained at all times. Although the hotel and adjacent office buildings and retail units are left vacant there will be visiting designers, contractors, and the like as well as on site security and maintenance personnel attending to or inspecting various matters. The MCC car park is also operational, open to the public, accessed off in/out ramps of Blackfriars and leading below the service yard level beneath the hotel. Therefore, due consideration needs to be given to maintain all escape routes and muster points for these areas. Any hot works must be appropriately managed with a permit system utilised. Appendix F of this pre-construction information document holds the most recent fire risk assessment for the building. A suitably developed fire risk assessment will need to be conducted for these works and reviewed and updated as appropriate as the construction works evolve.**

- **Telecommunications Risk** – **A telecommunications survey has been conducted on the current rooftop installation. The survey report has confirmed that all reading recorded during the survey were below that of the ICNIRP General Public limit. Please see appendix G of this pre-construction information document to view this report.**

GENERAL RISKS THE PRINCIPAL CONTRACTOR WOULD BE EXPECTED TO MANAGE

- **Work on electrical systems** – **all working procedures must be in line with all current legislation and guidance including the Electricity at Work Regulations 1989 and BS 7671. The Principal Contractor must ensure that safe isolation procedures (lock out, tag out) are carried out and policed at all times**
- **Construction/Demolition – dust/fumes** - **inhalation and migration including Respirable Crystalline Silica (RCS)**
- **Noise** – **all works must be planned and managed in line with the Control of Noise at Work Regulations 2005**
- **Vibration** – **all works must be planned and managed in line with the Control of Vibration at Work Regulations 2005**
- **Loading/unloading**
- **Manual handling/heavy lifts/handling of equipment and materials** – **all manual handling tasks should be planned and managed in line with the Manual Handling Regulations 1992, and handling methods decided on a hierarchy of control system**
- **Hot works (fire or uncontrolled release of dangerous substances)** – **any hot works must be controlled by a permit to work system which should outline a suitable fire watch period**
- **Working in vicinity of Biological substances i.e. vermin (rats/pigeon, discarded needles/hidden needles, bodily fluids and condoms**
- **Works at height** – **Works must be in accordance with current legislation and guidance such as the Work at Height Regulations 2005 and HSE guidance HSG 33 Health and safety in roof work etc, and working processes must be decided using a hierarchy of control process, any scaffold erected must be checked by a fully qualified competent persons, any tower scaffold must be erected and checked by a PASMA qualified operative. Further to this any unauthorised access to working platforms must be controlled i.e. taking down of tower scaffold at night or when not in use, removing access ladder from scaffold at night-time or when not in use**
- **Construction Traffic Movements** – **all construction traffic must be planned and managed in line with all current legislation and guidance including HSE guidance HSG 144 the safe use of vehicles on construction sites and HSG 151 protecting the public: your next move. This is especially important due to the busy location of the site**
- **Work in/adjacent to occupied premises** – **there remains a potential for Premier House to be fully operational whilst refurbishment works are progressing.**

5.0 The Health and Safety File

The Health and Safety File shall be a project specific document containing all necessary information to enable correct maintenance procedures to be followed and future modification or demolition of the structure to be undertaken safely. The Health & Safety File, where provided by the Principal Designer will following the following format, supplied electronically upon completion of the works.

The scope of the Health and Safety File will be restricted to the work undertaken within the defined area of the project and any services serving the area.
The following information should be considered and included if applicable.

5.1 Health and Safety File Content

The Health and Safety File shall be in the format and include, as appropriate, but not limited to, the items detailed below and should be agreed during the Pre-Construction phase:

a) A brief description of the works carried out
b) Any hazards which have not been eliminated through the Design and Construction process (include Design Risk Registers, Residual Risk Register and any other detail
c) Key Structural Principles – safe working loads for floors and roofs – (Design Detail)
d) Hazardous materials
e) Information regarding the removal or dismantling of installed plant and equipment (special arrangements for lifting etc.)
f) Health and Safety information about equipment provided for cleaning or maintaining structure
g) The nature, location, markings of significant services including underground cables, gas supply equipment, firefighting services etc.
h) Information as-Built drawings of the building, it's plant and equipment (e.g. the means of safe access to and from service voids and fire doors)
i) Include all details of emergency systems:

- Means of escape
- Location of call points
- Location of refuge points
- Location of firefighting equipment
- Location of fire alarms
- Location of smoke detectors
- Location of dry/wet risers
- Location of control panels
- Fire Brigade access – turning areas
- Signage drawing attention to any of the above

The Health and Safety file should contain enough detail to allow the likely risks to be identified and addressed by those carrying out any work. The level of detail should be proportionate to the risk. The file should not include items which will be of no help when planning future works. The Health and Safety file should not contain Pre-Construction Information, Construction Phase Plan, Contractor Documents – RAMS, etc. The file must be convenient, clear, precise and understandable.

Where the Principal Designer leaves their role as all design is complete then the remaining one duty of the health and safety file will be handed over to the Principal Contractor.

5.1.1 Format

Information provided for the Health and Safety File must be of good quality, be of original information relevant to the project. This is particularly important as we may be involved in the preparation of an electronic Health and Safety File and therefore all information must be legible.

5.1.2 Record Drawings

The Health and Safety File should include a comprehensive compilation of record drawings from the Design Team, Contractors and any others with a design input relevant to the project with health and safety implications.

5.1.3 Existing Details

- Site survey drawings showing levels and relevant local authority records
- Services drawings – Electricity, Water, Drainage, Telecommunications etc

5.1.4 As Built/Installed Details

- Architectural - all general arrangement drawings
- Structural - all general arrangement drawings and relevant contractor or specialist contractor drawings
- Engineering services - contractors as fitted drawings showing all services
- Principal Contractor's design - in particular on Design and Build Contracts, where the Principal Contractor has had a major input to the design process
- Contractor's design - all sub-contractors or specialist equipment suppliers (lifts, kitchens, piling, roof glazing etc.)
- As-installed external services layouts of the project detailing changes to previous services drawings and locations of services entering buildings/crossing sites etc.

A master list of all existing and construction drawings, schedules etc. produced by the Client, Designers and Principal Contractor, along with names, addresses and telephone numbers of the relevant parties shall be included as an index to the above section.

5.1.5 Documentation

Certificates including:

- Planning Permission
- Building Warrants
- Listed Building Consent(s)
- Fire Detection Systems Certificate(s)
- Electrical Test Certificate(s)
- Emergency Lighting Test Certificate(s)
- Final Completion Certificate

Design Criteria/Specifications including:

- Description of building design
- Construction/demolition methodology
- List of materials used in construction
- List of any hazardous materials and working practices
- Structural design philosophy/loadings etc
- Specification for all specialist equipment supplied under the contract
- Building services design and safety requirements

Reports carried out as part of the Design/Construction Phase of the works including:

- Archaeological
- Site survey
- Environmental survey
- Structural surveys
- Asbestos surveys

Maintenance Procedures:

- Structure of building
- Window cleaning
- Equipment Operation and Maintenance Manuals and procedures
- Mechanical equipment
- Electrical equipment
- Fire/security equipment
- Details of all maintenance procedures to be followed are to be included with planned maintenance schedules

Operation and Maintenance Manuals [supplied by Contractor and Design Team]:

O&M manuals will be separate to the Health and Safety file and will be in conjunction to the Health and Safety File.

- Electrical
- Mechanical
- Lifts
- Alarms

APPENDIX A

Asbestos Refurbishment Surveys

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent
Renaissance Hotel	External / Roof 3	0004	No access within EE cabin	Unknown	-	-	-
Renaissance Hotel	External / Service road	0415	Gaskets to pipework	Gaskets	Surface Sealed	Low Damage	20no.
Renaissance Hotel	Basement 1 / Laundry lift motor room	0414	Board lining within door	Board	Surface Sealed	Low Damage	2m²
Renaissance Hotel	Basement 1 / Car park	0417	Insulating board boxing by ramp to car park	Board	Unsealed	Low Damage	10m²
Renaissance Hotel	Ground Floor / Paint store	0396	Gaskets to pipework	Gaskets	Surface Sealed	Low Damage	6no.
Renaissance Hotel	Ground Floor / Electrical sub station	0398	No access	Unknown	-	-	-
Renaissance Hotel	Ground Floor / Laundry	0402	Gaskets to water pipework	Gaskets	Surface Sealed	Low Damage	2no.
Renaissance Hotel	Ground Floor / Reception stairwell	0408	Grey vinyl tiles and adhesive to floor below carpet	Vinyl Floor Tiles	Completely Sealed	Low Damage	25m²
Renaissance Hotel	Ground Floor / Stair 2	0411	Bitumen adhesive to floor below modern vinyl	Bitumen	Completely Sealed	Low Damage	30m²
Renaissance Hotel	Ground Floor / Plant room	0418	Gaskets to pipework rear right	Gaskets	Surface Sealed	Low Damage	16no.
Renaissance Hotel	Ground Floor / Plant room	0419	Bitumen/mastic to metal water tanks	Well Bound Material	Completely Sealed	Low Damage	100lm
Renaissance Hotel	Ground Floor / Plant room	0421	Gaskets to pipework around water tanks	Gaskets	Surface Sealed	Low Damage	10no.
Renaissance Hotel	Ground Floor / Plant room	0422	Gaskets to black pipework over green pumps	Gaskets	Surface Sealed	Low Damage	>15no.
Renaissance Hotel	1st Floor / Stair 1	0324	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	1st Floor / Stair 1	0325	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	1st Floor / Lift lobby	0332	Insulating board infill panels above window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	1st Floor / Wet Riser	0334	Grey tile and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	1m²
Renaissance Hotel	1st Floor / Staff lobby	0336	Insulating board beading to header over cupboard	Board	Surface Sealed	Low Damage	2lm
Renaissance Hotel	1st Floor / Stair 2	0337	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²
Renaissance Hotel	1st Floor / Stair 2	0338	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5lm
Renaissance Hotel	1st Floor / Stair 2	0339	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	1st Floor / Stair 3	0351	Insulating board beading to door	Board	Surface Sealed	Low Damage	3lm
Renaissance Hotel	1st Floor / Stair 3	0352	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	1st Floor / Plant room	0355	Gaskets to pipework	Gaskets	Surface Sealed	Low Damage	Throughout
Renaissance Hotel	2nd Floor / Stair 3	0297	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	2nd Floor / Stair 3	0298	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	2nd Floor / Wet riser	0309	Grey tile and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	1m²
Renaissance Hotel	2nd Floor / Stair 2	0310	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²
Renaissance Hotel	2nd Floor / Stair 2	0311	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	2nd Floor / Stair 2	0312	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8m²

Renaissance Hotel	2nd Floor / Lift lobby	0314	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	2m²
Renaissance Hotel	2nd Floor / Stair 1	0322	Insulating board beading to door	Board	Surface Sealed	Low Damage	3lm
Renaissance Hotel	2nd Floor / Stair 1	0323	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	3rd Floor / Stair 3	0269	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	3rd Floor / Stair 3	0270	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	3rd Floor / Lift lobby	0282	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	2m²
Renaissance Hotel	3rd Floor / Stair 2	0284	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²
Renaissance Hotel	3rd Floor / Stair 2	0285	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	3rd Floor / Stair 2	0286	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8lm
Renaissance Hotel	3rd Floor / Wet riser	0288	Bitumen adhesive to floor	Bitumen	Completely Sealed	Low Damage	1m²
Renaissance Hotel	3rd Floor / Stair 1	0295	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	3rd Floor / Stair 1	0296	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	4th Floor / Stair 3	0240	Insulating board beading to door	Board	Surface Sealed	Low Damage	3lm
Renaissance Hotel	4th Floor / Stair 3	0241	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	4th Floor / Stair 2	0253	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²
Renaissance Hotel	4th Floor / Stair 2	0254	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	4th Floor / Stair 2	0255	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8lm
Renaissance Hotel	4th Floor / Wet riser	0258	Bitumen adhesive to floor	Bitumen	Completely Sealed	Low Damage	1m²
Renaissance Hotel	4th Floor / Lift lobby	0259	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	2m²
Renaissance Hotel	4th Floor / Stair 1	0266	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	4th Floor / Stair 1	0267	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	5th Floor / Stair 1	0208	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	5th Floor / Stair 1	0209	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	5th Floor / Lift lobby	0215	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	2m²
Renaissance Hotel	5th Floor / Stair 3	0219	Insulating board beading to door	Board	Surface Sealed	Low Damage	6m²
Renaissance Hotel	5th Floor / Stair 3	0220	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	5th Floor / Staff lobby	0231	Insulating board beading to cupboard door header	Board	Surface Sealed	Low Damage	2lm
Renaissance Hotel	5th Floor / Stair 2	0232	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²
Renaissance Hotel	5th Floor / Stair 2	0233	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	5th Floor / Stair 2	0234	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8lm
Renaissance Hotel	5th Floor / Wet riser	0235	Bitumen adhesive to floor	Bitumen	Completely Sealed	Low Damage	1m²
Renaissance Hotel	6th Floor / Stair 3	0179	Insulating board beading to door	Board	Surface Sealed	Low Damage	3lm

Renaissance Hotel	6th Floor / Stair 3	0180	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	6th Floor / Lift lobby	0192	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	2m²
Renaissance Hotel	6th Floor / Wet riser	0195	Bitumen adhesive to floor	Bitumen	Completely Sealed	Low Damage	1m²
Renaissance Hotel	6th Floor / Stair 2	0197	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²
Renaissance Hotel	6th Floor / Stair 2	0198	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	6th Floor / Stair 2	0199	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8lm
Renaissance Hotel	6th Floor / Stair 1	0206	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	6th Floor / Stair 1	0207	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	7th Floor / Stair 3	0152	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	7th Floor / Stair 3	0153	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	7th Floor / Staff lobby	0166	Insulating board beading to cupboard door header	Board	Surface Sealed	Low Damage	2lm
Renaissance Hotel	7th Floor / Stair 2	0167	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²
Renaissance Hotel	7th Floor / Stair 2	0168	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5
Renaissance Hotel	7th Floor / Stair 2	0169	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8lm
Renaissance Hotel	7th Floor / Lift lobby	0170	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	2m²
Renaissance Hotel	7th Floor / Stair 1	0177	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	7th Floor / Stair 1	0178	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	7th Floor / Wet riser	0200	Bitumen adhesive to floor	Bitumen	Completely Sealed	Low Damage	1m²
Renaissance Hotel	8th Floor / Stair 1	0126	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	8th Floor / Stair 1	0127	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	8th Floor / Wet riser	0133	Bitumen adhesive to floor	Bitumen	Completely Sealed	Low Damage	1m²
Renaissance Hotel	8th Floor / Stair 2	0136	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²
Renaissance Hotel	8th Floor / Stair 2	0137	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	8th Floor / Stair 2	0138	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8lm
Renaissance Hotel	8th Floor / Lift lobby	0139	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	2m²
Renaissance Hotel	8th Floor / Stair 3	0150	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	8th Floor / Stair 3	0151	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	9th Floor / Stair 3	0098	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	9th Floor / Stair 3	0099	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	9th Floor / Lift lobby	0106	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	1.5lm
Renaissance Hotel	9th Floor / Stair 1	0118	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	9th Floor / Stair 1	0119	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²

Renaissance Hotel	9th Floor / Wet riser	0120	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	1m²
Renaissance Hotel	9th Floor / Staff lobby	0122	Insulating board beading to header of cupboard	Board	Surface Sealed	Low Damage	2lm
Renaissance Hotel	9th Floor / Stair 2	0123	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²
Renaissance Hotel	9th Floor / Stair 2	0124	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	9th Floor / Stair 2	0125	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8lm
Renaissance Hotel	10th Floor / Stair 3	0069	Insulating board beading to door	Board	Surface Sealed	Low Damage	3lm
Renaissance Hotel	10th Floor / Stair 3	0070	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	10th Floor / Stair 2	0082	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²
Renaissance Hotel	10th Floor / Stair 2	0083	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	10th Floor / Stair 2	0084	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	10th Floor / Wet riser	0086	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	1m²
Renaissance Hotel	10th Floor / Lift lobby	0088	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	1.5m²
Renaissance Hotel	10th Floor / Stair 1	0096	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	10th Floor / Stair 1	0097	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	11th Floor / Stair 3	0041	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	11th Floor / Stair 3	0042	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	11th Floor / Stair 2	0053	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²
Renaissance Hotel	11th Floor / Stair 2	0054	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	1m²
Renaissance Hotel	11th Floor / Stair 2	0055	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8lm
Renaissance Hotel	11th Floor / Staff lobby	0057	Insulating board beading to header over cupboard	Board	Surface Sealed	Low Damage	2lm
Renaissance Hotel	11th Floor / Wet riser	0058	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	1m²
Renaissance Hotel	11th Floor / Lift lobby	0059	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	1.5m²
Renaissance Hotel	11th Floor / Stair 1	0067	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	11th Floor / Stair 1	0068	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	12th Floor / Stair 1	0012	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	12th Floor / Stair 1	0013	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	12th Floor / Electrical riser	0023	No access within electrics throughout all bedroom floors	Unknown	-	-	-
Renaissance Hotel	12th Floor / Lift lobby	0024	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	1.5m²
Renaissance Hotel	12th Floor / Stair 2	0027	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²
Renaissance Hotel	12th Floor / Stair 2	0028	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	2m²
Renaissance Hotel	12th Floor / Stair 2	0029	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8lm
Renaissance Hotel	12th Floor / Stair 3	0037	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm

Renaissance Hotel	12th Floor / Stair 3	0038	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	13th Floor / Stair 1	0001	Insulating board beading to doors	Board	Surface Sealed	Low Damage	6lm
Renaissance Hotel	13th Floor / Electrical riser	0022	No access within electrics	Unknown	-	-	-
Renaissance Hotel	13th Floor / Stair 3	0050	Insulating board beading to door	Board	Surface Sealed	Low Damage	3lm
Renaissance Hotel	13th Floor / Lift lobby	0075	Insulating board panel to cavity below windows	Board	Unsealed	Low Damage	2m²
Renaissance Hotel	13th Floor / Stair 2	0078	Insulating board beading to door	Board	Surface Sealed	Low Damage	8lm
Renaissance Hotel	13th Floor / Stair 2	0079	Grey vinyl tiles and adhesive to floor and stairs	Vinyl Floor Tiles	Completely Sealed	Low Damage	16m²
Renaissance Hotel	14th Floor / Stair 2	0011	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	12m²
Renaissance Hotel	14th Floor / Stair 2	0015	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	1m²
Renaissance Hotel	15th Floor / Lift motor room	0001	Break pads to lift motors	Textiles	Unsealed	Low Damage	8no.
Renaissance Hotel	15th Floor / Lift motor room	0002	No access within electrics	Unknown	-	-	-
Renaissance Hotel	15th Floor / Boiler House	0005	No access to plant/equipment throughout boiler room	Unknown	-	-	-
Renaissance Hotel	15th Floor / Boiler House	0006	Gaskets to pipework	Gaskets	Surface Sealed	Low Damage	100no.
Renaissance Hotel	15th Floor / Boiler House	0007	Textile cover to rear manifold of Viscount boilers	Textiles	Unsealed	Medium Damage	2no.
Renaissance Hotel	15th Floor / Boiler House	0014	Rope seals to Viscount boilers	Textiles	Unsealed	Low Damage	4no.
Renaissance Hotel	Mezzanine / Finishing kitchen	0360	Gaskets to pipework in void	Gaskets	Surface Sealed	Good Condition	6no.
Renaissance Hotel	Mezzanine / Stair 1	0371	Insulating board infill to windows	Board	Surface Sealed	Low Damage	0.5m²
Renaissance Hotel	Mezzanine / Ballroom store	0374	Insulating board boxing to column/riser	Board	Unsealed	Low Damage	1m²
Renaissance Hotel	Mezzanine / Ballroom store	0375	Board lining to riser doors	Board	Surface Sealed	Low Damage	6m²
Renaissance Hotel	Mezzanine / Electrical plant	0383	No access within electrics	Unknown	-	-	-
Renaissance Hotel	Mezzanine / Electrical plant	0384	Insulating board lining to door	Board	Surface Sealed	Low Damage	2m²
Renaissance Hotel	Mezzanine / Reception stairwell	0385	Insulating board to ceiling and hatch to floor	Board	Surface Sealed	Low Damage	6m²
Renaissance Hotel	Mezzanine / Reception stairwell	0386	Insulating board panels to wall	Board	Surface Sealed	Low Damage	7.5m²
Renaissance Hotel	Mezzanine / Reception stairwell	0387	Insulating board lining to door	Board	Surface Sealed	Low Damage	2m²
Renaissance Hotel	Mezzanine / Reception stairwell	0388	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	30m²
Renaissance Hotel	Mezzanine / Plant room	0423	Gaskets to pipework	Gaskets	Surface Sealed	Good Condition	Throughout

Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(7) Medium	-	Remove
Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (322)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (323)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (314)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (309)	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (312)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (309)	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (311)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (312)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (297)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (298)	Amosite	(6) Low	-	Remove
Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (309)	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove

Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (240)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (241)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (259)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (253)	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (254)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (255)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (258)	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (266)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (267)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (170)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (152)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (153)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (166)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (197)	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (198)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (199)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (133)	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (152)	Amosite	(6) Low	-	Remove

Occasionally likely to be disturbed	Strongly Presumed (153)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (170)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (133)	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (118)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (119)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (053)	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (054)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (055)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (118)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (119)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (133)	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (118)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (119)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (053)	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (054)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (055)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (088)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (098)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (099)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (088)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove

Occasionally likely to be disturbed	Strongly Presumed (053)	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (053)	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (054)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (055)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (037)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (038)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (053)	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (054)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (055)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (053)	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (012)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (013)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (037)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (038)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (055)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (053)	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (024)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (012)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (013)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (011)	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (013)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove

Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Occasionally likely to be disturbed	Strongly Presumed (001)	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(7) Medium	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (013)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile	(6) Low	-	Remove
-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Easily disturbed	Identified	Chrysotile	(7) Medium	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(7) Medium	-	Remove
Usually inaccessible or unlikely to be disturbed	Presumed	Chrysotile	(4) Very low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(7) Medium	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Occasionally likely to be disturbed	Strongly Presumed (375)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Strongly Presumed (375)	Chrysotile + Amosite	(6) Low	-	Remove
Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(4) Very low	-	Remove

REFURBISHMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS

CLIENT: Deansgate SOF Alliance HotelCo Limited c/o Starwood Capital Europe Advisers

SITE: Renaissance Manchester Hotel, Blackfriars Street, Manchester,M3 2EQ

Job number	J048060
Number of high risk materials	0
Number of medium risk materials	0
Number of low/ very low risk materials	0

Issue	Date	Status
Version 1	05/02/2021	Issued

Eton Environmental Group Ltd Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH tel: 01325 366886 Fax: 01325 366914
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Registered office: Eton Environmental Group Ltd, 135 Slough Road, Datchet, SL3 9AE No. 05145774

SECTION 1 - EXECUTIVE SUMMARY

TYPE OF SURVEY: Refurbishment

SCOPE & EXTENT OF SURVEY: Selected areas only

Locations of asbestos containing materials (ACMs) and actions

Action	Floor/ room
Manage	None recorded
Encapsulate	None recorded
Enclose	None recorded
Remove	None recorded
Restrict Access	None recorded
Inspect Prior to Disturbance	None recorded
Restrict access and remove	None recorded

Areas where no access recorded

Floor/ room
All areas were accessed

SECTION 2 - INTRODUCTION

The purpose of the survey is to assist duty holders in managing asbestos within premises. The survey is to provide sufficient information for an asbestos register and allow for the planning of removal of all ACMs as far as reasonably practicable from the premises prior to refurbishment.

In most cases the survey will have two main aims:

- it must as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs;
- it should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.

SITE DETAILS

Site description, age and construction
The site is a currently vacant hotel which is estimated to have been constructed in the 1960/70's it is of concrete construction, the areas surveyed were lined with plaster and plasterboard.
Use and occupation of site
The site is used as a commercial hotel but was vacant at the time of survey.
Scope of survey
This survey report covers 5no selected bedrooms and areas to windows x1 room per floor from 1st - 12th only. These areas are those shown on the attached plans. The areas surveyed were at the direction of the client.

SECTION 3 - GENERAL SITE INFORMATION

Survey information	
Client	Deansgate SOF Alliance HotelCo Limited c/o Starwood Capital Europe Advisers
Client address	LLP 2nd Floor, One Eagle Place St James', London,SW1Y 6AF
Client Contact	Darrel Owens
Site address	Renaissance Manchester Hotel, Blackfriars Street, Manchester,M3 2EQ
Type of Survey	Refurbishment Survey
Survey Start Date	20 Jan 2021
Survey End Date	21 Jan 2021
Surveyor/s	Matthew Douglas
Job number	J048060

Report index	
Section 1	Executive summary
Section 2	Introduction
Section 3	General site information
Section 4	Survey results table
Section 5	Conclusions and actions
Section 6	Limitations of survey
Appendix A	Non-asbestos samples and assessments
Appendix B	Material assessment records & photographs
Appendix C	Certificates of bulk sample analysis
Appendix D	Sample/ assessment location plans
Appendix E	General observations

Report prepared by			
Matthew Douglas	Surveyor		5 Feb 2021

Report verified by			
Michael Stewart	Technical Reviewer		5 Feb 2021

Eton Environmental Group Ltd were instructed to undertake a survey for asbestos containing materials at these premises in accordance with the instructions received from the client. The scope of the survey is summarised below, and is in accordance with HSE document HSG264 “Asbestos: The survey guide” and our documented in-house quality system as accredited by UKAS to ISO17020.

SURVEY INSTRUCTIONS

Survey type instructed	Refurbishment Survey
Included areas	Selected areas of the hotel only were included in this survey.
Excluded areas	All other areas.
Agreed exclusions, inaccessible areas and any variations from the method	
In accordance with the PSQ J048060 authorised on 18/01/2021 there were no exclusions. This does not include areas where no access was recorded.	

It is strongly recommended that this report is used as a whole document. Use of individual sections e.g. plans or survey results table alone may lead to misinterpretation for which Eton Environmental Group Ltd cannot be held responsible. This report is a technical document in line with current legislation and guidance. Should clarification be required contact Eton Environmental Group Ltd.

Material & Priority Risk Assessments

Material Risk Assessment:

Material assessment scoring is not a requirement for refurbishment surveys. However, this report does contain material assessment scoring in case ACMs are to remain after refurbishment or management of ACMs is required until refurbishment is undertaken.

The material risk is determined by four parameters, which will assess the risk of fibre release from an ACM when subject to normal disturbance; product type, extent of damage or deterioration, surface treatment and asbestos type.
Each parameter is given a risk score: 3 = high, 2 = medium, 1 = low and 0 = very low.
The total material risk score is the sum total with materials with a score of 10 or more are regarded as having a high fibre release potential, between 7 and 9 a medium fibre release potential, 5 and 6 as a low fibre release potential. Scores of 4 or less are regarded as having a very low fibre release potential. Non-asbestos containing materials are not scored.
Based upon the material risk score, recommendations for control actions and management actions are derived to ensure areas of concern are made safe and remaining ACMs are suitably managed.

Priority Risk Assessment:

Priority risk scoring is undertaken only at the specific request of the client. The Control of Asbestos Regulations (CAR) 2012 requires the duty holder to assess the risks associated with the activities on the premises, additional to those considered within the material risk. Although the duty holder has a responsibility for the priority score, Eton Environmental Group Ltd may collect this information with assistance from the client.

Scores will be between 0 and 12 (10-12 high, 6-9 moderate, 3-5 low and 1-2 very low). Where the priority assessment has not been undertaken, these fields will be left blank for the duty holder to complete. Non-asbestos containing materials are not scored and the priority assessment fields do not appear for these materials.

Total Risk Scores:

The total risk scores are calculated by addition of the material & priority risk scores to give an indication of the relative risk of each ACM, total risk scores between 19-24 are high risk, scores between 13-18 are moderate risk, scores between 9-12 are low risk and scores below 9 are considered as very low risk. Where the priority assessment has not been undertaken, this field will be left blank for the duty holder to complete.

Recommendations:

Recommendations are made to the client based upon all factors including risk scoring. These recommendations fall into two categories, management actions and control actions. Control actions are used to describe actions that will have to be undertaken to the ACM directly and may require specialist treatment or works e.g. encapsulation, repair or removal.In a refurbishment survey report control actions will recommend removal of all materials unless removal is not reasonably practicable. Where removal is time consuming and resource-intensive and only involves removal of lower risk materials such as textured coatings containing asbestos, then removal may not be reasonably practicable.
Management actions are used to describe actions that should be undertaken that do not necessarily involve direct treatment to the ACM e.g. labelling of ACMs, regular inspection for damage/ deterioration, informing tenants/ staff/ contractors or isolation.

SECTION 4 - SURVEY RESULTS TABLE

The data contained within this table shows the known asbestos containing materials (ACMs) for this site as identified at the time of the survey.

The results were compiled by Eton Environmental Group Ltd in accordance with the Health and Safety Executive document HSG264, the Control of Asbestos Regulations (CAR) 2012 and our documented in-house quality procedures as accredited by UKAS to ISO17020.

The data shown may refer to historical data and information provided by the client. Eton Environmental Group Ltd cannot be held responsible for the accuracy of the data included where it is supplied by the client (including the interpretation of any supplied information).

The information in this survey report should be used to form the asbestos register which is a key component of the management plan. The survey report itself will generally not be the asbestos register. The asbestos register will be a simpler document and will not contain most of the information in the survey report, e.g. the bulk analysis results or survey site information.

Regulation 4 of the Control of Asbestos Regulations 2012 dictates that the duty holder should make a written record of the location and condition of known and presumed ACMs and keep the record up to date. This should include regular inspections of the known ACMs and the records updated accordingly. This information must be given to any persons liable to disturb ACMs (e.g. maintenance operatives).

Regulation 11 of the Control of Asbestos Regulations 2012 requires all employers to prevent the exposure of employees and contractors to asbestos as far as reasonably practicable.

The information within this register/ report is provided to the client and Eton Environmental Group Ltd cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to any works in areas that may contain or conceal ACMs, professional advice from a competent organisation or person should be sought. It is strongly recommended that any remedial works to be undertaken to ACMs identified should be based upon a written specification, site visit and other relevant documentation of works and not solely on this report.

Actions listed in the table and MARs in appendix B indicate the following recommendations:

Action	Recommendation
Manage	Inform staff/ contractors, label, re-inspect on a regular basis as per asbestos management plan
Encapsulate	Paint with a suitable proprietary sealant by competent persons and manage as above
Enclose	Box in/ surround with rigid material e.g. timber board and manage as above
Remove	Removal to be undertaken by competent persons
Restrict Access	Take immediate steps to prevent exposure e.g. warning signs, locking rooms, informing staff/ contractors

The table below shows the known ACMs for this site as identified at the time of the survey. Areas of no access should be presumed to contain asbestos until proven otherwise. If this table is blank then no ACMs have been detected within the scope of the survey. Further details of actions recommended are in section 5.

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
There were no asbestos samples.													

SECTION 5 - CONCLUSIONS AND ACTIONS

Asbestos Containing Materials and Specific Recommendations:

Eighteen samples were taken on site, none of which were confirmed to contain asbestos upon analysis.

General Recommendations:

This was a refurbishment survey to selected areas only.

As no asbestos containing materials were identified during the survey there are no specific recommendations

It should be noted that this report only forms part of an asbestos management plan and does not necessarily provide full compliance with regulation 4 of CAR 2012.

It should also be noted that as this survey was location specific ACMs could remain in the site in areas that were outside the scope of this survey.

Further information can be obtained from the following asbestos related publications:

Regulations:

The Control of Asbestos Regulations 2012.

Approved Codes of Practice:

“Managing and working with asbestos” (L143) 2nd Ed. 2013

Guidance:

“Asbestos: The survey guide” (HSG264) 2nd Ed. 2012

“Asbestos: The analysts' guide for sampling, analysis and clearance procedures” (HSG248) 2005

“Asbestos: The licensed contractors' guide” (HSG247) 2006

“A comprehensive guide to managing asbestos in premises” (HSG227) 2004

“A short guide to managing asbestos in premises” (INDG223) rev. 5 2012

“Asbestos Essentials Task Manual” (HSG210) 4th Ed. 2018

The above documents are published by the Health and Safety Executive and are available from HSE Books, PO Box 1999, Sudbury, Suffolk CO10 2WA
And;
www.books.hse.gov.uk

The above list should not be considered exhaustive.

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SECTION 6 - LIMITATIONS OF SURVEY

This asbestos survey was undertaken in accordance with the requirements of HSE documents HSG264 “Asbestos: The survey guide” and HSG248 “Asbestos: The analysts guide for sampling, analysis and clearance procedures” and also Eton Environmental Group Ltd documented in house quality procedures as accredited by UKAS to ISO17020.

Part of the scope of a survey is to collect bulk samples from suspect ACMs found for analysis by a UKAS accredited laboratory to confirm or refute the surveyor’s judgement. If a material is found to contain asbestos other similar homogenous materials used in the same way within the building may be strongly presumed to contain asbestos. The number of samples taken is dependent on the homogeneity of the material but the number should be sufficient for the surveyor to make an assessment of whether asbestos is present or not.

When a sample cannot be taken but the surveyor suspects that asbestos is present within the material, two levels of presumption can be made: one where there is a strong presumption that the material does contain asbestos but a laboratory identification has not been undertaken to confirm this; and a default situation where it must be presumed to contain asbestos because there is insufficient evidence to suggest it is not an ACM.

It should be noted that whilst the surveyor makes every effort to locate all suspect ACMs as far as is reasonably practicable, it can not be guaranteed that all ACMs have been located. Some materials may be hidden within the fabric of the building may only come to light during refurbishment.

Where suspect ACMs are located during the survey it is not the policy of Eton Environmental Group Ltd to disturb this material in any way except to take a representative sample. If it is suspected that further ACMs may be hidden behind a suspect ACM non-licensed, NNLW or licensed asbestos works may be required to gain access. Eton Environmental Group Ltd can assist with further planning to gain access but this would be at additional cost.

Asbestos cement is a non-licensed asbestos material. Asbestos insulating board (AIB) is a licensed asbestos material. A competent, experienced surveyor will normally be able to visually identify most asbestos cement products. But, if visual identification is inconclusive, analysis will be needed to establish the asbestos type(s). If, after analysis of the asbestos types, there is still doubt about whether a material is an asbestos cement product, a water absorption measurement will be

needed, following the methodology set out at www.hse.gov.uk/asbestos/essentials/cement.htm to decide whether the material is asbestos cement.

All material extent figures are as accurate as reasonably practicable and therefore not necessarily definitive for the purpose of tendering for removal without further conformation if required. Plans/ drawings within this report are not to scale.

If, at the time of the survey, access was not possible to certain areas, these are noted on the assessment reports. Until such time that these areas are inspected they should be presumed to have asbestos containing materials for the purposes of the proposed refurbishment.

All reasonable efforts are made to locate ducts, cavities, voids, under-crofts etc as part of the survey. However, some of these areas may not come to light until after the survey has been completed e.g. because the information was not supplied prior to the survey.

This is a building survey only and does not include for any ground investigation outside of the footprint of the structure or structures surveyed or below the lowest level slab before the ground/ ground-bearing slab.

APPENDIX A - TABLE OF NON-ASBESTOS SAMPLES AND ASSESSMENTS

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	2nd Floor / 204	0020	Insulating board panels to cavity below windows	Board	-	-	1m²	-	Identified	No Asbestos Detected	2no panels approximately 0.5m2 each.
Renaissance Hotel	3rd Floor / 315	0019	Insulating board panels to cavity below windows	Board	-	-	1m²	-	Identified	No Asbestos Detected	2no panels approximately 0.5m2 each.
Renaissance Hotel	4th Floor / 414	0018	Insulating board panels to cavity below windows	Board	-	-	1m²	-	Identified	No Asbestos Detected	2no panels approximately 0.5m2 each visible.
Renaissance Hotel	5th Floor / 509	0017	Insulating board panels to cavity below windows	Board	-	-	1m²	-	Identified	No Asbestos Detected	2no panels approximately 0.5m2 each visible.
Renaissance Hotel	6th Floor / 610	0016	Insulating board panels to cavity below windows	Board	-	-	1m²	-	Identified	No Asbestos Detected	2no panels approximately 0.5m2 each visible.
Renaissance Hotel	8th Floor / 810	0001	Textured coating to bedroom ceiling	Textured Coating	-	-	27m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	8th Floor / 810	0002	Insulating board panels to cavity of outer wall	Board	-	-	1m²	-	Identified	No Asbestos Detected	2no panels in cavity each approximately 0.5m2 each.
Renaissance Hotel	8th Floor / 810	0003	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	8th Floor / 809	0004	Textured coating to bedroom ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	8th Floor / 809	0005	Insulating board panels to cavity of outer wall	Board	-	-	1m²	-	Identified	No Asbestos Detected	2no 1 in bedroom and 1 in en-suite panels in cavity each approximately 0.5m2 each.
Renaissance Hotel	8th Floor / 809	0006	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Strongly Presumed (003)	No Asbestos Detected	
Renaissance Hotel	8th Floor / 808	0007	Textured coating to bedroom ceiling	Textured Coating	-	-	30m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	8th Floor / 808	0008	Insulating board panels to cavity of outer wall	Board	-	-	1m²	-	Identified	No Asbestos Detected	2no panels in cavity each approximately 0.5m2 each.
Renaissance Hotel	8th Floor / 808	0009	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Strongly Presumed (003)	No Asbestos Detected	
Renaissance Hotel	9th Floor / 901	0015	Insulating board panels to cavity below windows	Board	-	-	1.5m²	-	Identified	No Asbestos Detected	3no panels approximately 0.5m2 each visible.
Renaissance Hotel	10th Floor / 1004	0014	Insulating board panels to cavity below windows	Board	-	-	1m²	-	Identified	No Asbestos Detected	2no panels approximately 0.5m2 each visible.

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	11th Floor / 1105	0013	Insulating board panels to cavity below windows	Board	-	-	1m²	-	Identified	No Asbestos Detected	2no panels approximately 0.5m2 each visible.
Renaissance Hotel	12th Floor / 1212	0010	Textured coating to ceilings (Bedroom & Lounge)	Textured Coating	-	-	38m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1212	0011	Insulating board panels to outer wall	Board	-	-	1.5m²	-	Identified	No Asbestos Detected	3no panels approximately 0.5m2 each identified
Renaissance Hotel	12th Floor / 1212	0012	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Identified	No Asbestos Detected	

APPENDIX B - MATERIAL ASSESSMENT RECORDS

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 810		
Assessment no.	0001	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 810	2no panels in cavity each approximately 0.5m2 each.	
Assessment no.	0002	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity of outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 810		
Assessment no.	0003	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 809		
Assessment no.	0004	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 809	2no 1 in bedroom and 1 in en-suite panels in cavity each approximately 0.5m2 each.	
Assessment no.	0005	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity of outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 809		
Assessment no.	0006	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (003)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 808		
Assessment no.	0007	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

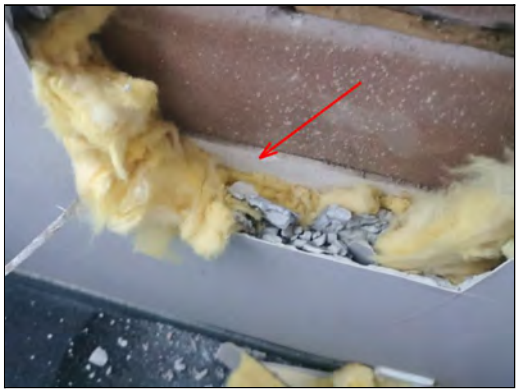
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 808	2no panels in cavity each approximately 0.5m2 each.	
Assessment no.	0008	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity of outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 808		
Assessment no.	0009	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (003)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1212		
Assessment no.	0010	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceilings (Bedroom & Lounge)				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1212	3no panels approximately 0.5m2 each identified	
Assessment no.	0011	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1212		
Assessment no.	0012	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

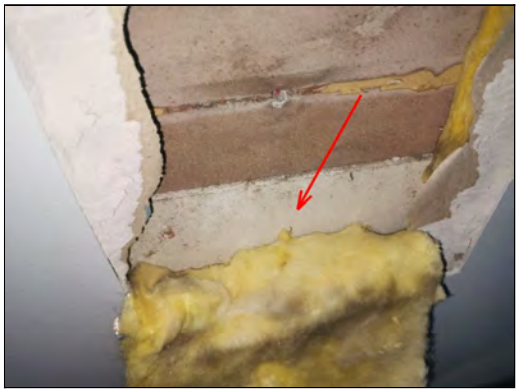
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1105	2no panels approximately 0.5m2 each visible.	
Assessment no.	0013	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity below windows				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1004	2no panels approximately 0.5m2 each visible.	
Assessment no.	0014	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity below windows				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 901	3no panels approximately 0.5m2 each visible.	
Assessment no.	0015	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity below windows				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 610	2no panels approximately 0.5m2 each visible.	
Assessment no.	0016	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity below windows				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 509	2no panels approximately 0.5m2 each visible.	
Assessment no.	0017	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity below windows				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 414	2no panels approximately 0.5m2 each visible.	
Assessment no.	0018	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity below windows				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 315	2no panels approximately 0.5m2 each.	
Assessment no.	0019	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity below windows				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 204	2no panels approximately 0.5m2 each.	
Assessment no.	0020	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity below windows				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

APPENDIX C - CERTIFICATES OF BULK SAMPLE ANALYSIS

ETON
ENVIRONMENTAL GROUP LTD

Analysis Report

Report Number: **J048060**

Issue Date: 25/01/2021

Private & Confidential:
Deansgate SOF Alliance HotelCo Limited c/o Starwood Capital Europe Advisers LLP 2nd Floor
One Eagle Place St James'
London
SW1Y 6AF

Premises of Sample Origin:
Renaissance Manchester Hotel
Blackfriars Street
Manchester
M3 2EQ

Analyst: Aaron Green, Sally Sanderson

Sampled by: Matthew Douglas

Date of Sample Receipt: 22/01/2021

Date of Analysis: 22/01/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
1	MD001582	Textured coating to bedroom ceiling	NAD
2	MD001583	Insulating board panels to cavity of outer wall	NAD
3	MD001584	Bitumen pad to underside of bath	NAD
4	MD001585	Textured coating to bedroom ceiling	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

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UKAS TESTING
2734

Laboratory, Eton Environmental Group Ltd, Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH
Tel: 01325 366886 Fax:01325 366914 Website www.etongroup.co.uk
Registered No. 5145774 Registered Office: 135 Slough Road, Datchet, SL3 9AE

ETON
ENVIRONMENTAL GROUP LTD

Analysis Report

Report Number: **J048060**

Issue Date: 25/01/2021

Private & Confidential:
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One Eagle Place St James'
London
SW1Y 6AF

Premises of Sample Origin:
Renaissance Manchester Hotel
Blackfriars Street
Manchester
M3 2EQ

Analyst: Aaron Green, Sally Sanderson

Sampled by: Matthew Douglas

Date of Sample Receipt: 22/01/2021

Date of Analysis: 22/01/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
5	MD001586	Insulating board panels to cavity of outer wall	NAD
7	MD001587	Textured coating to bedroom ceiling	NAD
8	MD001588	Insulating board panels to cavity of outer wall	NAD
10	MD001589	Textured coating to ceilings (Bedroom & Lounge)	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
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Quality Manager

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One Eagle Place St James'
London
SW1Y 6AF

Premises of Sample Origin:
Renaissance Manchester Hotel
Blackfriars Street
Manchester
M3 2EQ

Analyst: Aaron Green, Sally Sanderson

Sampled by: Matthew Douglas

Date of Sample Receipt: 22/01/2021

Date of Analysis: 22/01/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
11	MD001590	Insulating board panels to outer wall	NAD
12	MD001591	Bitumen pad to underside of bath	NAD
13	MD001592	Insulating board panels to cavity below windows	NAD
14	MD001593	Insulating board panels to cavity below windows	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

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Analysis Report

Report Number: **J048060**

Issue Date: 25/01/2021

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One Eagle Place St James'
London
SW1Y 6AF

Premises of Sample Origin:
Renaissance Manchester Hotel
Blackfriars Street
Manchester
M3 2EQ

Analyst: Aaron Green, Sally Sanderson

Sampled by: Matthew Douglas

Date of Sample Receipt: 22/01/2021

Date of Analysis: 22/01/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
15	MD001594	Insulating board panels to cavity below windows	NAD
16	MD001595	Insulating board panels to cavity below windows	NAD
17	MD001596	Insulating board panels to cavity below windows	NAD
18	MD001597	Insulating board panels to cavity below windows	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

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Issue Date: 25/01/2021

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One Eagle Place St James'
London
SW1Y 6AF

Premises of Sample Origin:
Renaissance Manchester Hotel
Blackfriars Street
Manchester
M3 2EQ

Analyst: Aaron Green, Sally Sanderson

Sampled by: Matthew Douglas

Date of Sample Receipt: 22/01/2021

Date of Analysis: 22/01/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
19	MD001598	Insulating board panels to cavity below windows	NAD
20	MD001599	Insulating board panels to cavity below windows	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
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Quality Manager

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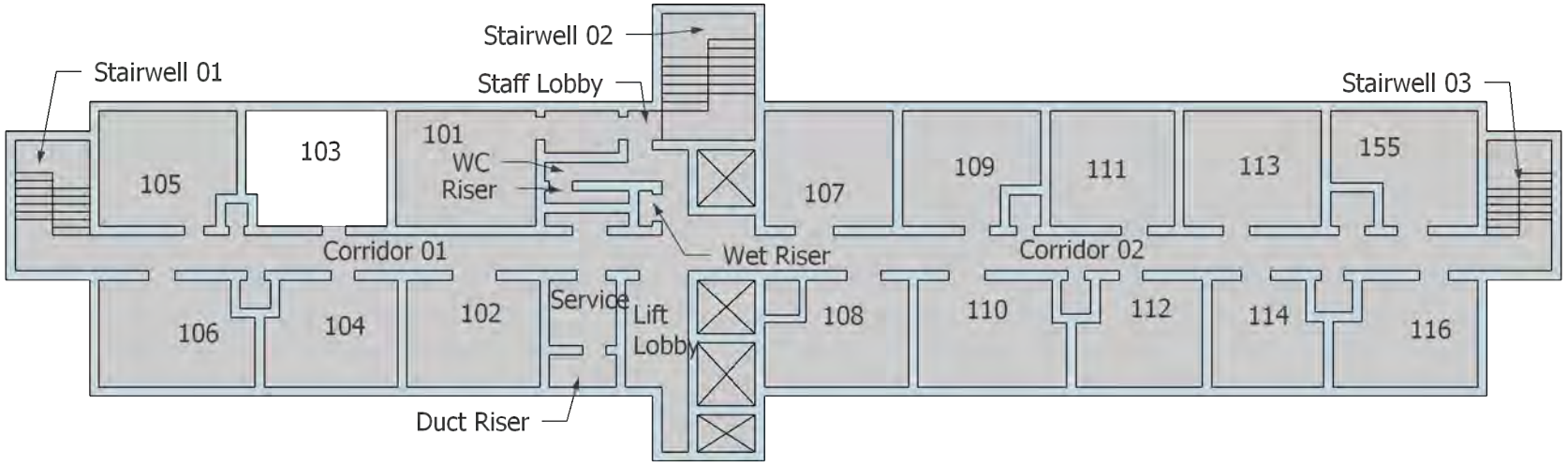
APPENDIX D - GENERAL OBSERVATIONS

Building	Room no.	Description	Comments
Renaissance Hotel	103	1st Floor – 103	Window area only - metal window frames set in concrete with modern ceiling tile used as insulation on timber sill to secondary metal glazing with timber packers, concrete and MMMF insulation to cavity behind plasterboard walls.
Renaissance Hotel	204	2nd Floor – 204	Window area only - metal window frames set in concrete with modern ceiling tile used as insulation on timber sill to secondary metal glazing with timber packers, concrete, insulating board panels and MMMF insulation to cavity behind plasterboard walls.
Renaissance Hotel	315	3rd Floor – 315	Window area only - metal window frames set in concrete with modern ceiling tile used as insulation on timber sill to secondary metal glazing with timber packers, concrete, insulating board panels and MMMF insulation to cavity behind plasterboard walls.
Renaissance Hotel	414	4th Floor – 414	Window area only - metal window frames set in concrete with modern ceiling tile used as insulation on timber sill to secondary metal glazing with timber packers, concrete, insulating board panels and MMMF insulation to cavity behind plasterboard walls.
Renaissance Hotel	509	5th Floor – 509	Window area only - including en-suite, metal window frames set in concrete with modern ceiling tile used as insulation on timber sill to secondary metal glazing with timber packers, concrete, insulating board panels and MMMF insulation to cavity behind plasterboard walls.
Renaissance Hotel	610	6th Floor – 610	Window area only - metal window frames set in concrete with modern ceiling tile used as insulation on timber sill to secondary metal glazing with timber packers, concrete, insulating board panels and MMMF insulation to cavity behind plasterboard walls.
Renaissance Hotel	707	7th Floor – 707	Window area only - metal window frames set in concrete with modern ceiling tile used as insulation on timber sill to secondary metal glazing with timber packers, concrete and MMMF insulation to cavity behind plasterboard walls.
Renaissance Hotel	808	8th Floor – 808	Bedroom - Textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulated and empty cavities, insulating board panels to concrete wall behind plasterboard to outer wall, metal window frames with timber sill and modern ceiling tiles used as insulation to secondary metal framed glazing, timber doors and frames, carpet to concrete floor. En-suite - modern suspended ceiling with concrete deck, modern AHU and foam insulated pipework, modern firebreak putty to void, ceramic tiled plasterboard walls, metal bath with bitumen pad and associated

			bare metal and plastic pipework, ceramic toilet and plastic basin, metal window frames with same make-up as bedroom, timber door and frame ceramic tiles to solid concrete floor.
Renaissance Hotel	809	8th Floor – 809	Bedroom - Textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulated and empty cavities, insulating board panels to concrete wall behind plasterboard to outer wall, metal window frames with timber sill and modern ceiling tiles used as insulation to secondary metal framed glazing, timber doors and frames, carpet to concrete floor. En-suite - modern suspended ceiling with concrete deck, modern AHU and foam insulated pipework, modern firebreak putty to void, ceramic tiled plasterboard walls, metal bath with bitumen pad and associated bare metal and plastic pipework, ceramic toilet and plastic basin, metal window frames with same make-up as bedroom, timber door and frame ceramic tiles to solid concrete floor.
Renaissance Hotel	810	8th Floor – 810	Bedroom - Textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulated and empty cavities, insulating board panels to concrete wall behind plasterboard to outer walls and redundant bare pipework to cavity of en-suite, metal window frames with timber sill and modern ceiling tiles used as insulation to secondary metal framed glazing, timber doors and frames, carpet to concrete floor. En-suite - modern suspended ceiling with concrete deck, modern AHU and foam insulated pipework, m9dern firebreak putty to void, ceramic tiled plastered walls and boxing housing bare metal and plastic pipework, metal bath with bitumen pad and associated bare metal and plastic pipework, ceramic toilet and plastic basin, timber door and frame ceramic tiles to solid concrete floor.
Renaissance Hotel	Corridor	8th Floor – Corridor	Modern suspended ceiling with concrete deck, foam insulated pipework, cabling to void, solid and plasterboard walls with MMMF insulation to cavities, timber doors and frames, carpet to concrete floor.
Renaissance Hotel	Riser 1	8th Floor – Riser 1	Concrete ceiling, plasterboard walls with MMMF insulation to cavities, bare metal and MMMF insulated modern ducting and pipework, modern firebreak putty, plastic pipework, 2no plastic cisterns, timber door and frame, concrete floor.
Renaissance Hotel	Riser 2	8th Floor – Riser 2	Concrete ceiling, plasterboard walls with MMMF insulation to cavities, bare metal and MMMF insulated modern ducting and pipework, modern firebreak putty, plastic pipework, timber doors and frame, concrete floor.
Renaissance Hotel	Riser 3	8th Floor – Riser 3	Concrete and plasterboard ceiling, plasterboard walls with ceramic tiles to opposite side, MMMF insulated metal and plastic pipework, 1no plastic cistern, timber door and frame, concrete floor.
Renaissance Hotel	Riser 4	8th Floor – Riser 4	Concrete ceiling, plasterboard walls with MMMF insulation to cavities, bare metal and MMMF insulated modern ducting and pipework, modern firebreak putty, plastic pipework, 2no plastic cisterns, timber door and frame, concrete floor.

Renaissance Hotel	901	9th Floor – 901	Window area only - including en-suite, metal window frames set in concrete with modern ceiling tile used as insulation on timber sill to secondary metal glazing with timber packers, concrete, insulating board panels and MMMF insulation to cavity behind plasterboard walls.
Renaissance Hotel	1004	10th Floor – 1004	Window area only - including en-suite, metal window frames set in concrete with modern ceiling tile used as insulation on timber sill to secondary metal glazing with timber packers, concrete, insulating board panels and MMMF insulation to cavity behind plasterboard walls.
Renaissance Hotel	1105	11th Floor – 1105	Window area only - including en-suite, metal window frames set in concrete with modern ceiling tile used as insulation on timber sill to secondary metal glazing with timber packers, concrete, insulating board panels and MMMF insulation to cavity behind plasterboard walls.
Renaissance Hotel	1212	12th Floor – 1212	Bedroom and lounge - Textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulated and empty cavities, insulating board panels to concrete wall behind plasterboard to outer walls, metal window frames with timber sill and modern ceiling tile used as insulation to secondary metal framed glazing timber and metal packers, timber doors and frames, carpet to concrete floor. En-suite, WC and lobby - modern suspended ceiling with concrete deck, modern AHU and foam insulated pipework, modern firebreak putty to void, ceramic tiled plasterboard walls and boxing housing bare metal and plastic pipework, metal bath with bitumen pad and associated bare metal and plastic pipework, ceramic toilets and plastic basin, timber doors and frames ceramic tiles to solid concrete floor.



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

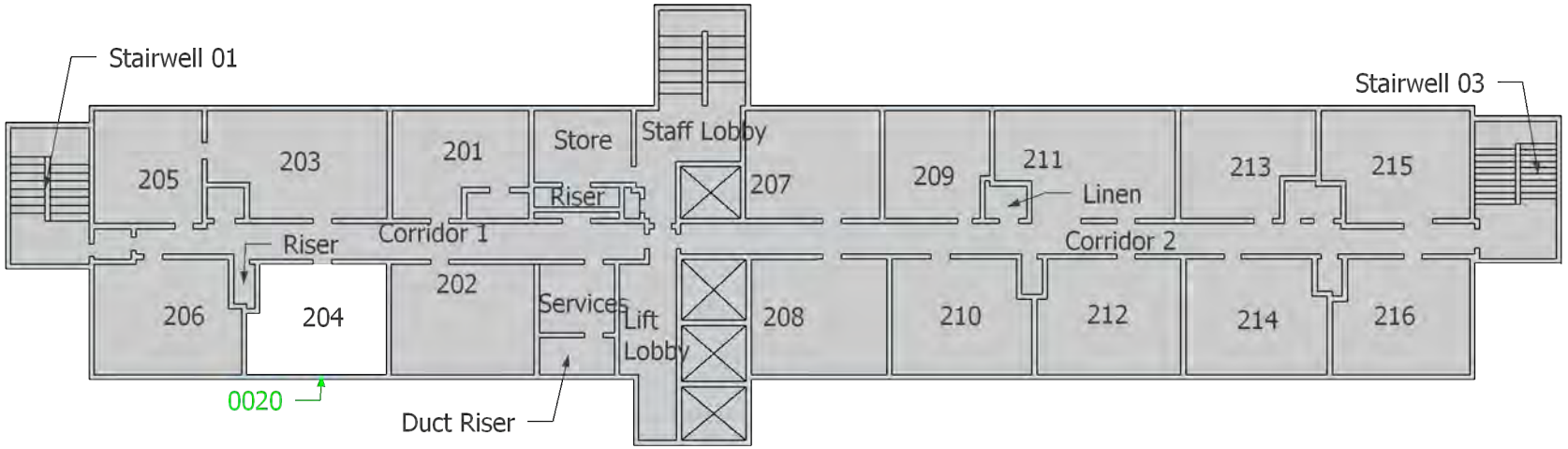
Survey reference:
J48060

Survey date:
January 2021

Building:
Main

Floor:
First

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

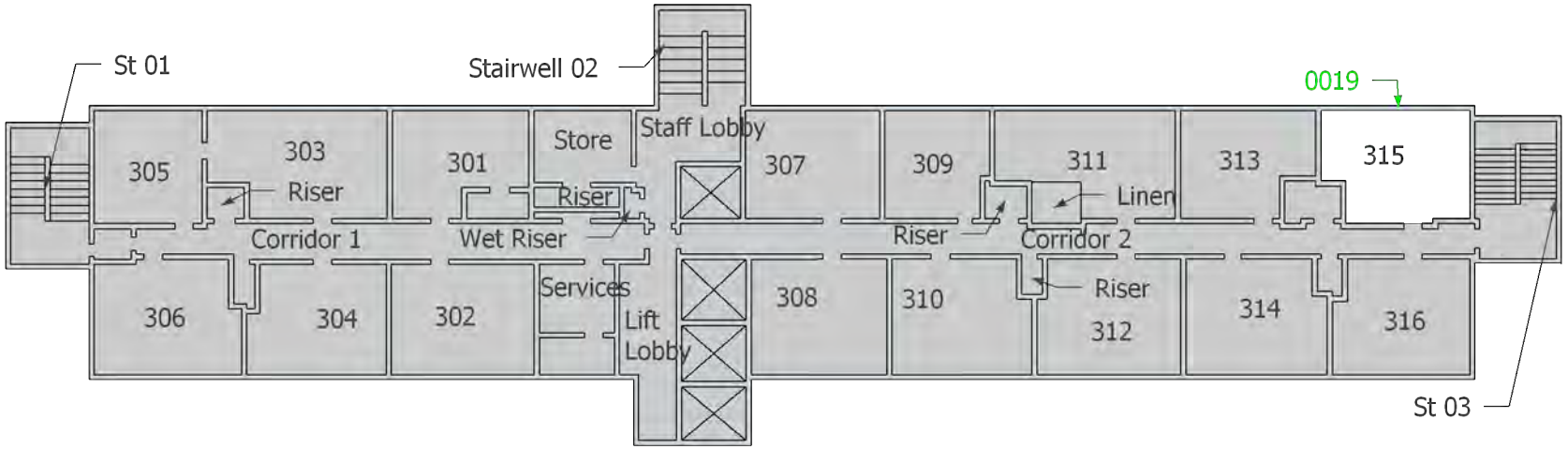
Survey reference:
J48060

Survey date:
January 2021

Building:
Main

Floor:
Second

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

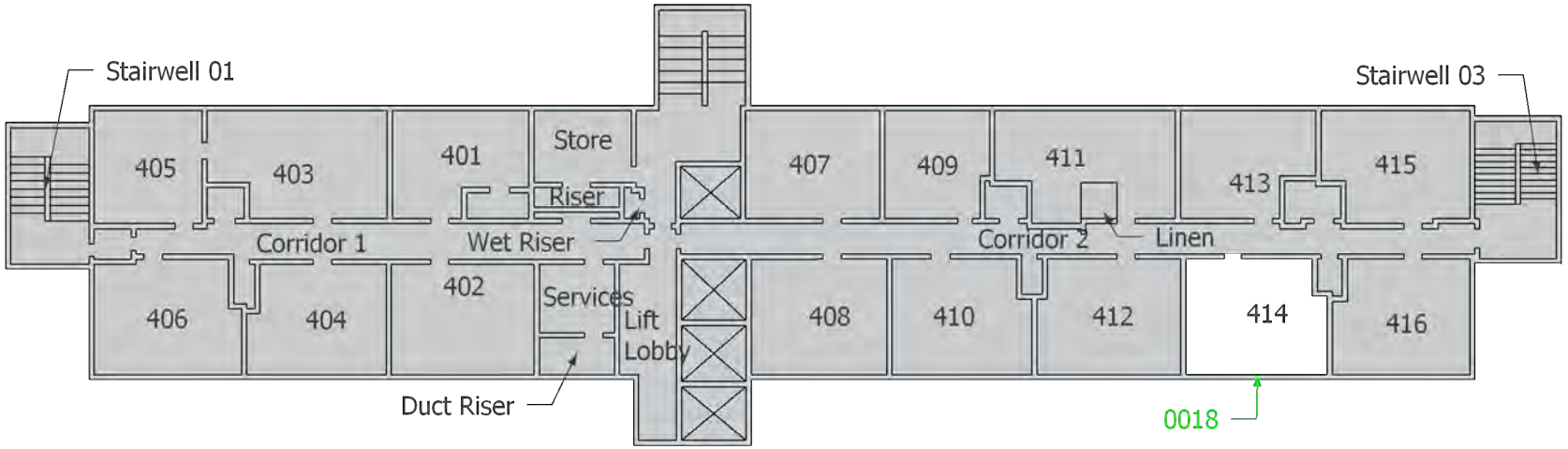
Survey reference:
J48060

Survey date:
January 2021

Building:
Main

Floor:
Third

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

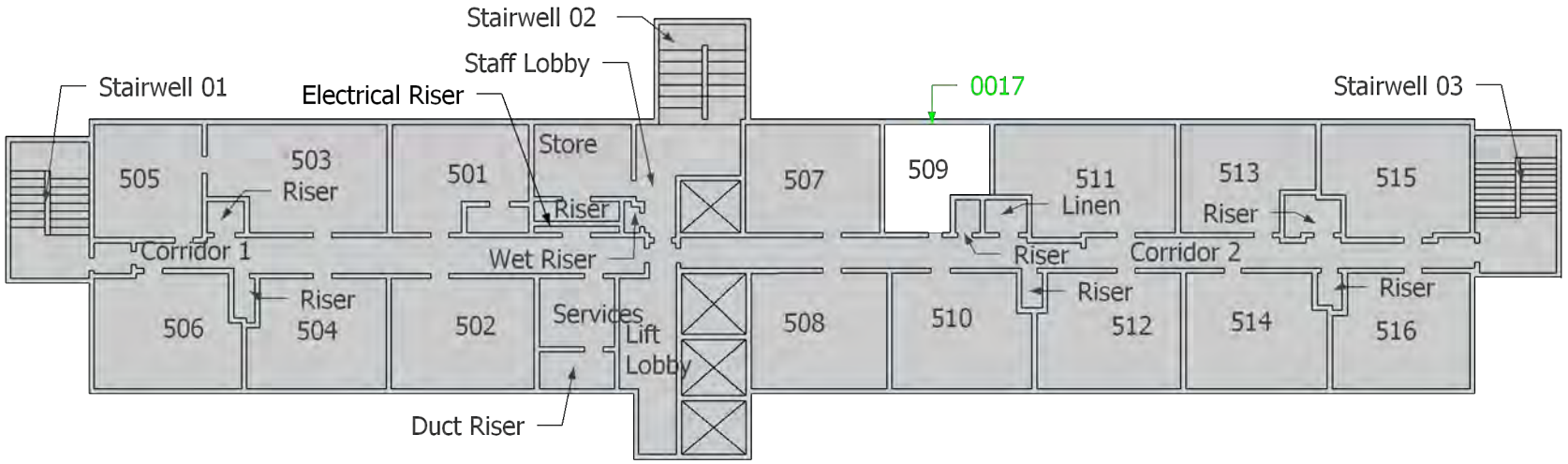
Survey reference:
J48060

Survey date:
January 2021

Building:
Main

Floor:
Fourth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

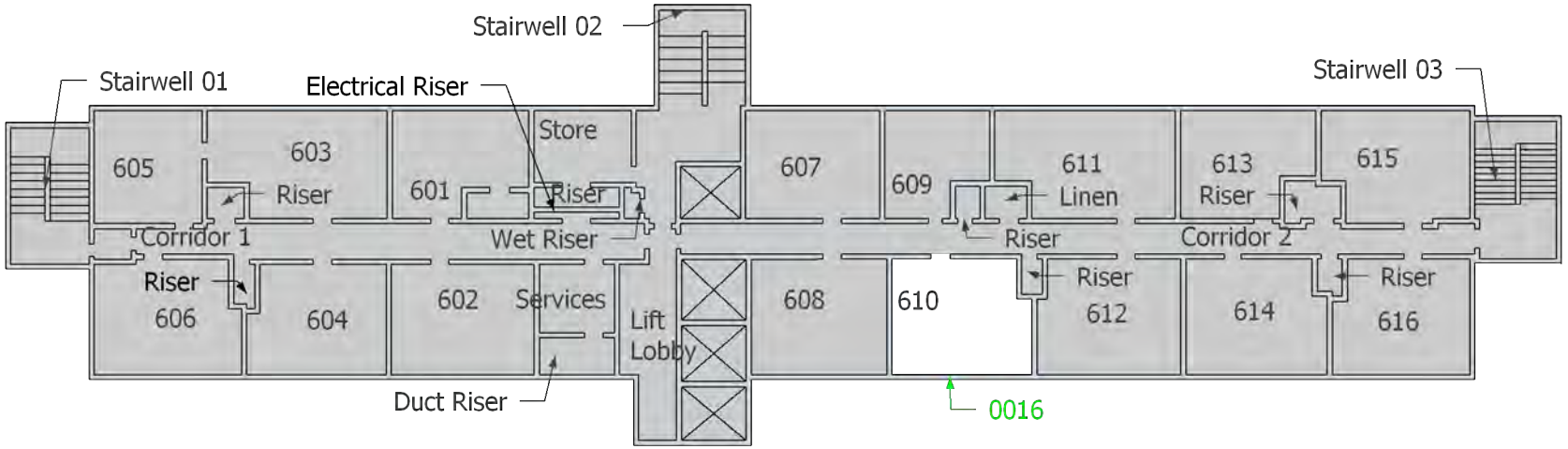
Survey reference:
J48060

Survey date:
January 2021

Building:
Main

Floor:
Fifth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

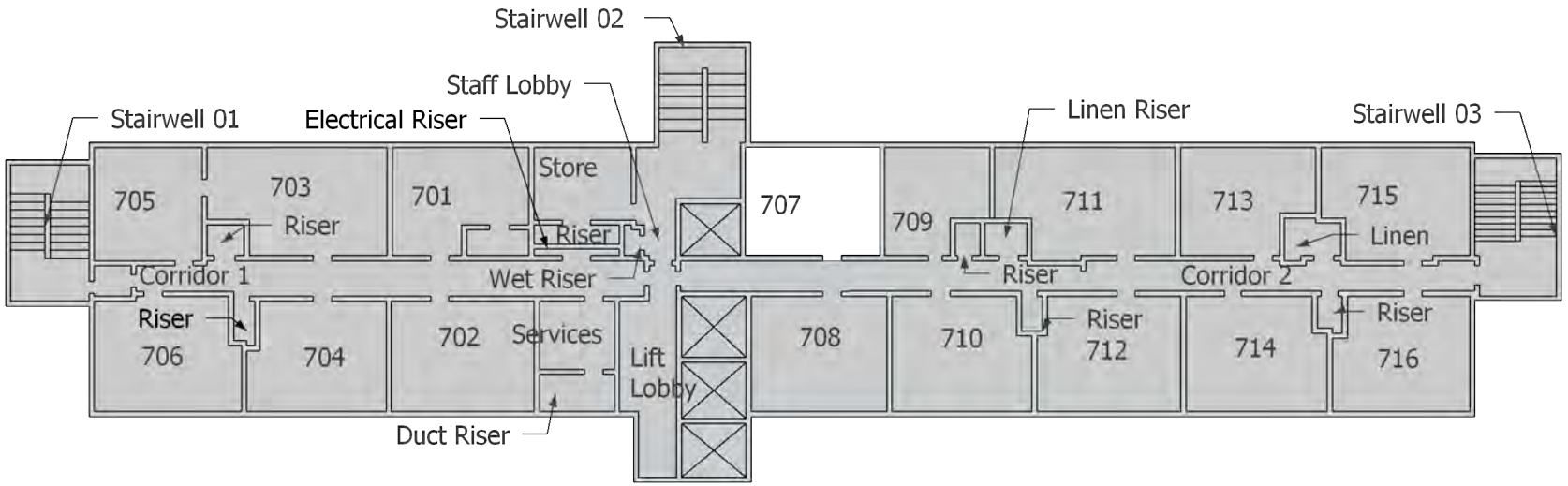
Survey reference:
J48060

Survey date:
January 2021

Building:
Main

Floor:
Sixth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

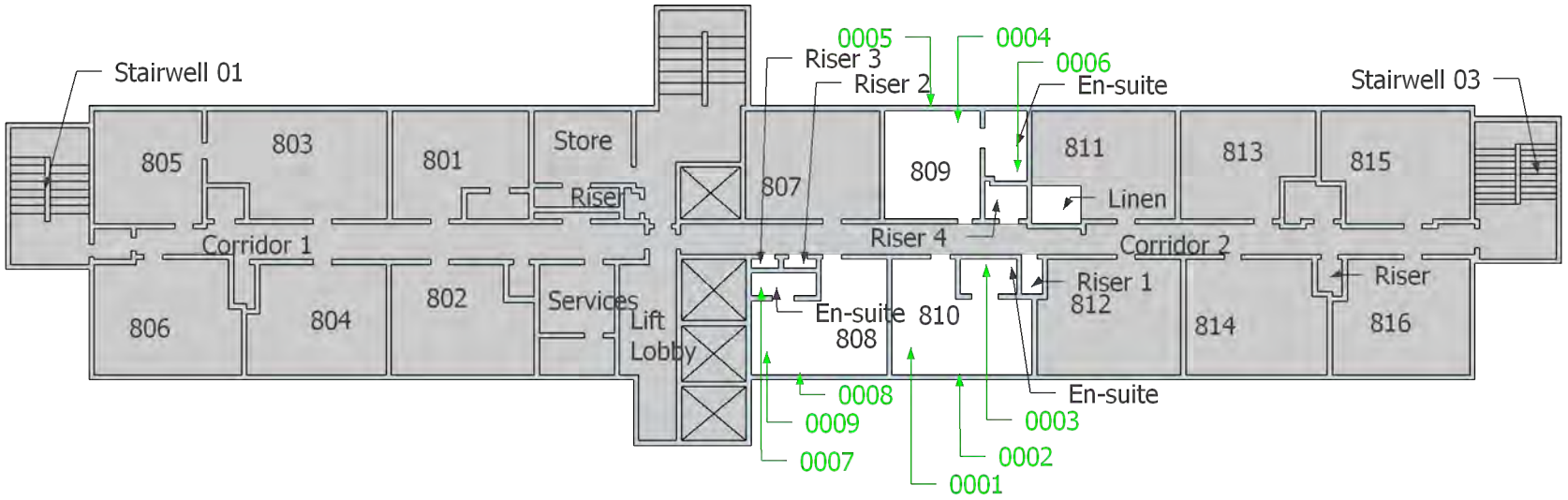
Survey reference:
J48060

Survey date:
January 2021

Building:
Main

Floor:
Seventh

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

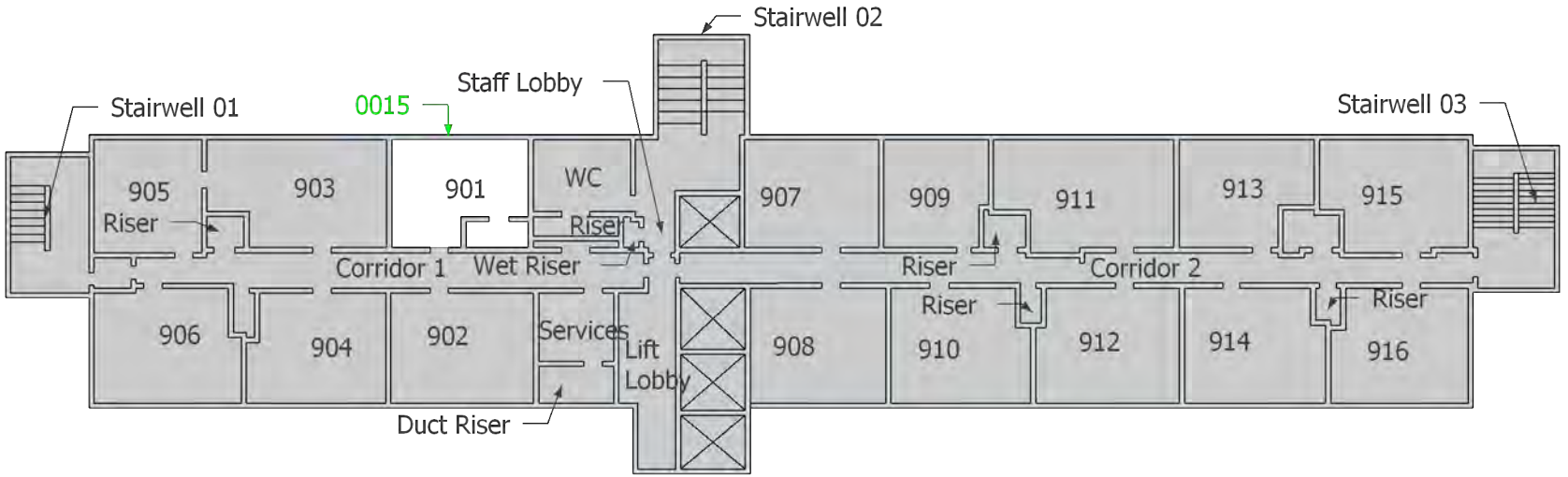
Survey reference:
J48060

Survey date:
January 2021

Building:
Main

Floor:
Eighth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

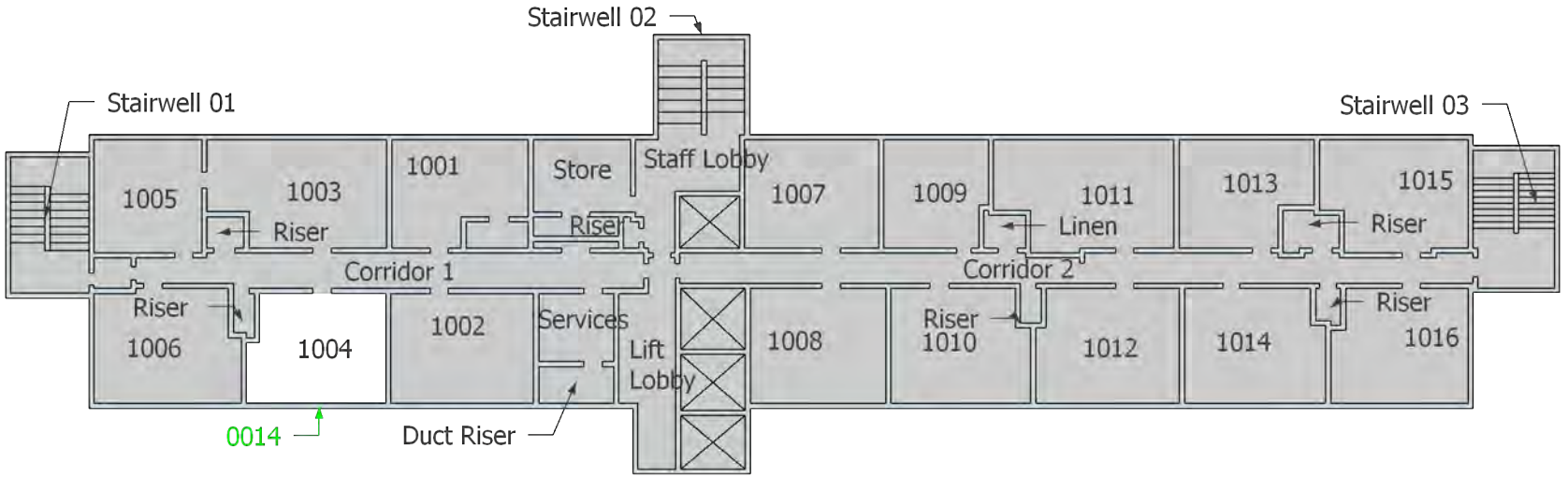
Survey reference:
J48060

Survey date:
January 2021

Building:
Main

Floor:
Ninth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

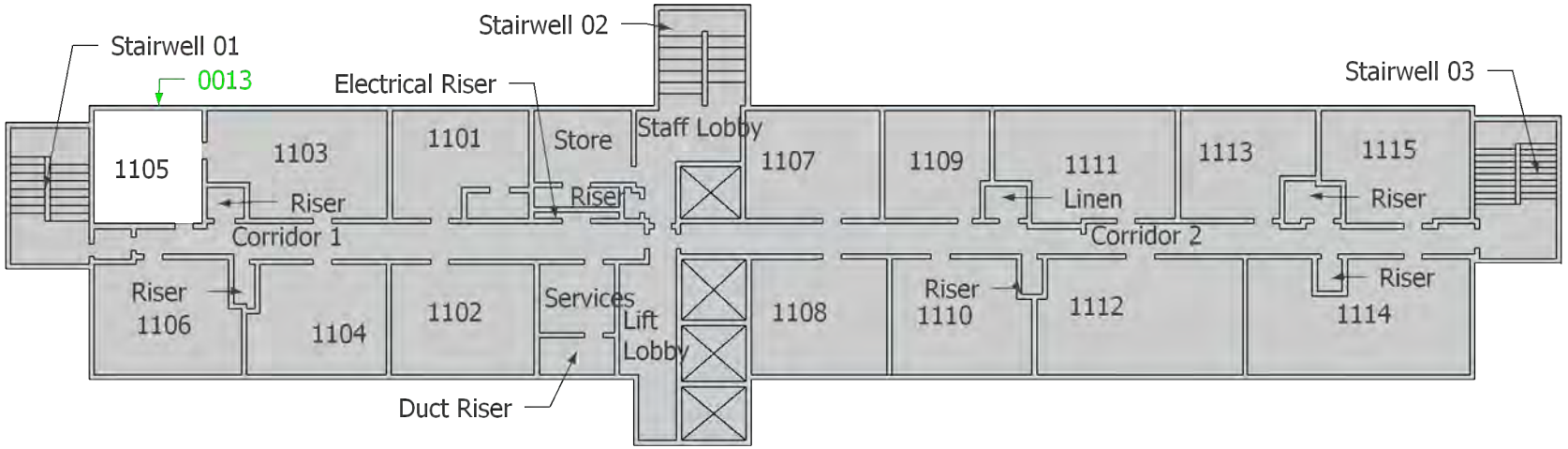
Survey reference:
J48060

Survey date:
January 2021

Building:
Main

Floor:
Tenth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

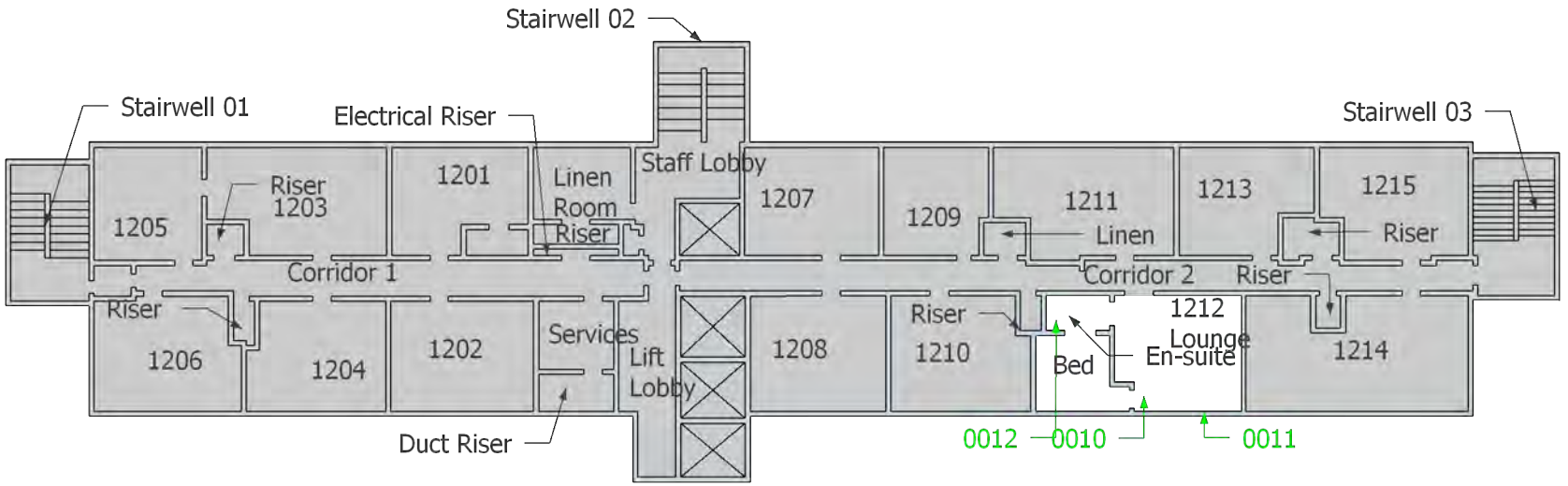
Survey reference:
J48060

Survey date:
January 2021

Building:
Main

Floor:
Eleventh

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

Survey reference:
J48060

Survey date:
January 2021

Building:
Main

Floor:
Twelfth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ

End of report

REFURBISHMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS

CLIENT: Deansgate SOF Alliance HotelCo Limited c/o Starwood Capital Europe Advisers

SITE: Renaissance Manchester Hotel, Blackfriars Street, Manchester,M3 2EQ

Job number	J048062
Number of high risk materials	0
Number of medium risk materials	1
Number of low/ very low risk materials	4

Issue	Date	Status
Version 1	05/02/2021	Issued

Eton Environmental Group Ltd Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH tel: 01325 366886 Fax: 01325 366914
info@etongroup.co.uk

Registered office: Eton Environmental Group Ltd, 135 Slough Road, Datchet, SL3 9AE No. 05145774

SECTION 1 - EXECUTIVE SUMMARY

TYPE OF SURVEY: Refurbishment

SCOPE & EXTENT OF SURVEY: 13th Floor only

Locations of asbestos containing materials (ACMs) and actions

Action	Floor/ room
Manage	None recorded
Encapsulate	None recorded
Enclose	None recorded
Remove	Renaissance Hotel / 13th Floor / Lift lobby - Insulating board panel , Renaissance Hotel / 13th Floor / Stair 1 - Insulating board beading, Renaissance Hotel / 13th Floor / Stair 2 - Grey vinyl tiles and adhesive , Renaissance Hotel / 13th Floor / Stair 2 - Insulating board beading, Renaissance Hotel / 13th Floor / Stair 3 - Insulating board beading
Restrict Access	None recorded
Inspect Prior to Disturbance	None recorded
Restrict access and remove	None recorded

Areas where no access recorded

Floor/ room
Renaissance Hotel/13th Floor/Electrical riser – No access within electrics, services live at time of survey.

SECTION 2 - INTRODUCTION

The purpose of the survey is to assist duty holders in managing asbestos within premises. The survey is to provide sufficient information for an asbestos register and allow for the planning of removal of all ACMs as far as reasonably practicable from the premises prior to refurbishment.

In most cases the survey will have two main aims:

- it must as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs;
- it should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.

SITE DETAILS

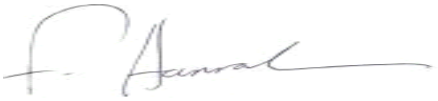
Site description, age and construction
The site is a currently vacant hotel which is estimated to have been constructed in the 1960/70's. It is of concrete construction, the areas surveyed were internally lined with plaster and plasterboard.
Use and occupation of site
The site is a hotel facility and was vacant at the time of survey.
Scope of survey
This survey report covers the 13th floor only. These areas are those shown on the attached plans. The areas surveyed were at the direction of the client.

SECTION 3 - GENERAL SITE INFORMATION

Survey information	
Client	Deansgate SOF Alliance HotelCo Limited c/o Starwood Capital Europe Advisers
Client address	LLP 2nd Floor, One Eagle Place St James', London,SW1Y 6AF
Client Contact	Darrel Owens
Site address	Renaissance Manchester Hotel, Blackfriars Street, Manchester,M3 2EQ
Type of Survey	Refurbishment Survey
Survey Start Date	21 Jan 2021
Survey End Date	21 Jan 2021
Surveyor/s	Matthew Douglas
Job number	J048062

Report index	
Section 1	Executive summary
Section 2	Introduction
Section 3	General site information
Section 4	Survey results table
Section 5	Conclusions and actions
Section 6	Limitations of survey
Appendix A	Non-asbestos samples and assessments
Appendix B	Material assessment records & photographs
Appendix C	Certificates of bulk sample analysis
Appendix D	Sample/ assessment location plans
Appendix E	General observations

Report prepared by			
Matthew Douglas	Surveyor		5 Feb 2021

Report verified by			
Fergus Hanrahan	Technical Reviewer		5 Feb 2021

Eton Environmental Group Ltd were instructed to undertake a survey for asbestos containing materials at these premises in accordance with the instructions received from the client. The scope of the survey is summarised below, and is in accordance with HSE document HSG264 “Asbestos: The survey guide” and our documented in-house quality system as accredited by UKAS to ISO17020.

SURVEY INSTRUCTIONS

Survey type instructed	Refurbishment Survey
Included areas	The 13th floor only was included in this survey.
Excluded areas	All other areas.

Agreed exclusions, inaccessible areas and any variations from the method

In accordance with the PSQ J048062 authorised on 18/01/2021

In the parts of the hotel covered by the scope of the refurbishment survey, restrictions were put in place at the specific request of the client.

Because of these restrictions, external doors, door frames and window cills were not removed throughout.

If any refurbishment works may disturb these other installations, survey access should be provided beforehand.

Because of these restrictions, observations made and samples taken are assumed to be representative of the whole. However, it cannot be guaranteed that all areas of the building are similar and therefore any installations and locations that are either opened through small holes or not intrusively opened at all should be treated with additional caution and further survey access gained if required.

Eton Environmental Group Ltd endeavoured to conduct the survey as thoroughly as possible within the remit and constraints as stated by the client. Where access restrictions are noted, it is strongly recommended that during the refurbishment works this report is used as a guide but not taken as definitive of ACMs in the building. Caution must be used when accessing any areas and if suspect materials are noted works should cease until further competent advice is sought.

It is strongly recommended that this report is used as a whole document. Use of individual sections e.g. plans or survey results table alone may lead to misinterpretation for which Eton Environmental Group Ltd cannot be held responsible. This report is a technical document in line with current legislation and guidance. Should clarification be required contact Eton Environmental Group Ltd.

Material & Priority Risk Assessments

Material Risk Assessment:

Material assessment scoring is not a requirement for refurbishment surveys. However, this report does contain material assessment scoring in case ACMs are to remain after refurbishment or management of ACMs is required until refurbishment is undertaken.

The material risk is determined by four parameters, which will assess the risk of fibre release from an ACM when subject to normal disturbance; product type, extent of damage or deterioration, surface treatment and asbestos type.
Each parameter is given a risk score: 3 = high, 2 = medium, 1 = low and 0 = very low.
The total material risk score is the sum total with materials with a score of 10 or more are regarded as having a high fibre release potential, between 7 and 9 a medium fibre release potential, 5 and 6 as a low fibre release potential. Scores of 4 or less are regarded as having a very low fibre release potential. Non-asbestos containing materials are not scored.
Based upon the material risk score, recommendations for control actions and management actions are derived to ensure areas of concern are made safe and remaining ACMs are suitably managed.

Priority Risk Assessment:

Priority risk scoring is undertaken only at the specific request of the client. The Control of Asbestos Regulations (CAR) 2012 requires the duty holder to assess the risks associated with the activities on the premises, additional to those considered within the material risk. Although the duty holder has a responsibility for the priority score, Eton Environmental Group Ltd may collect this information with assistance from the client.

Scores will be between 0 and 12 (10-12 high, 6-9 moderate, 3-5 low and 1-2 very low). Where the priority assessment has not been undertaken, these fields will be left blank for the duty holder to complete. Non-asbestos containing materials are not scored and the priority assessment fields do not appear for these materials.

Total Risk Scores:

The total risk scores are calculated by addition of the material & priority risk scores to give an indication of the relative risk of each ACM, total risk scores between 19-24 are high risk, scores between 13-18 are moderate risk, scores between 9-12 are low risk and scores below 9 are considered as very low risk. Where the priority assessment has not been undertaken, this field will be left blank for the duty holder to complete.

Recommendations:

Recommendations are made to the client based upon all factors including risk scoring. These recommendations fall into two categories, management actions and control actions. Control actions are used to describe actions that will have to be undertaken to the ACM directly and may require specialist treatment or works e.g. encapsulation, repair or removal.In a refurbishment survey report control actions will recommend removal of all materials unless removal is not reasonably practicable. Where removal is time consuming and resource-intensive and only involves removal of lower risk materials such as textured coatings containing asbestos, then removal may not be reasonably practicable.
Management actions are used to describe actions that should be undertaken that do not necessarily involve direct treatment to the ACM e.g. labelling of ACMs, regular inspection for damage/ deterioration, informing tenants/ staff/ contractors or isolation.

SECTION 4 - SURVEY RESULTS TABLE

The data contained within this table shows the known asbestos containing materials (ACMs) for this site as identified at the time of the survey.

The results were compiled by Eton Environmental Group Ltd in accordance with the Health and Safety Executive document HSG264, the Control of Asbestos Regulations (CAR) 2012 and our documented in-house quality procedures as accredited by UKAS to ISO17020.

The data shown may refer to historical data and information provided by the client. Eton Environmental Group Ltd cannot be held responsible for the accuracy of the data included where it is supplied by the client (including the interpretation of any supplied information).

The information in this survey report should be used to form the asbestos register which is a key component of the management plan. The survey report itself will generally not be the asbestos register. The asbestos register will be a simpler document and will not contain most of the information in the survey report, e.g. the bulk analysis results or survey site information.

Regulation 4 of the Control of Asbestos Regulations 2012 dictates that the duty holder should make a written record of the location and condition of known and presumed ACMs and keep the record up to date. This should include regular inspections of the known ACMs and the records updated accordingly. This information must be given to any persons liable to disturb ACMs (e.g. maintenance operatives).

Regulation 11 of the Control of Asbestos Regulations 2012 requires all employers to prevent the exposure of employees and contractors to asbestos as far as reasonably practicable.

The information within this register/ report is provided to the client and Eton Environmental Group Ltd cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to any works in areas that may contain or conceal ACMs, professional advice from a competent organisation or person should be sought. It is strongly recommended that any remedial works to be undertaken to ACMs identified should be based upon a written specification, site visit and other relevant documentation of works and not solely on this report.

Actions listed in the table and MARs in appendix B indicate the following recommendations:

Action	Recommendation
Manage	Inform staff/ contractors, label, re-inspect on a regular basis as per asbestos management plan
Encapsulate	Paint with a suitable proprietary sealant by competent persons and manage as above
Enclose	Box in/ surround with rigid material e.g. timber board and manage as above
Remove	Removal to be undertaken by competent persons
Restrict Access	Take immediate steps to prevent exposure e.g. warning signs, locking rooms, informing staff/ contractors

The table below shows the known ACMs for this site as identified at the time of the survey. Areas of no access should be presumed to contain asbestos until proven otherwise. If this table is blank then no ACMs have been detected within the scope of the survey. Further details of actions recommended are in section 5.

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	13th Floor / Stair 1	0001	Insulating board beading to doors	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	13th Floor / Electrical riser	0022	No access within electrics	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	13th Floor / Stair 3	0050	Insulating board beading to door	Board	Surface Sealed	Low Damage	3lm	Occasionally likely to be disturbed	Strongly Presumed (001)	Amosite	(6) Low	-	Remove
Renaissance Hotel	13th Floor / Lift lobby	0075	Insulating board panel to cavity below windows	Board	Unsealed	Low Damage	2m²	Occasionally likely to be disturbed	Identified	Amosite	(7) Medium	-	Remove
Renaissance Hotel	13th Floor / Stair 2	0078	Insulating board beading to door	Board	Surface Sealed	Low Damage	8lm	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	13th Floor / Stair 2	0079	Grey vinyl tiles and adhesive to floor and stairs	Vinyl Floor Tiles	Completely Sealed	Low Damage	16m²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove

SECTION 5 - CONCLUSIONS AND ACTIONS

Asbestos Containing Materials and Specific Recommendations:

Thirty eight samples were taken on site, four of which were confirmed to contain asbestos upon analysis. One assessment strongly presumed asbestos.

General Recommendations:

This was a refurbishment survey to specific areas.

In those areas where exclusions were agreed, prior to any refurbishment further investigations may be required.

In the areas where the survey was undertaken with regard to refurbishment of the survey site area, the recommendation is that all asbestos containing materials are removed from site prior to refurbishment in compliance with the Control of Asbestos Regulations 2012.

The asbestos insulating board is a licensed asbestos product and its removal will require the services of a licensed asbestos contractor.

Removal of licensed asbestos materials may require a fourteen day notification period to the relevant enforcing authority prior to works being carried out.

Although the other asbestos materials are non-licensed asbestos products any work upon, or removal of, these materials will need to be done by competent persons and items removed disposing of as asbestos waste. Removal of non-licensed asbestos materials may require notification to the relevant enforcing authority prior to works being carried out.

Any works to these products, such as drilling, cutting or any other abrasive works that may disturb the asbestos, should be prevented.

It is also recommended that staff and contractors are made aware of the presence of all asbestos containing materials to prevent disturbance. This information should be provided to external contractors (e.g. plumbers) pre contract commencement or prior to their arrival on site. This will enable contractors to plan their work accordingly to reduce the risk of exposure to asbestos.

It should be noted that this report only forms part of an asbestos management plan and does not necessarily provide full compliance with regulation 4 of CAR 2012.

It should also be noted that as this survey was location specific ACMs could remain in the site in areas that were outside the scope of

this survey.

Further information can be obtained from the following asbestos related publications:

Regulations:

The Control of Asbestos Regulations 2012.

Approved Codes of Practice:

“Managing and working with asbestos” (L143) 2nd Ed. 2013

Guidance:

“Asbestos: The survey guide” (HSG264) 2nd Ed. 2012

“Asbestos: The analysts' guide for sampling, analysis and clearance procedures” (HSG248) 2005

“Asbestos: The licensed contractors' guide” (HSG247) 2006

“A comprehensive guide to managing asbestos in premises” (HSG227) 2004

“A short guide to managing asbestos in premises” (INDG223) rev. 5 2012

“Asbestos Essentials Task Manual” (HSG210) 4th Ed. 2018

The above documents are published by the Health and Safety Executive and are available from HSE Books, PO Box 1999, Sudbury, Suffolk CO10 2WA
And;
www.books.hse.gov.uk

The above list should not be considered exhaustive.

SECTION 6 - LIMITATIONS OF SURVEY

This asbestos survey was undertaken in accordance with the requirements of HSE documents HSG264 “Asbestos: The survey guide” and HSG248 “Asbestos: The analysts guide for sampling, analysis and clearance procedures” and also Eton Environmental Group Ltd documented in house quality procedures as accredited by UKAS to ISO17020.

Part of the scope of a survey is to collect bulk samples from suspect ACMs found for analysis by a UKAS accredited laboratory to confirm or refute the surveyor’s judgement. If a material is found to contain asbestos other similar homogenous materials used in the same way within the building may be strongly presumed to contain asbestos. The number of samples taken is dependent on the homogeneity of the material but the number should be sufficient for the surveyor to make an assessment of whether asbestos is present or not.

When a sample cannot be taken but the surveyor suspects that asbestos is present within the material, two levels of presumption can be made: one where there is a strong presumption that the material does contain asbestos but a laboratory identification has not been undertaken to confirm this; and a default situation where it must be presumed to contain asbestos because there is insufficient evidence to suggest it is not an ACM.

It should be noted that whilst the surveyor makes every effort to locate all suspect ACMs as far as is reasonably practicable, it can not be guaranteed that all ACMs have been located. Some materials may be hidden within the fabric of the building may only come to light during refurbishment.

Where suspect ACMs are located during the survey it is not the policy of Eton Environmental Group Ltd to disturb this material in any way except to take a representative sample. If it is suspected that further ACMs may be hidden behind a suspect ACM non-licensed, NNLW or licensed asbestos works may be required to gain access. Eton Environmental Group Ltd can assist with further planning to gain access but this would be at additional cost.

Asbestos cement is a non-licensed asbestos material. Asbestos insulating board (AIB) is a licensed asbestos material. A competent, experienced surveyor will normally be able to visually identify most asbestos cement products. But, if visual identification is inconclusive, analysis will be needed to establish the asbestos type(s). If, after analysis of the asbestos types, there is still doubt about whether a material is an asbestos cement product, a water absorption measurement will be

needed, following the methodology set out at www.hse.gov.uk/asbestos/essentials/cement.htm to decide whether the material is asbestos cement.

All material extent figures are as accurate as reasonably practicable and therefore not necessarily definitive for the purpose of tendering for removal without further conformation if required. Plans/ drawings within this report are not to scale.

If, at the time of the survey, access was not possible to certain areas, these are noted on the assessment reports. Until such time that these areas are inspected they should be presumed to have asbestos containing materials for the purposes of the proposed refurbishment.

All reasonable efforts are made to locate ducts, cavities, voids, under-crofts etc as part of the survey. However, some of these areas may not come to light until after the survey has been completed e.g. because the information was not supplied prior to the survey.

This is a building survey only and does not include for any ground investigation outside of the footprint of the structure or structures surveyed or below the lowest level slab before the ground/ ground-bearing slab.

APPENDIX A - TABLE OF NON-ASBESTOS SAMPLES AND ASSESSMENTS

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	13th Floor / 1305	0002	Textured coating to bedroom ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1305	0003	Spray coating to concrete deck in void	Sprayed Coating	-	-	35m²	-	Identified	No Asbestos Detected	Also runs above bedroom
Renaissance Hotel	13th Floor / 1305	0004	Insulating board panels to cavity of outer wall	Board	-	-	1m²	-	Identified	No Asbestos Detected	2no panels approximately 0.5m2 each.
Renaissance Hotel	13th Floor / 1305	0005	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1306	0006	Textured coating to bedroom ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	Ceiling has been skimmed but textured coating still beneath skim.
Renaissance Hotel	13th Floor / 1306	0007	Spray coating to concrete deck in void	Sprayed Coating	-	-	30m²	-	Strongly Presumed (003)	No Asbestos Detected	Also runs above bedroom
Renaissance Hotel	13th Floor / 1306	0008	Insulating board panels to cavity of outer wall	Board	-	-	1m²	-	Identified	No Asbestos Detected	2no panels approximately 0.5m2 each.
Renaissance Hotel	13th Floor / 1306	0009	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Strongly Presumed (005)	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	13th Floor / 1303	0010	Textured coating to bedroom ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1303	0011	Spray coating to concrete deck in void	Sprayed Coating	-	-	30m²	-	Strongly Presumed (003)	No Asbestos Detected	Also runs above bedroom
Renaissance Hotel	13th Floor / 1303	0012	Insulating board panels to cavity of outer wall	Board	-	-	1m²	-	Strongly Presumed (004)	No Asbestos Detected	2no panels approximately 0.5m2 each.
Renaissance Hotel	13th Floor / 1303	0013	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Strongly Presumed (005)	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1304	0014	Textured coating to bedroom ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	Ceiling has been skimmed but textured coating still beneath skim.
Renaissance Hotel	13th Floor / 1304	0015	Spray coating to concrete deck in void	Sprayed Coating	-	-	30m²	-	Strongly Presumed (003)	No Asbestos Detected	Also runs above bedroom
Renaissance Hotel	13th Floor / 1304	0016	Insulating board panels to cavity of outer wall	Board	-	-	1m²	-	Strongly Presumed (008)	No Asbestos Detected	2no panels approximately 0.5m2 each.
Renaissance Hotel	13th Floor / 1304	0017	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Strongly Presumed (005)	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	13th Floor / 1301	0018	Textured coating to bedroom ceiling	Textured Coating	-	-	30m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1301	0019	Spray coating to concrete deck in void	Sprayed Coating	-	-	35m²	-	Identified	No Asbestos Detected	Also runs above bedroom
Renaissance Hotel	13th Floor / 1301	0020	Insulating board panels to cavity of outer wall	Board	-	-	1.5m²	-	Identified	No Asbestos Detected	3no panels approximately 0.5m2 each.
Renaissance Hotel	13th Floor / 1301	0021	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1307	0023	Textured coating to bedroom ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1307	0024	Spray coating to concrete deck in void	Sprayed Coating	-	-	30m²	-	Strongly Presumed (019)	No Asbestos Detected	Also runs above bedroom
Renaissance Hotel	13th Floor / 1307	0025	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Strongly Presumed (021)	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1308	0026	Textured coating to bedroom ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	13th Floor / 1308	0027	Spray coating to concrete deck in void	Sprayed Coating	-	-	30m²	-	Strongly Presumed (019)	No Asbestos Detected	Also runs above bedroom
Renaissance Hotel	13th Floor / 1308	0028	Insulating board panels to cavity of outer wall	Board	-	-	1m²	-	Strongly Presumed (020)	No Asbestos Detected	2no panels approximately 0.5m2 each.
Renaissance Hotel	13th Floor / 1308	0029	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Strongly Presumed (021)	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1310	0030	Textured coating to bedroom ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1310	0031	Spray coating to concrete deck in void	Sprayed Coating	-	-	30m²	-	Strongly Presumed (019)	No Asbestos Detected	Also runs above bedroom
Renaissance Hotel	13th Floor / 1310	0032	Insulating board panels to cavity of outer wall	Board	-	-	1m²	-	Strongly Presumed (020)	No Asbestos Detected	2no panels approximately 0.5m2 each.
Renaissance Hotel	13th Floor / 1310	0033	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Strongly Presumed (021)	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1309	0034	Textured coating to bedroom ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	13th Floor / 1309	0035	Spray coating to concrete deck in void	Sprayed Coating	-	-	30m²	-	Identified	No Asbestos Detected	Also runs above bedroom
Renaissance Hotel	13th Floor / 1309	0036	Insulating board panels to cavity of outer wall	Board	-	-	1m²	-	Identified	No Asbestos Detected	2no panels approximately 0.5m2 each.
Renaissance Hotel	13th Floor / 1309	0037	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / Linen riser	0038	Spray coating to ceiling	Sprayed Coating	-	-	1m²	-	Strongly Presumed (035)	No Asbestos Detected	
Renaissance Hotel	13th Floor / Linen riser	0039	Textured coating to laundry chute	Textured Coating	-	-	2m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1311	0040	Textured coating to bedroom ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1311	0041	Spray coating to concrete deck in void	Sprayed Coating	-	-	30m²	-	Strongly Presumed (035)	No Asbestos Detected	Also runs above bedroom
Renaissance Hotel	13th Floor / 1311	0042	Insulating board panels to cavity of outer wall	Board	-	-	1m²	-	Strongly Presumed (036)	No Asbestos Detected	2no panels approximately 0.5m2 each.

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	13th Floor / 1311	0043	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Strongly Presumed (037)	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1312	0044	Textured coating to bedroom ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1312	0045	Insulating board panels to cavity of outer wall	Board	-	-	1m²	-	Strongly Presumed (036)	No Asbestos Detected	2no panels approximately 0.5m2 each.
Renaissance Hotel	13th Floor / 1312	0046	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Strongly Presumed (037)	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1314	0047	Textured coating to bedroom ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1314	0048	Spray coating to concrete deck in void	Sprayed Coating	-	-	30m²	-	Strongly Presumed (035)	No Asbestos Detected	Also runs above bedroom
Renaissance Hotel	13th Floor / 1314	0049	Insulating board panels to cavity of outer wall	Board	-	-	1m²	-	Strongly Presumed (036)	No Asbestos Detected	2no panels approximately 0.5m2 each.
Renaissance Hotel	13th Floor / Risers	0051	Spray coating to riser ceilings	Sprayed Coating	-	-	18m²	-	Identified	No Asbestos Detected	9no risers each with spray to ceiling.

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	13th Floor / Services	0052	Spray coating to ceiling in void	Sprayed Coating	-	-	5m²	-	Strongly Presumed (051)	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1313	0053	Textured coating to bedroom ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1313	0054	Spray coating to concrete deck in void	Sprayed Coating	-	-	30m²	-	Strongly Presumed (035)	No Asbestos Detected	Also runs above bedroom
Renaissance Hotel	13th Floor / 1313	0055	Insulating board panels to cavity of outer wall	Board	-	-	1m²	-	Strongly Presumed (036)	No Asbestos Detected	2no panels approximately 0.5m2 each.
Renaissance Hotel	13th Floor / 1313	0056	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Strongly Presumed (037)	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1315	0057	Textured coating to bedroom ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1315	0058	Spray coating to concrete deck in void	Sprayed Coating	-	-	30m²	-	Identified	No Asbestos Detected	Also runs above bedroom
Renaissance Hotel	13th Floor / 1315	0059	Insulating board panels to cavity of outer wall	Board	-	-	1m²	-	Identified	No Asbestos Detected	2no panels approximately 0.5m2 each.

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	13th Floor / 1315	0060	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1316	0061	Textured coating to bedroom ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1316	0062	Spray coating to concrete deck in void	Sprayed Coating	-	-	30m²	-	Strongly Presumed (058)	No Asbestos Detected	Also runs above bedroom
Renaissance Hotel	13th Floor / 1316	0063	Insulating board panels to cavity of outer wall	Board	-	-	1m²	-	Strongly Presumed (059)	No Asbestos Detected	2no panels approximately 0.5m2 each.
Renaissance Hotel	13th Floor / 1316	0064	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Strongly Presumed (060)	No Asbestos Detected	
Renaissance Hotel	13th Floor / Duct riser	0065	Spray coating to ceiling	Sprayed Coating	-	-	3.5m²	-	Strongly Presumed (051)	No Asbestos Detected	
Renaissance Hotel	13th Floor / Duct riser	0066	Bitumen to ducting	Bitumen	-	-	3lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / Duct riser	0067	Insulating board panel to cavity below window	Board	-	-	1m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	13th Floor / 1302	0068	Textured coating to bedroom ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1302	0069	Spray coating to concrete deck in void	Sprayed Coating	-	-	30m²	-	Strongly Presumed (003)	No Asbestos Detected	Also runs above bedroom
Renaissance Hotel	13th Floor / 1302	0070	Insulating board panels to cavity of outer wall	Board	-	-	1m²	-	Strongly Presumed (004)	No Asbestos Detected	2no panels approximately 0.5m2 each.
Renaissance Hotel	13th Floor / 1302	0071	Bitumen pad to underside of bath	Bitumen	-	-	1no.	-	Strongly Presumed (005)	No Asbestos Detected	
Renaissance Hotel	13th Floor / Corridor 1	0072	Spray coating to ceiling in void	Sprayed Coating	-	-	35m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / Corridor 2	0073	Spray coating to ceiling in void	Sprayed Coating	-	-	55m²	-	Strongly Presumed (072)	No Asbestos Detected	
Renaissance Hotel	13th Floor / Lift lobby	0074	Spray coating to ceiling in void	Sprayed Coating	-	-	22m²	-	Strongly Presumed (072)	No Asbestos Detected	
Renaissance Hotel	13th Floor / Staff lobby	0076	Spray coating to ceiling in void	Sprayed Coating	-	-	8.5m²	-	Strongly Presumed (072)	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	13th Floor / Store	0077	Spray coating to ceiling in void	Sprayed Coating	-	-	3m²	-	Strongly Presumed (072)	No Asbestos Detected	

APPENDIX B - MATERIAL ASSESSMENT RECORDS

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Stair 1	Runs to both sides of glazing	
Assessment no.	0001	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	**Condition**	Low Damage		
Extent	6lm	**Asbestos Type**	Amosite		
Location/ position	Insulating board beading to doors				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	**Material risk score**	6		
Action	Remove				

Priority Risk					
Normal occupant activity			**No. occupants**		
			Frequency of use		
Location			**Average time each use**		
Accessibility			**Mean score**		
Extent/amount					
Mean score			**Priority risk score**		
Type of maintenance activity			**Total risk score**		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1305		
Assessment no.	0002	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1305	Also runs above bedroom	
Assessment no.	0003	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to concrete deck in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1305	2no panels approximately 0.5m2 each.	
Assessment no.	0004	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity of outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1305		
Assessment no.	0005	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1306	Ceiling has been skimmed but textured coating still beneath skim.	
Assessment no.	0006	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1306	Also runs above bedroom	
Assessment no.	0007	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (003)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to concrete deck in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1306	2no panels approximately 0.5m2 each.	
Assessment no.	0008	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity of outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1306		
Assessment no.	0009	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (005)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1303		
Assessment no.	0010	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1303	Also runs above bedroom	
Assessment no.	0011	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (003)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to concrete deck in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1303	2no panels approximately 0.5m2 each.	
Assessment no.	0012	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (004)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity of outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1303		
Assessment no.	0013	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (005)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1304	Ceiling has been skimmed but textured coating still beneath skim.	
Assessment no.	0014	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1304	Also runs above bedroom	
Assessment no.	0015	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (003)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to concrete deck in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

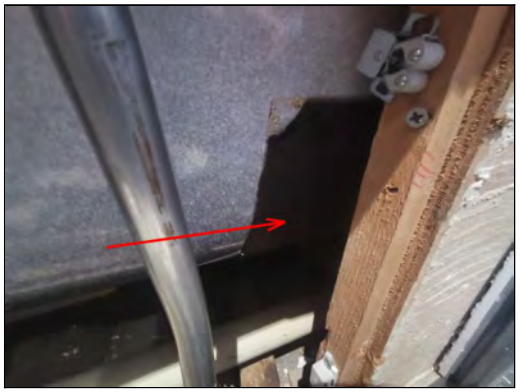
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1304	2no panels approximately 0.5m2 each.	
Assessment no.	0016	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (008)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity of outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1304		
Assessment no.	0017	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (005)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1301		
Assessment no.	0018	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1301	Also runs above bedroom	
Assessment no.	0019	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to concrete deck in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1301	3no panels approximately 0.5m2 each.	
Assessment no.	0020	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity of outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1301		
Assessment no.	0021	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Electrical riser	No access within electrics, services live at time of survey.	
Assessment no.	0022	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access within electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

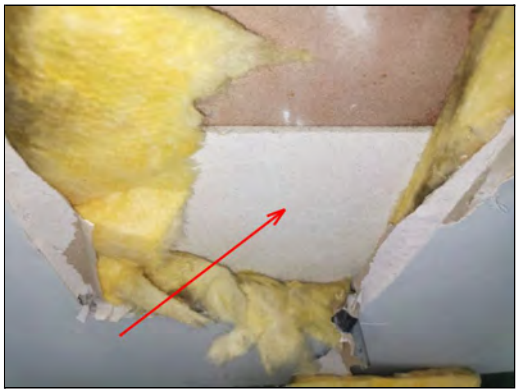
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1307		
Assessment no.	0023	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1307	Also runs above bedroom	
Assessment no.	0024	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (019)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to concrete deck in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1307		
Assessment no.	0025	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (021)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1308		
Assessment no.	0026	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1308	Also runs above bedroom	
Assessment no.	0027	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (019)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to concrete deck in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1308	2no panels approximately 0.5m2 each.	
Assessment no.	0028	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (020)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity of outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1308		
Assessment no.	0029	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (021)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1310		
Assessment no.	0030	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1310	Also runs above bedroom	
Assessment no.	0031	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (019)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to concrete deck in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1310	2no panels approximately 0.5m2 each.	
Assessment no.	0032	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (020)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity of outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1310		
Assessment no.	0033	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (021)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1309		
Assessment no.	0034	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

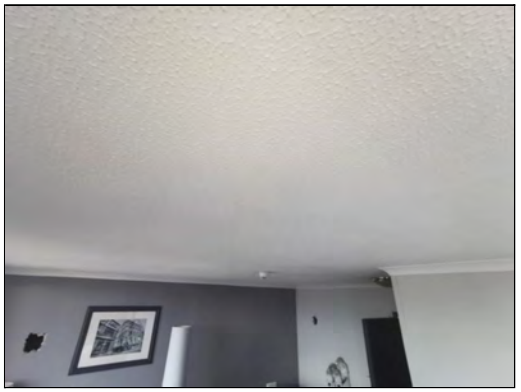
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1309	Also runs above bedroom	
Assessment no.	0035	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to concrete deck in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1309	2no panels approximately 0.5m2 each.	
Assessment no.	0036	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity of outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1309		
Assessment no.	0037	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Linen riser		
Assessment no.	0038	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (035)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Linen riser		
Assessment no.	0039	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to laundry chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1311		
Assessment no.	0040	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1311	Also runs above bedroom	
Assessment no.	0041	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (035)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to concrete deck in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1311	2no panels approximately 0.5m2 each.	
Assessment no.	0042	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (036)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity of outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1311		
Assessment no.	0043	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (037)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1312		
Assessment no.	0044	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1312	2no panels approximately 0.5m2 each.	
Assessment no.	0045	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (036)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity of outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1312		
Assessment no.	0046	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (037)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1314		
Assessment no.	0047	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1314	Also runs above bedroom	
Assessment no.	0048	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (035)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to concrete deck in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1314	2no panels approximately 0.5m2 each.	
Assessment no.	0049	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (036)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity of outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	13th Floor / Stair 3	Runs to both sides of glazing only to bottom panel	
Assessment no.	0050	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Low Damage		
Extent	3lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

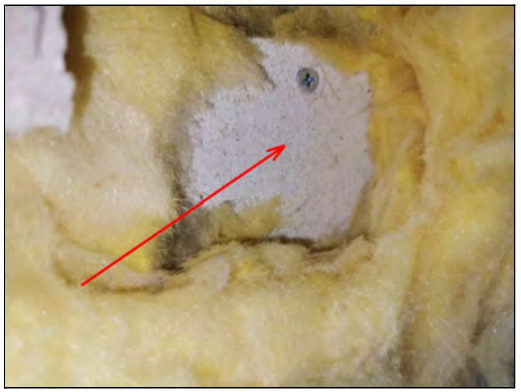
Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

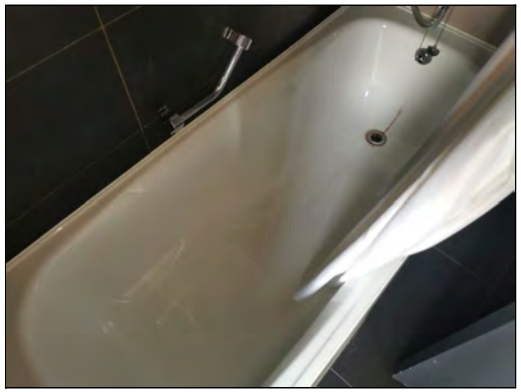
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Risers	9no risers each with spray to ceiling.	
Assessment no.	0051	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to riser ceilings				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Services		
Assessment no.	0052	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (051)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1313		
Assessment no.	0053	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1313	Also runs above bedroom	
Assessment no.	0054	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (035)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to concrete deck in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1313	2no panels approximately 0.5m2 each.	
Assessment no.	0055	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (036)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity of outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1313		
Assessment no.	0056	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (037)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1315		
Assessment no.	0057	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

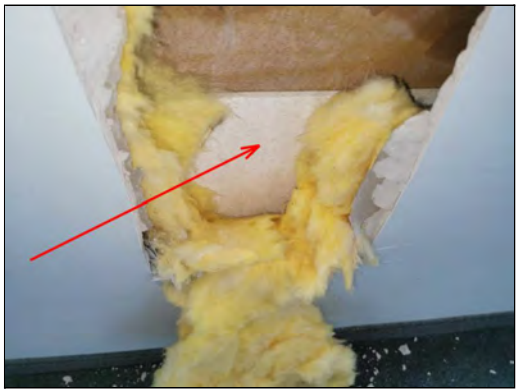
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1315	Also runs above bedroom	
Assessment no.	0058	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to concrete deck in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1315	2no panels approximately 0.5m2 each.	
Assessment no.	0059	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity of outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1315		
Assessment no.	0060	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1316		
Assessment no.	0061	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

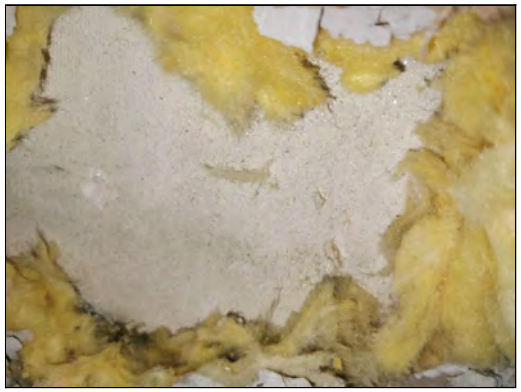
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1316	Also runs above bedroom	
Assessment no.	0062	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (058)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to concrete deck in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1316	2no panels approximately 0.5m2 each.	
Assessment no.	0063	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (059)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity of outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1316		
Assessment no.	0064	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (060)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Duct riser		
Assessment no.	0065	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (051)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Duct riser		
Assessment no.	0066	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen to ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Duct riser		
Assessment no.	0067	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panel to cavity below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

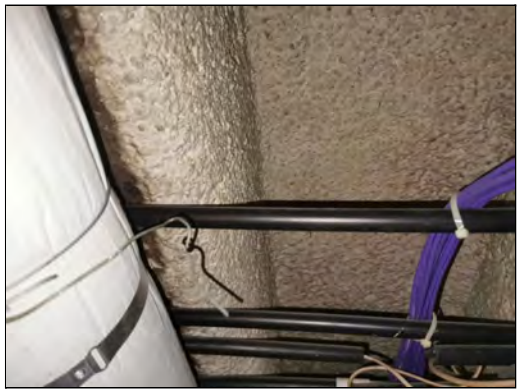
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1302		
Assessment no.	0068	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to bedroom ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1302	Also runs above bedroom	
Assessment no.	0069	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (003)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to concrete deck in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

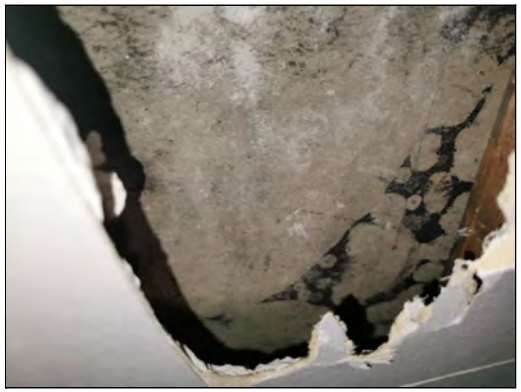
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1302	2no panels approximately 0.5m2 each.	
Assessment no.	0070	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (004)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board panels to cavity of outer wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1302		
Assessment no.	0071	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (005)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of bath				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Corridor 1		
Assessment no.	0072	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Corridor 2		
Assessment no.	0073	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (072)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Lift lobby		
Assessment no.	0074	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (072)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Lift lobby		
Assessment no.	0075	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	**Condition**	Low Damage		
Extent	2m²	**Asbestos Type**	Amosite		
Location/ position	Insulating board panel to cavity below windows				
Surface treatment	Unsealed				
Product type	Board				
Material risk	Medium	**Material risk score**	7		
Action	Remove				

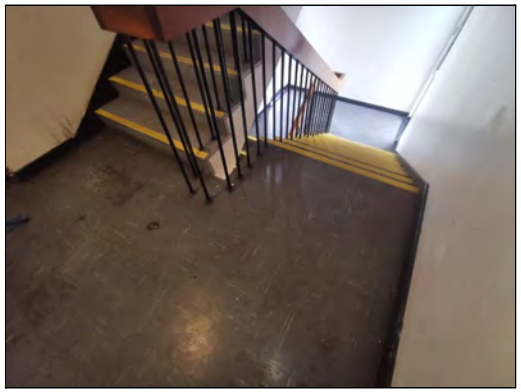
Priority Risk					
Normal occupant activity			**No. occupants**		
			Frequency of use		
Location			**Average time each use**		
Accessibility			**Mean score**		
Extent/amount					
Mean score			**Priority risk score**		
Type of maintenance activity			**Total risk score**		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Staff lobby		
Assessment no.	0076	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (072)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Store		
Assessment no.	0077	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (072)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	13th Floor / Stair 2	Beading to both sides of glazing	
Assessment no.	0078	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	8lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	13th Floor / Stair 2		
Assessment no.	0079	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	16m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor and stairs				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

APPENDIX C - CERTIFICATES OF BULK SAMPLE ANALYSIS

ETON
ENVIRONMENTAL GROUP LTD

Analysis Report

Report Number: **J048062**

Issue Date: 26/01/2021

Private & Confidential:
Deansgate SOF Alliance HotelCo Limited c/o Starwood Capital Europe Advisers LLP 2nd Floor
One Eagle Place St James'
London
SW1Y 6AF

Premises of Sample Origin:
Renaissance Manchester Hotel
Blackfriars Street
Manchester
M3 2EQ

Analyst: Sally Sanderson

Sampled by: Matthew Douglas

Date of Sample Receipt: 22/01/2021

Date of Analysis: 25/01/2021 - 26/01/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
1	MD001601	Insulating board beading to doors	Amosite
2	MD001602	Textured coating to bedroom ceiling	NAD
3	MD001603	Spray coating to concrete deck in void	NAD
4	MD001604	Insulating board panels to cavity of outer wall	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

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M3 2EQ

Analyst: Sally Sanderson

Sampled by: Matthew Douglas

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Date of Analysis: 25/01/2021 - 26/01/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
5	MD001605	Bitumen pad to underside of bath	NAD
6	MD001606	Textured coating to bedroom ceiling	NAD
8	MD001607	Insulating board panels to cavity of outer wall	NAD
10	MD001608	Textured coating to bedroom ceiling	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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M3 2EQ

Analyst: Sally Sanderson

Sampled by: Matthew Douglas

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
14	MD001609	Textured coating to bedroom ceiling	NAD
18	MD001610	Textured coating to bedroom ceiling	NAD
19	MD001611	Spray coating to concrete deck in void	NAD
20	MD001612	Insulating board panels to cavity of outer wall	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Analyst: Sally Sanderson

Sampled by: Matthew Douglas

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
21	MD001613	Bitumen pad to underside of bath	NAD
23	MD001614	Textured coating to bedroom ceiling	NAD
26	MD001615	Textured coating to bedroom ceiling	NAD
30	MD001616	Textured coating to bedroom ceiling	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Analyst: Sally Sanderson

Sampled by: Matthew Douglas

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Date of Analysis: 25/01/2021 - 26/01/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
34	MD001617	Textured coating to bedroom ceiling	NAD
35	MD001618	Spray coating to concrete deck in void	NAD
36	MD001619	Insulating board panels to cavity of outer wall	NAD
37	MD001620	Bitumen pad to underside of bath	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Analyst: Sally Sanderson

Sampled by: Matthew Douglas

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
39	MD001621	Textured coating to laundry chute	NAD
40	MD001622	Textured coating to bedroom ceiling	NAD
44	MD001623	Textured coating to bedroom ceiling	NAD
47	MD001624	Textured coating to bedroom ceiling	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Manchester
M3 2EQ

Analyst: Sally Sanderson

Sampled by: Matthew Douglas

Date of Sample Receipt: 22/01/2021

Date of Analysis: 25/01/2021 - 26/01/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
51	MD001625	Spray coating to riser ceilings	NAD
53	MD001626	Textured coating to bedroom ceiling	NAD
57	MD001627	Textured coating to bedroom ceiling	NAD
58	MD001628	Spray coating to concrete deck in void	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Analyst: Sally Sanderson

Sampled by: Matthew Douglas

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
59	MD001629	Insulating board panels to cavity of outer wall	NAD
60	MD001630	Bitumen pad to underside of bath	NAD
61	MD001631	Textured coating to bedroom ceiling	NAD
66	MD001632	Bitumen to ducting	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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M3 2EQ

Analyst: Sally Sanderson

Sampled by: Matthew Douglas

Date of Sample Receipt: 22/01/2021

Date of Analysis: 25/01/2021 - 26/01/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
67	MD001633	Insulating board panel to cavity below window	NAD
68	MD001634	Textured coating to bedroom ceiling	NAD
72	MD001635	Spray coating to ceiling in void	NAD
75	MD001636	Insulating board panel to cavity below windows	Amosite

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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London
SW1Y 6AF

Premises of Sample Origin:
Renaissance Manchester Hotel
Blackfriars Street
Manchester
M3 2EQ

Analyst: Sally Sanderson

Sampled by: Matthew Douglas

Date of Sample Receipt: 22/01/2021

Date of Analysis: 25/01/2021 - 26/01/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
78	MD001637	Insulating board beading to door	Amosite
79	MD001638	Grey vinyl tiles and adhesive to floor and stairs	Chrysotile (In adhesive only)

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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APPENDIX D - GENERAL OBSERVATIONS

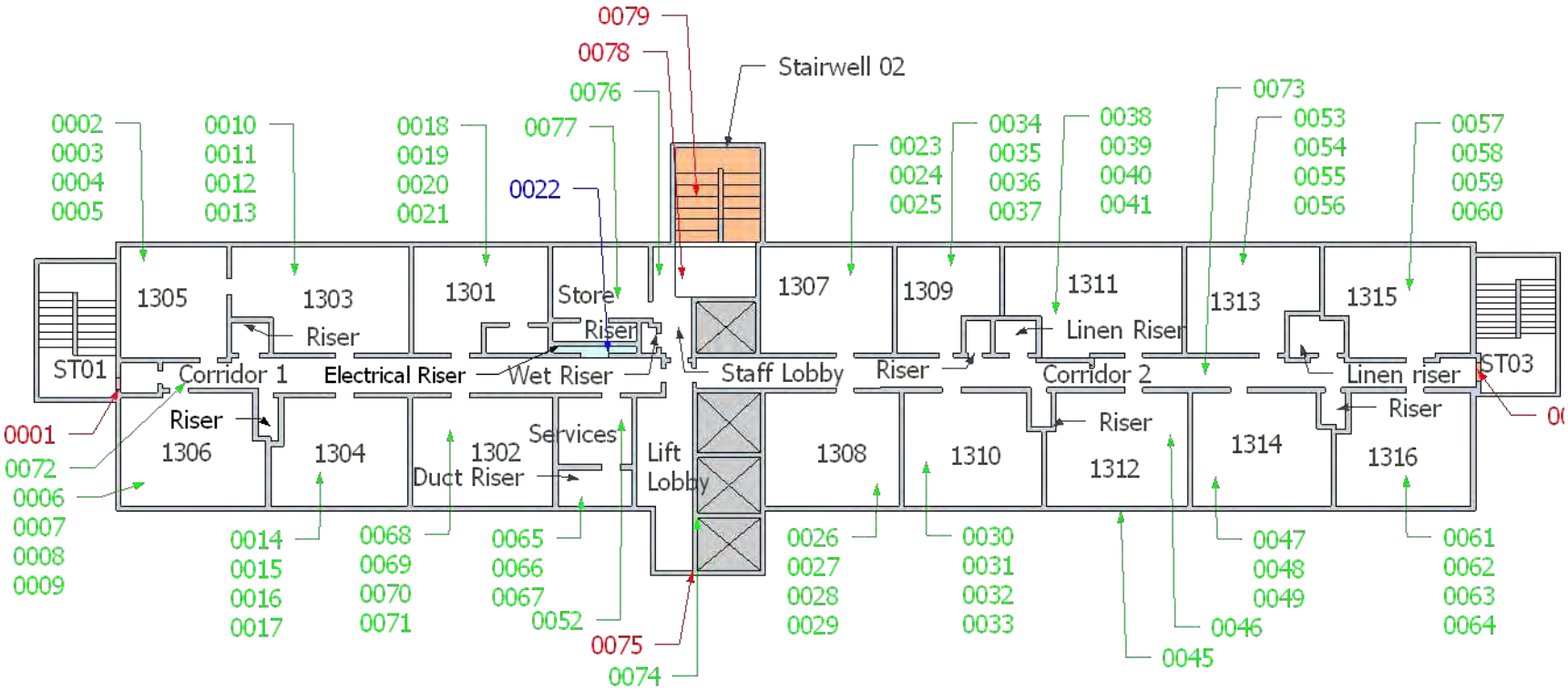
Building	Room no.	Description	Comments
Renaissance Hotel	1301	13th Floor – 1301	Bedroom - Textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulation, metal window frames set in concrete and secondary glazing with modern insulation between to timber sill with non asbestos packers, plastic trunking, MMMF insulation and insulating board panels behind plasterboard below windows, metal and timber frames with timber doors, carpet to concrete floor. En-suite - Modern suspended ceiling with spray coating to concrete, modern AHU and ducting to void, ceramic tiled plasterboard walls, timber door and frame, metal bath with bitumen pad, ceramic toilet, plastic basin, ceramic tiled solid floor.
Renaissance Hotel	1302	13th Floor – 1302	Bedroom - Textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulation, metal window frames set in concrete and secondary glazing with modern insulation between to timber sill with non asbestos packers, plastic trunking, MMMF insulation and insulating board panels behind plasterboard below windows, metal and timber frames with timber doors, carpet to concrete floor. En-suite - Modern suspended ceiling with spray coating to concrete, modern AHU and ducting to void, ceramic tiled plasterboard walls, timber door and frame, metal bath with bitumen pad, ceramic toilet, plastic basin, ceramic tiled solid floor.
Renaissance Hotel	1303	13th Floor – 1303	Bedroom - Textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulation, metal window frames set in concrete and secondary glazing with modern insulation between to timber sill with non asbestos packers, plastic trunking, MMMF insulation and insulating board panels behind plasterboard below windows, metal and timber frames with timber doors, carpet to concrete floor. En-suite - Modern suspended ceiling with spray coating to concrete, modern AHU and ducting to void, ceramic tiled plasterboard walls, timber door and frame, metal bath with bitumen pad, ceramic toilet, plastic basin, ceramic tiled solid floor.
Renaissance Hotel	1304	13th Floor – 1304	Bedroom - Skimmed textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulation, UPVC window frames set in concrete with timber and plastic sill with no visible packers, MMMF insulation and insulating board panels behind plasterboard below windows, metal and timber frames with timber doors, carpet to concrete floor. En-suite - Modern suspended ceiling with spray coating to concrete, modern AHU and ducting to void, ceramic tiled plasterboard walls, timber door and frame, metal bath with bitumen pad, ceramic toilet, plastic basin, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulation, metal window frames set in concrete and secondary glazing with modern insulation between to timber sill with non asbestos packers,

Renaissance Hotel	1305	13th Floor – 1305	plastic trunking, MMMF insulation and insulating board panels behind plasterboard below windows, metal and timber frames with timber doors, carpet to concrete floor. En-suite - Modern suspended ceiling with spray coating to concrete, modern AHU and ducting to void, ceramic tiled plasterboard walls, metal window frames as in bedroom, timber door and frame, metal bath with bitumen pad, ceramic toilet, plastic basin, ceramic tiled solid floor.
Renaissance Hotel	1306	13th Floor – 1306	Bedroom - Skimmed textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulation, metal window frames set in concrete and secondary glazing with modern insulation between to timber sill with non asbestos packers, plastic trunking, MMMF insulation and insulating board panels behind plasterboard below windows, metal and timber frames with timber doors, carpet to concrete floor. En-suite - Modern suspended ceiling with spray coating to concrete, modern AHU and ducting to void, ceramic tiled plasterboard walls, timber door and frame, metal bath with bitumen pad, ceramic toilet, plastic basin, ceramic tiled solid floor.
Renaissance Hotel	1307	13th Floor – 1307	Bedroom - Textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulation, metal window frames set in concrete and secondary glazing with modern insulation between to timber sill with non asbestos packers, plastic trunking, MMMF insulation and insulating board panels behind plasterboard below windows, metal and timber frames with timber doors, carpet to concrete floor. En-suite - Modern suspended ceiling with spray coating to concrete, modern AHU and ducting to void, ceramic tiled plasterboard walls, timber door and frame, metal bath with bitumen pad, ceramic toilet, plastic basin, ceramic tiled solid floor.
Renaissance Hotel	1308	13th Floor – 1308	Bedroom - Textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulation, metal window frames set in concrete and secondary glazing with modern insulation between to timber sill with non asbestos packers, plastic trunking, MMMF insulation and insulating board panels behind plasterboard below windows, metal and timber frames with timber doors, carpet to concrete floor. En-suite - Modern suspended ceiling with spray coating to concrete, modern AHU and ducting to void, ceramic tiled plasterboard walls, timber door and frame, metal bath with bitumen pad, ceramic toilet, plastic basin, ceramic tiled solid floor.
Renaissance Hotel	1309	13th Floor – 1309	Bedroom - Textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulation, metal window frames set in concrete and secondary glazing with modern insulation between to timber sill with non asbestos packers, plastic trunking, MMMF insulation and insulating board panels behind plasterboard below windows, metal and timber frames with timber doors, carpet to concrete floor. En-suite - Modern suspended ceiling with spray coating to concrete, modern AHU and ducting to void, ceramic tiled plasterboard walls, metal window frames as in bedroom, timber door and frame, metal bath with bitumen pad, ceramic toilet, plastic basin, ceramic tiled solid floor.

Renaissance Hotel	1310	13th Floor – 1310	Bedroom - Textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulation, metal window frames set in concrete and secondary glazing with modern insulation between to timber sill with non asbestos packers, plastic trunking, MMMF insulation and insulating board panels behind plasterboard below windows, metal and timber frames with timber doors, concrete floor. En-suite - Modern suspended ceiling with spray coating to concrete, modern AHU and ducting to void, ceramic tiled plasterboard walls, timber door and frame, metal bath with bitumen pad, ceramic toilet, plastic basin, ceramic tiled solid floor.
Renaissance Hotel	1311	13th Floor – 1311	Bedroom - Textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulation, metal window frames set in concrete and secondary glazing with modern insulation between to timber sill with non asbestos packers, plastic trunking, MMMF insulation and insulating board panels behind plasterboard below windows, metal and timber frames with timber doors, carpet to concrete floor. En-suite - Modern suspended ceiling with spray coating to concrete, modern AHU and ducting to void, ceramic tiled plasterboard walls, timber door and frame, metal bath with bitumen pad, ceramic toilet, plastic basin, ceramic tiled solid floor.
Renaissance Hotel	1312	13th Floor – 1312	Bedroom - Textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulation, metal window frames set in concrete and secondary glazing with modern insulation between to timber sill with non asbestos packers, plastic trunking, MMMF insulation and insulating board panels behind plasterboard below windows, metal and timber frames with timber doors, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete ceiling, modern AHU and ducting to void, ceramic tiled plasterboard walls, timber door and frame, metal bath with bitumen pad, ceramic toilet, plastic basin, ceramic tiled solid floor.
Renaissance Hotel	1313	13th Floor – 1313	Bedroom - Textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulation, metal window frames set in concrete and secondary glazing with modern insulation between to timber sill with non asbestos packers, plastic trunking, MMMF insulation and insulating board panels behind plasterboard below windows, metal and timber frames with timber doors, carpet to concrete floor. En-suite - Modern suspended ceiling with spray coating to concrete, modern AHU and ducting to void, ceramic tiled plasterboard walls, metal window frames as in bedroom, timber door and frame, metal bath with bitumen pad, ceramic toilet, plastic basin, ceramic tiled solid floor.
Renaissance Hotel	1314	13th Floor – 1314	Bedroom - Textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulation, metal window frames set in concrete and secondary glazing with modern insulation between to timber sill with non asbestos packers, plastic trunking, MMMF insulation and insulating board panels behind plasterboard below windows, metal and timber frames with timber doors, carpet to concrete floor. En-suite - Modern suspended ceiling with spray coating to concrete, modern AHU and ducting to void, ceramic tiled plasterboard walls, timber door and frame, metal

			bath with no pad, ceramic toilet, plastic basin, ceramic tiled solid floor.
Renaissance Hotel	1315	13th Floor – 1315	Bedroom - Textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulation, metal window frames set in concrete and secondary glazing with modern insulation between to timber sill with non asbestos packers, plastic trunking, MMMF insulation and insulating board panels behind plasterboard below windows, metal and timber frames with timber doors, carpet to concrete floor. En-suite - Modern suspended ceiling with spray coating to concrete, modern AHU and ducting to void, ceramic tiled plasterboard walls, timber door and frame, metal bath with bitumen pad, ceramic toilet, plastic basin, ceramic tiled solid floor.
Renaissance Hotel	1316	13th Floor – 1316	Bedroom - Textured coating to plasterboard ceiling with plaster coving, plasterboard walls with MMMF insulation, metal window frames set in concrete and secondary glazing with modern insulation between to timber sill with non asbestos packers, plastic trunking, MMMF insulation and insulating board panels behind plasterboard below windows, metal and timber frames with timber doors, carpet to concrete floor. En-suite - Modern suspended ceiling with spray coating to concrete, modern AHU and ducting to void, ceramic tiled plasterboard walls, timber door and frame, metal bath with bitumen pad, ceramic toilet, plastic basin, ceramic tiled solid floor.
Renaissance Hotel	Corridor 1	13th Floor – Corridor 1	Modern suspended ceiling with spray coating to concrete ceiling, MMMF and foam insulated pipework to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl to stair lobby.
Renaissance Hotel	Corridor 2	13th Floor – Corridor 2	Modern suspended ceiling with spray coating to concrete ceiling, MMMF and foam insulated pipework to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl to stair lobby.
Renaissance Hotel	Duct riser	13th Floor – Duct riser	Spray coating to concrete ceiling, plasterboard walls with MMMF insulation, metal window frames and infill panels with timber sill and insulation board panels to cavity below, MMMF insulated pipework, metal ducting, timber door and frame, concrete floor.
Renaissance Hotel	Electrical riser	13th Floor – Electrical riser	Concrete ceiling, brick, concrete and plasterboard walls, bank of electrics with timber back board, timber doors and frames, concrete floor.
Renaissance Hotel	Lift lobby	13th Floor – Lift lobby	Modern suspended ceiling with spray coating to concrete ceiling, MMMF and foam insulated pipework to void, plasterboard walls with MMMF insulation, metal window frame with insulating board panel to cavity below, timber doors and frames, carpet to concrete floor.
Renaissance Hotel	Linen riser	13th Floor – Linen riser	Spray coated concrete ceiling, plasterboard walls with MMMF insulation, modern electrics, 1no laundry chute with textured coating, timber door and frame, concrete floor.

Renaissance Hotel	Risers	13th Floor – Risers	10no Risers - spray coating to concrete ceilings, plasterboard walls with MMMF insulation to cavities, timber doors and frames, bare and MMMF insulated modern ducting and pipework, plastic cisterns, concrete floors.
Renaissance Hotel	Service	13th Floor – Services	Modern suspended ceiling with spray coating to concrete ceiling, MMMF insulated pipework to void, plasterboard walls with MMMF insulation, timber boxing housing MMMF insulated plastic pipework, timber doors and frames, metal radiator and pipework, modern vinyl flooring to concrete floor.
Renaissance Hotel	Staff lobby	13th Floor – Staff lobby	Modern suspended ceiling with spray coating to concrete ceiling, MMMF and foam insulated pipework to void, plasterboard walls with MMMF insulation, metal window frame with MMMF to cavity below, timber doors and frames, modern vinyl to concrete floor. Wet riser with spray to ceiling, brick walls, bare metal pipework with rubber gasket, concrete floor.
Renaissance Hotel	Stair 1	13th Floor – Stair 1	Plastered concrete ceiling and walls, metal window frames, timber door and frame with board beading, timber skirting, metal balustrade, concrete floor and stairs.
Renaissance Hotel	Stair 2	13th Floor – Stair 2	Concrete ceiling with area of modern suspended ceiling with MMMF insulated pipework to void, solid plastered walls, metal window frames, timber door and frame with board beading, timber and metal balustrade, vinyl tiles to solid floor.
Renaissance Hotel	Stair 3	13th Floor – Stair 3	Plastered concrete ceiling and walls, metal window frames, timber door and frame with board beading, timber skirting, metal balustrade, concrete floor and stairs.
Renaissance Hotel	Store	13th Floor – Store	Modern suspended ceiling with spray coating to concrete ceiling, MMMF insulated pipework and modern ducting to void, plasterboard walls with MMMF insulation, timber doors and frames, bare metal and plastic pipework, modern vinyl to concrete floor.



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

Survey reference:
J048062

Survey date:
January 2021

Building:
Main

Floor:
Thirteenth

Site address:
Renaissance Manchester Hotel
Blackfriars Street,
Manchester,
M3 2EQ

End of report

REFURBISHMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS

CLIENT: Deansgate SOF Alliance HotelCo Limited c/o Starwood Capital Europe Advisers

SITE: Renaissance Manchester Hotel, Blackfriars Street, Manchester,M3 2EQ

Job number	J048314
Number of high risk materials	0
Number of medium risk materials	4
Number of low/ very low risk materials	136

Issue	Date	Status
Version 1	02/03/2021	Issued

Eton Environmental Group Ltd Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH tel: 01325 366886 Fax: 01325 366914
info@etongroup.co.uk

Registered office: Eton Environmental Group Ltd, 135 Slough Road, Datchet, SL3 9AE No. 05145774

SECTION 1 - EXECUTIVE SUMMARY

TYPE OF SURVEY: Refurbishment

SCOPE & EXTENT OF SURVEY: All areas of the building

Locations of asbestos containing materials (ACMs) and actions

Action	Floor/ room
Manage	None recorded
Encapsulate	None recorded
Enclose	None recorded
	Renaissance Hotel / 10th Floor / Lift lobby - Insulating board infill panels , Renaissance Hotel / 10th Floor / Stair 1 - Insulating board , Renaissance Hotel / 10th Floor / Stair 1 - Insulating board beading, Renaissance Hotel / 10th Floor / Stair 2 - Grey vinyl tiles and adhesive , Renaissance Hotel / 10th Floor / Stair 2 - Insulating board beading , Renaissance Hotel / 10th Floor / Stair 2 - Insulating board infill , Renaissance Hotel / 10th Floor / Stair 3 - Insulating board , Renaissance Hotel / 10th Floor / Stair 3 - Insulating board beading, Renaissance Hotel / 10th Floor / Wet riser - Grey vinyl tiles and adhesive , Renaissance Hotel / 11th Floor / Lift lobby - Insulating board infill panels , Renaissance Hotel / 11th Floor / Staff lobby - Insulating board beading , Renaissance Hotel / 11th Floor / Stair 1 - Insulating board , Renaissance Hotel / 11th Floor / Stair 1 - Insulating board beading, Renaissance Hotel / 11th Floor / Stair 2 - Grey vinyl tiles and adhesive , Renaissance Hotel / 11th Floor / Stair 2 - Insulating board beading , Renaissance Hotel / 11th Floor / Stair 2 - Insulating board infill , Renaissance Hotel / 11th Floor / Stair 3 - Insulating board , Renaissance Hotel / 11th Floor / Stair 3 - Insulating board beading, Renaissance Hotel / 11th Floor / Wet riser - Grey vinyl tiles and adhesive , Renaissance Hotel / 12th Floor / Lift lobby - Insulating board infill panels , Renaissance Hotel / 12th Floor / Stair 1 - Insulating board , Renaissance Hotel / 12th Floor / Stair 1 - Insulating board beading, Renaissance Hotel / 12th Floor / Stair 2 - Grey vinyl tiles and adhesive , Renaissance Hotel / 12th Floor / Stair 2 - Insulating board beading , Renaissance Hotel / 12th Floor / Stair 2 - Insulating board infill , Renaissance Hotel / 12th Floor / Stair 3 - Insulating board , Renaissance Hotel / 12th Floor / Stair 3 - Insulating board beading, Renaissance Hotel / 14th Floor / Stair 2 - Grey vinyl tiles and adhesive , Renaissance Hotel / 14th Floor / Stair 2 - Insulating board infill , Renaissance Hotel / 15th Floor / Boiler House - Gaskets , Renaissance Hotel / 15th Floor / Boiler House - Rope seals, Renaissance Hotel / 15th Floor / Boiler House - Textile cover , Renaissance Hotel / 15th Floor / Lift motor room - Break pads, Renaissance Hotel / 1st Floor / Lift lobby - Insulating board infill panels , Renaissance Hotel / 1st Floor / Plant room - Gaskets , Renaissance Hotel / 1st Floor / Staff lobby - Insulating board beading , Renaissance Hotel / 1st Floor / Stair 1 - Insulating board , Renaissance Hotel / 1st Floor / Stair 1 - Insulating board beading, Renaissance Hotel / 1st Floor / Stair 2 - Grey vinyl tiles and adhesive , Renaissance Hotel / 1st Floor / Stair 2 - Insulating board beading , Renaissance Hotel / 1st Floor / Stair 2 - Insulating board infill , Renaissance Hotel / 1st Floor / Stair 3 - Insulating board , Renaissance Hotel / 1st Floor / Stair 3 - Insulating board beading, Renaissance Hotel / 1st Floor / Wet Riser - Grey tile and adhesive , Renaissance Hotel / 2nd Floor / Lift lobby - Insulating board infill panels , Renaissance Hotel / 2nd Floor / Stair 1 - Insulating board , Renaissance Hotel / 2nd Floor / Stair 1 -

Remove	Insulating board beading, Renaissance Hotel / 2nd Floor / Stair 2 - Grey vinyl tiles and adhesive , Renaissance Hotel / 2nd Floor / Stair 2 - Insulating board beading , Renaissance Hotel / 2nd Floor / Stair 2 - Insulating board infill , Renaissance Hotel / 2nd Floor / Stair 3 - Insulating board , Renaissance Hotel / 2nd Floor / Stair 3 - Insulating board beading, Renaissance Hotel / 2nd Floor / Wet riser - Grey tile and adhesive , Renaissance Hotel / 3rd Floor / Lift lobby - Insulating board infill panels , Renaissance Hotel / 3rd Floor / Stair 1 - Insulating board , Renaissance Hotel / 3rd Floor / Stair 1 - Insulating board beading, Renaissance Hotel / 3rd Floor / Stair 2 - Grey vinyl tiles and adhesive , Renaissance Hotel / 3rd Floor / Stair 2 - Insulating board beading , Renaissance Hotel / 3rd Floor / Stair 2 - Insulating board infill , Renaissance Hotel / 3rd Floor / Stair 3 - Insulating board , Renaissance Hotel / 3rd Floor / Stair 3 - Insulating board beading, Renaissance Hotel / 3rd Floor / Wet riser - Bitumen adhesive , Renaissance Hotel / 4th Floor / Lift lobby - Insulating board infill panels , Renaissance Hotel / 4th Floor / Stair 1 - Insulating board , Renaissance Hotel / 4th Floor / Stair 1 - Insulating board beading, Renaissance Hotel / 4th Floor / Stair 2 - Grey vinyl tiles and adhesive , Renaissance Hotel / 4th Floor / Stair 2 - Insulating board beading , Renaissance Hotel / 4th Floor / Stair 2 - Insulating board infill , Renaissance Hotel / 4th Floor / Stair 3 - Insulating board , Renaissance Hotel / 4th Floor / Stair 3 - Insulating board beading, Renaissance Hotel / 4th Floor / Wet riser - Bitumen adhesive , Renaissance Hotel / 5th Floor / Lift lobby - Insulating board infill panels , Renaissance Hotel / 5th Floor / Staff lobby - Insulating board beading , Renaissance Hotel / 5th Floor / Stair 1 - Insulating board , Renaissance Hotel / 5th Floor / Stair 1 - Insulating board beading, Renaissance Hotel / 5th Floor / Stair 2 - Grey vinyl tiles and adhesive , Renaissance Hotel / 5th Floor / Stair 2 - Insulating board beading , Renaissance Hotel / 5th Floor / Stair 2 - Insulating board infill , Renaissance Hotel / 5th Floor / Stair 3 - Insulating board , Renaissance Hotel / 5th Floor / Stair 3 - Insulating board beading, Renaissance Hotel / 5th Floor / Wet riser - Bitumen adhesive , Renaissance Hotel / 6th Floor / Lift lobby - Insulating board infill panels , Renaissance Hotel / 6th Floor / Stair 1 - Insulating board , Renaissance Hotel / 6th Floor / Stair 1 - Insulating board beading, Renaissance Hotel / 6th Floor / Stair 2 - Grey vinyl tiles and adhesive , Renaissance Hotel / 6th Floor / Stair 2 - Insulating board beading , Renaissance Hotel / 6th Floor / Stair 2 - Insulating board infill , Renaissance Hotel / 6th Floor / Stair 3 - Insulating board , Renaissance Hotel / 6th Floor / Stair 3 - Insulating board beading, Renaissance Hotel / 6th Floor / Wet riser - Bitumen adhesive , Renaissance Hotel / 7th Floor / Lift lobby - Insulating board infill panels , Renaissance Hotel / 7th Floor / Staff lobby - Insulating board beading , Renaissance Hotel / 7th Floor / Stair 1 - Insulating board , Renaissance Hotel / 7th Floor / Stair 1 - Insulating board beading, Renaissance Hotel / 7th Floor / Stair 2 - Grey vinyl tiles and adhesive , Renaissance Hotel / 7th Floor / Stair 2 - Insulating board beading , Renaissance Hotel / 7th Floor / Stair 2 - Insulating board infill , Renaissance Hotel / 7th Floor / Stair 3 - Insulating board , Renaissance Hotel / 7th Floor / Stair 3 - Insulating board beading, Renaissance Hotel / 7th Floor / Wet riser - Bitumen adhesive , Renaissance Hotel / 8th Floor / Lift lobby - Insulating board infill panels , Renaissance Hotel / 8th Floor / Stair 1 - Insulating board , Renaissance Hotel / 8th Floor / Stair 1 - Insulating board beading, Renaissance Hotel / 8th Floor / Stair 2 - Grey vinyl tiles and adhesive , Renaissance Hotel / 8th Floor / Stair 2 - Insulating board beading , Renaissance Hotel / 8th Floor / Stair 2 - Insulating board infill , Renaissance Hotel / 8th Floor / Stair 3 - Insulating board , Renaissance Hotel / 8th Floor / Stair 3 - Insulating board beading, Renaissance Hotel / 8th Floor / Wet riser - Bitumen adhesive , Renaissance Hotel / 9th Floor / Lift lobby - Insulating board infill panels , Renaissance Hotel / 9th Floor / Staff lobby - Insulating board beading, Renaissance Hotel / 9th Floor / Stair 1 - Insulating board , Renaissance Hotel / 9th Floor / Stair 1 - Insulating board beading, Renaissance Hotel / 9th Floor / Stair 2 - Grey vinyl tiles and adhesive , Renaissance Hotel / 9th Floor / Stair 2 - Insulating board beading , Renaissance Hotel / 9th Floor / Stair 2 - Insulating board infill , Renaissance Hotel / 9th Floor / Stair 3 - Insulating board , Renaissance Hotel / 9th Floor / Stair 3 - Insulating board beading, Renaissance Hotel / 9th Floor / Wet riser - Grey vinyl tiles and adhesive , Renaissance Hotel / Basement 1 / Car park - Insulating board boxing , Renaissance Hotel / Basement 1 / Laundry lift motor room - Board lining, Renaissance Hotel / External / Service road - Gaskets , Renaissance Hotel / Ground Floor / Laundry - Gaskets , Renaissance Hotel / Ground Floor / Paint store - Gaskets , Renaissance Hotel / Ground Floor / Plant room - Bitumen/mastic, Renaissance Hotel / Ground Floor / Plant room - Gaskets , Renaissance Hotel / Ground Floor / Reception stairwell - Grey vinyl tiles and adhesive , Renaissance Hotel / Ground Floor / Stair 2 - Bitumen adhesive , Renaissance Hotel / Mezzanine / Ballroom store - Board lining , Renaissance Hotel / Mezzanine / Ballroom store - Insulating board boxing, Renaissance Hotel / Mezzanine / Electrical plant - Insulating board

	lining , Renaissance Hotel / Mezzanine / Finishing kitchen - Gaskets , Renaissance Hotel / Mezzanine / Plant room - Gaskets , Renaissance Hotel / Mezzanine / Reception stairwell - Grey vinyl tiles and adhesive , Renaissance Hotel / Mezzanine / Reception stairwell - Insulating board , Renaissance Hotel / Mezzanine / Reception stairwell - Insulating board lining , Renaissance Hotel / Mezzanine / Reception stairwell - Insulating board panels, Renaissance Hotel / Mezzanine / Stair 1 - Insulating board infill
Restrict Access	None recorded
Inspect Prior to Disturbance	None recorded
Restrict access and remove	None recorded

Areas where no access recorded

Floor/ room
Renaissance Hotel /External/Roof 3 – No access within EE cabin - under third party control
Renaissance Hotel /Ground Floor/Electrical sub station – No access - under third party control
Renaissance Hotel /12th Floor/Electrical riser – No access within electrics throughout all bedroom floors - live services
Renaissance Hotel /15th Floor/Lift motor room – No access within electrics - live services
Renaissance Hotel /15th Floor/Boiler House – No access to plant/equipment throughout boiler room - live services
Renaissance Hotel /Mezzanine/Electrical plant – No access within electrics - live services

SECTION 2 - INTRODUCTION

The purpose of the survey is to assist duty holders in managing asbestos within premises. The survey is to provide sufficient information for an asbestos register and allow for the planning of removal of all ACMs as far as reasonably practicable from the premises prior to refurbishment.

In most cases the survey will have two main aims:

- it must as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs;
- it should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.

SITE DETAILS

Site description, age and construction
The site is a commercial hotel with construction estimated to be between the 1960's and 1970's. Externally the hotel is constructed of brick and concrete walls, metal windows frames and infill panels, metal and timber doors and frames and no visible damp proof course. Internally the hotel is lined with plasterboard, concrete and metal ceilings, block, concrete and plasterboard walls, timber and metal doors and frames and a variety of flooring throughout.
Use and occupation of site
The site is used as a commercial hotel but was vacant at the time of survey.
Scope of survey
This survey report covers the soft stripped and partially hard stripped areas for an internal refit and was only undertaken in areas and to structures at the direction of the client.

SECTION 3 - GENERAL SITE INFORMATION

Survey information	
Client	Deansgate SOF Alliance HotelCo Limited c/o Starwood Capital Europe Advisers
Client address	LLP 2nd Floor, One Eagle Place St James', London,SW1Y 6AF
Client Contact	Darrel Owens
Site address	Renaissance Manchester Hotel, Blackfriars Street, Manchester,M3 2EQ
Type of Survey	Refurbishment Survey
Survey Start Date	1 Feb 2021
Survey End Date	17 Feb 2021
Surveyor/s	Matthew Douglas
Job number	J048314

Report index	
Section 1	Executive summary
Section 2	Introduction
Section 3	General site information
Section 4	Survey results table
Section 5	Conclusions and actions
Section 6	Limitations of survey
Appendix A	Non-asbestos samples and assessments
Appendix B	Material assessment records & photographs
Appendix C	Certificates of bulk sample analysis
Appendix D	Sample/ assessment location plans
Appendix E	General observations

Report prepared by			
Matthew Douglas	Surveyor		2 Mar 2021

Report verified by			
Michael Stewart	Technical Reviewer		2 Mar 2021

Eton Environmental Group Ltd were instructed to undertake a survey for asbestos containing materials at these premises in accordance with the instructions received from the client. The scope of the survey is summarised below, and is in accordance with HSE document HSG264 “Asbestos: The survey guide” and our documented in-house quality system as accredited by UKAS to ISO17020.

SURVEY INSTRUCTIONS

Survey type instructed	Refurbishment Survey
Included areas	All areas of the hotel were included in this survey.
Excluded areas	N/A.

Agreed exclusions, inaccessible areas and any variations from the method

In accordance with the PSQ J048314 authorised on 29/01/2021

In the parts of the building covered by the scope of the refurbishment survey, restrictions were put in place at the specific request of the client.

Because of these restrictions, external roofs, doors, door frames and window cills were not removed throughout.

If any refurbishment works may disturb these other installations, survey access should be provided beforehand.

Because of these restrictions, observations made and samples taken are assumed to be representative of the whole. However, it cannot be guaranteed that all areas of the building are similar and therefore any installations and locations that are either opened through small holes or not intrusively opened at all should be treated with additional caution and further survey access gained if required.

Eton Environmental Group Ltd endeavoured to conduct the survey as thoroughly as possible within the remit and constraints as stated by the client. Where access restrictions are noted, it is strongly recommended that during the refurbishment works this report is used as a guide but not taken as definitive of ACMs in the building. Caution must be used when accessing any areas and if suspect materials are noted works should cease until further competent advice is sought.

It is strongly recommended that this report is used as a whole document. Use of individual sections e.g. plans or survey results table alone may lead to misinterpretation for which Eton Environmental Group Ltd cannot be held responsible. This report is a technical document in line with current legislation and guidance. Should clarification be required contact Eton Environmental Group Ltd.

Material & Priority Risk Assessments

Material Risk Assessment:

Material assessment scoring is not a requirement for refurbishment surveys. However, this report does contain material assessment scoring in case ACMs are to remain after refurbishment or management of ACMs is required until refurbishment is undertaken.

The material risk is determined by four parameters, which will assess the risk of fibre release from an ACM when subject to normal disturbance; product type, extent of damage or deterioration, surface treatment and asbestos type.
Each parameter is given a risk score: 3 = high, 2 = medium, 1 = low and 0 = very low.
The total material risk score is the sum total with materials with a score of 10 or more are regarded as having a high fibre release potential, between 7 and 9 a medium fibre release potential, 5 and 6 as a low fibre release potential. Scores of 4 or less are regarded as having a very low fibre release potential. Non-asbestos containing materials are not scored.
Based upon the material risk score, recommendations for control actions and management actions are derived to ensure areas of concern are made safe and remaining ACMs are suitably managed.

Priority Risk Assessment:

Priority risk scoring is undertaken only at the specific request of the client. The Control of Asbestos Regulations (CAR) 2012 requires the duty holder to assess the risks associated with the activities on the premises, additional to those considered within the material risk. Although the duty holder has a responsibility for the priority score, Eton Environmental Group Ltd may collect this information with assistance from the client.

Scores will be between 0 and 12 (10-12 high, 6-9 moderate, 3-5 low and 1-2 very low). Where the priority assessment has not been undertaken, these fields will be left blank for the duty holder to complete. Non-asbestos containing materials are not scored and the priority assessment fields do not appear for these materials.

Total Risk Scores:

The total risk scores are calculated by addition of the material & priority risk scores to give an indication of the relative risk of each ACM, total risk scores between 19-24 are high risk, scores between 13-18 are moderate risk, scores between 9-12 are low risk and scores below 9 are considered as very low risk. Where the priority assessment has not been undertaken, this field will be left blank for the duty holder to complete.

Recommendations:

Recommendations are made to the client based upon all factors including risk scoring. These recommendations fall into two categories, management actions and control actions. Control actions are used to describe actions that will have to be undertaken to the ACM directly and may require specialist treatment or works e.g. encapsulation, repair or removal.In a refurbishment survey report control actions will recommend removal of all materials unless removal is not reasonably practicable. Where removal is time consuming and resource-intensive and only involves removal of lower risk materials such as textured coatings containing asbestos, then removal may not be reasonably practicable.
Management actions are used to describe actions that should be undertaken that do not necessarily involve direct treatment to the ACM e.g. labelling of ACMs, regular inspection for damage/ deterioration, informing tenants/ staff/ contractors or isolation.

SECTION 4 - SURVEY RESULTS TABLE

The data contained within this table shows the known asbestos containing materials (ACMs) for this site as identified at the time of the survey.

The results were compiled by Eton Environmental Group Ltd in accordance with the Health and Safety Executive document HSG264, the Control of Asbestos Regulations (CAR) 2012 and our documented in-house quality procedures as accredited by UKAS to ISO17020.

The data shown may refer to historical data and information provided by the client. Eton Environmental Group Ltd cannot be held responsible for the accuracy of the data included where it is supplied by the client (including the interpretation of any supplied information).

The information in this survey report should be used to form the asbestos register which is a key component of the management plan. The survey report itself will generally not be the asbestos register. The asbestos register will be a simpler document and will not contain most of the information in the survey report, e.g. the bulk analysis results or survey site information.

Regulation 4 of the Control of Asbestos Regulations 2012 dictates that the duty holder should make a written record of the location and condition of known and presumed ACMs and keep the record up to date. This should include regular inspections of the known ACMs and the records updated accordingly. This information must be given to any persons liable to disturb ACMs (e.g. maintenance operatives).

Regulation 11 of the Control of Asbestos Regulations 2012 requires all employers to prevent the exposure of employees and contractors to asbestos as far as reasonably practicable.

The information within this register/ report is provided to the client and Eton Environmental Group Ltd cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to any works in areas that may contain or conceal ACMs, professional advice from a competent organisation or person should be sought. It is strongly recommended that any remedial works to be undertaken to ACMs identified should be based upon a written specification, site visit and other relevant documentation of works and not solely on this report.

Actions listed in the table and MARs in appendix B indicate the following recommendations:

Action	Recommendation
Manage	Inform staff/ contractors, label, re-inspect on a regular basis as per asbestos management plan
Encapsulate	Paint with a suitable proprietary sealant by competent persons and manage as above
Enclose	Box in/ surround with rigid material e.g. timber board and manage as above
Remove	Removal to be undertaken by competent persons
Restrict Access	Take immediate steps to prevent exposure e.g. warning signs, locking rooms, informing staff/ contractors

The table below shows the known ACMs for this site as identified at the time of the survey. Areas of no access should be presumed to contain asbestos until proven otherwise. If this table is blank then no ACMs have been detected within the scope of the survey. Further details of actions recommended are in section 5.

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	External / Roof 3	0004	No access within EE cabin	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	External / Service road	0415	Gaskets to pipework	Gaskets	Surface Sealed	Low Damage	20no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Renaissance Hotel	Basement 1 / Laundry lift motor room	0414	Board lining within door	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	Basement 1 / Car park	0417	Insulating board boxing by ramp to car park	Board	Unsealed	Low Damage	10m²	Occasionally likely to be disturbed	Identified	Amosite	(7) Medium	-	Remove
Renaissance Hotel	Ground Floor / Paint store	0396	Gaskets to pipework	Gaskets	Surface Sealed	Low Damage	6no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Renaissance Hotel	Ground Floor / Electrical sub station	0398	No access	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	Ground Floor / Laundry	0402	Gaskets to water pipework	Gaskets	Surface Sealed	Low Damage	2no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Renaissance Hotel	Ground Floor / Reception stairwell	0408	Grey vinyl tiles and adhesive to floor below carpet	Vinyl Floor Tiles	Completely Sealed	Low Damage	25m²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	Ground Floor / Stair 2	0411	Bitumen adhesive to floor below modern vinyl	Bitumen	Completely Sealed	Low Damage	30m²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	Ground Floor / Plant room	0418	Gaskets to pipework rear right	Gaskets	Surface Sealed	Low Damage	16no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	Ground Floor / Plant room	0419	Bitumen/mastic to metal water tanks	Well Bound Material	Completely Sealed	Low Damage	100lm	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	Ground Floor / Plant room	0421	Gaskets to pipework around water tanks	Gaskets	Surface Sealed	Low Damage	10no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Renaissance Hotel	Ground Floor / Plant room	0422	Gaskets to black pipework over green pumps	Gaskets	Surface Sealed	Low Damage	>15no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Renaissance Hotel	1st Floor / Stair 1	0324	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Strongly Presumed (322)	Amosite	(6) Low	-	Remove
Renaissance Hotel	1st Floor / Stair 1	0325	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (323)	Amosite	(6) Low	-	Remove
Renaissance Hotel	1st Floor / Lift lobby	0332	Insulating board infill panels above window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (314)	Amosite	(6) Low	-	Remove
Renaissance Hotel	1st Floor / Wet Riser	0334	Grey tile and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed (309)	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	1st Floor / Staff lobby	0336	Insulating board beading to header over cupboard	Board	Surface Sealed	Low Damage	2lm	Occasionally likely to be disturbed	Strongly Presumed (312)	Amosite	(6) Low	-	Remove
Renaissance Hotel	1st Floor / Stair 2	0337	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²	Occasionally likely to be disturbed	Strongly Presumed (309)	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	1st Floor / Stair 2	0338	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5lm	Occasionally likely to be disturbed	Strongly Presumed (311)	Amosite	(6) Low	-	Remove

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	1st Floor / Stair 2	0339	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Strongly Presumed (312)	Amosite	(6) Low	-	Remove
Renaissance Hotel	1st Floor / Stair 3	0351	Insulating board beading to door	Board	Surface Sealed	Low Damage	3lm	Occasionally likely to be disturbed	Strongly Presumed (297)	Amosite	(6) Low	-	Remove
Renaissance Hotel	1st Floor / Stair 3	0352	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (298)	Amosite	(6) Low	-	Remove
Renaissance Hotel	1st Floor / Plant room	0355	Gaskets to pipework	Gaskets	Surface Sealed	Low Damage	Throughout	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Renaissance Hotel	2nd Floor / Stair 3	0297	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	2nd Floor / Stair 3	0298	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	2nd Floor / Wet riser	0309	Grey tile and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	2nd Floor / Stair 2	0310	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²	Occasionally likely to be disturbed	Strongly Presumed (309)	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	2nd Floor / Stair 2	0311	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	2nd Floor / Stair 2	0312	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	2nd Floor / Lift lobby	0314	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	2nd Floor / Stair 1	0322	Insulating board beading to door	Board	Surface Sealed	Low Damage	3lm	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	2nd Floor / Stair 1	0323	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	3rd Floor / Stair 3	0269	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Strongly Presumed (240)	Amosite	(6) Low	-	Remove
Renaissance Hotel	3rd Floor / Stair 3	0270	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (241)	Amosite	(6) Low	-	Remove
Renaissance Hotel	3rd Floor / Lift lobby	0282	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Strongly Presumed (259)	Amosite	(6) Low	-	Remove
Renaissance Hotel	3rd Floor / Stair 2	0284	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²	Occasionally likely to be disturbed	Strongly Presumed (253)	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	3rd Floor / Stair 2	0285	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (254)	Amosite	(6) Low	-	Remove
Renaissance Hotel	3rd Floor / Stair 2	0286	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8lm	Occasionally likely to be disturbed	Strongly Presumed (255)	Amosite	(6) Low	-	Remove
Renaissance Hotel	3rd Floor / Wet riser	0288	Bitumen adhesive to floor	Bitumen	Completely Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed (258)	Chrysotile	(3) Very low	-	Remove

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	3rd Floor / Stair 1	0295	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Strongly Presumed (266)	Amosite	(6) Low	-	Remove
Renaissance Hotel	3rd Floor / Stair 1	0296	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (267)	Amosite	(6) Low	-	Remove
Renaissance Hotel	4th Floor / Stair 3	0240	Insulating board beading to door	Board	Surface Sealed	Low Damage	3lm	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	4th Floor / Stair 3	0241	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	4th Floor / Stair 2	0253	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	4th Floor / Stair 2	0254	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	4th Floor / Stair 2	0255	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8lm	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	4th Floor / Wet riser	0258	Bitumen adhesive to floor	Bitumen	Completely Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	4th Floor / Lift lobby	0259	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	4th Floor / Stair 1	0266	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	4th Floor / Stair 1	0267	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	5th Floor / Stair 1	0208	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	5th Floor / Stair 1	0209	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	5th Floor / Lift lobby	0215	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Strongly Presumed (170)	Amosite	(6) Low	-	Remove
Renaissance Hotel	5th Floor / Stair 3	0219	Insulating board beading to door	Board	Surface Sealed	Low Damage	6m²	Occasionally likely to be disturbed	Strongly Presumed (152)	Amosite	(6) Low	-	Remove
Renaissance Hotel	5th Floor / Stair 3	0220	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (153)	Amosite	(6) Low	-	Remove
Renaissance Hotel	5th Floor / Staff lobby	0231	Insulating board beading to cupboard door header	Board	Surface Sealed	Low Damage	2lm	Occasionally likely to be disturbed	Strongly Presumed (166)	Amosite	(6) Low	-	Remove
Renaissance Hotel	5th Floor / Stair 2	0232	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²	Occasionally likely to be disturbed	Strongly Presumed (197)	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	5th Floor / Stair 2	0233	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (198)	Amosite	(6) Low	-	Remove
Renaissance Hotel	5th Floor / Stair 2	0234	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8lm	Occasionally likely to be disturbed	Strongly Presumed (199)	Amosite	(6) Low	-	Remove

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	5th Floor / Wet riser	0235	Bitumen adhesive to floor	Bitumen	Completely Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed (133)	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	6th Floor / Stair 3	0179	Insulating board beading to door	Board	Surface Sealed	Low Damage	3lm	Occasionally likely to be disturbed	Strongly Presumed (152)	Amosite	(6) Low	-	Remove
Renaissance Hotel	6th Floor / Stair 3	0180	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (153)	Amosite	(6) Low	-	Remove
Renaissance Hotel	6th Floor / Lift lobby	0192	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Strongly Presumed (170)	Amosite	(6) Low	-	Remove
Renaissance Hotel	6th Floor / Wet riser	0195	Bitumen adhesive to floor	Bitumen	Completely Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed (133)	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	6th Floor / Stair 2	0197	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	6th Floor / Stair 2	0198	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	6th Floor / Stair 2	0199	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8lm	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	6th Floor / Stair 1	0206	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Strongly Presumed (118)	Amosite	(6) Low	-	Remove
Renaissance Hotel	6th Floor / Stair 1	0207	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (119)	Amosite	(6) Low	-	Remove

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	7th Floor / Stair 3	0152	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	7th Floor / Stair 3	0153	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	7th Floor / Staff lobby	0166	Insulating board beading to cupboard door header	Board	Surface Sealed	Low Damage	2lm	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	7th Floor / Stair 2	0167	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²	Occasionally likely to be disturbed	Strongly Presumed (053)	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	7th Floor / Stair 2	0168	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5	Occasionally likely to be disturbed	Strongly Presumed (054)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	7th Floor / Stair 2	0169	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8lm	Occasionally likely to be disturbed	Strongly Presumed (055)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	7th Floor / Lift lobby	0170	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	7th Floor / Stair 1	0177	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Strongly Presumed (118)	Amosite	(6) Low	-	Remove
Renaissance Hotel	7th Floor / Stair 1	0178	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (119)	Amosite	(6) Low	-	Remove
Renaissance Hotel	7th Floor / Wet riser	0200	Bitumen adhesive to floor	Bitumen	Completely Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed (133)	Chrysotile	(3) Very low	-	Remove

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	8th Floor / Stair 1	0126	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Strongly Presumed (118)	Amosite	(6) Low	-	Remove
Renaissance Hotel	8th Floor / Stair 1	0127	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (119)	Amosite	(6) Low	-	Remove
Renaissance Hotel	8th Floor / Wet riser	0133	Bitumen adhesive to floor	Bitumen	Completely Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	8th Floor / Stair 2	0136	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²	Occasionally likely to be disturbed	Strongly Presumed (053)	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	8th Floor / Stair 2	0137	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (054)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	8th Floor / Stair 2	0138	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8lm	Occasionally likely to be disturbed	Strongly Presumed (055)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	8th Floor / Lift lobby	0139	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Strongly Presumed (088)	Amosite	(6) Low	-	Remove
Renaissance Hotel	8th Floor / Stair 3	0150	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Strongly Presumed (098)	Amosite	(6) Low	-	Remove
Renaissance Hotel	8th Floor / Stair 3	0151	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (099)	Amosite	(6) Low	-	Remove
Renaissance Hotel	9th Floor / Stair 3	0098	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	9th Floor / Stair 3	0099	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	9th Floor / Lift lobby	0106	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	1.5lm	Occasionally likely to be disturbed	Strongly Presumed (088)	Amosite	(6) Low	-	Remove
Renaissance Hotel	9th Floor / Stair 1	0118	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	9th Floor / Stair 1	0119	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	9th Floor / Wet riser	0120	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed (053)	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	9th Floor / Staff lobby	0122	Insulating board beading to header of cupboard	Board	Surface Sealed	Low Damage	2lm	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	9th Floor / Stair 2	0123	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²	Occasionally likely to be disturbed	Strongly Presumed (053)	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	9th Floor / Stair 2	0124	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (054)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	9th Floor / Stair 2	0125	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8lm	Occasionally likely to be disturbed	Strongly Presumed (055)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	10th Floor / Stair 3	0069	Insulating board beading to door	Board	Surface Sealed	Low Damage	3lm	Occasionally likely to be disturbed	Strongly Presumed (037)	Chrysotile + Amosite	(6) Low	-	Remove

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	10th Floor / Stair 3	0070	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (038)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	10th Floor / Stair 2	0082	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²	Occasionally likely to be disturbed	Strongly Presumed (053)	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	10th Floor / Stair 2	0083	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (054)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	10th Floor / Stair 2	0084	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Strongly Presumed (055)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	10th Floor / Wet riser	0086	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed (053)	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	10th Floor / Lift lobby	0088	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	1.5m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	10th Floor / Stair 1	0096	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Strongly Presumed (012)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	10th Floor / Stair 1	0097	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (013)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	11th Floor / Stair 3	0041	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Strongly Presumed (037)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	11th Floor / Stair 3	0042	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (038)	Chrysotile + Amosite	(6) Low	-	Remove

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	11th Floor / Stair 2	0053	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	11th Floor / Stair 2	0054	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	11th Floor / Stair 2	0055	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8lm	Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	11th Floor / Staff lobby	0057	Insulating board beading to header over cupboard	Board	Surface Sealed	Low Damage	2lm	Occasionally likely to be disturbed	Strongly Presumed (055)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	11th Floor / Wet riser	0058	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed (053)	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	11th Floor / Lift lobby	0059	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	1.5m²	Occasionally likely to be disturbed	Strongly Presumed (024)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	11th Floor / Stair 1	0067	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Strongly Presumed (012)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	11th Floor / Stair 1	0068	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Strongly Presumed (013)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	12th Floor / Stair 1	0012	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	12th Floor / Stair 1	0013	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	12th Floor / Electrical riser	0023	No access within electrics throughout all bedroom floors	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	12th Floor / Lift lobby	0024	Insulating board infill panels above and below window	Board	Surface Sealed	Low Damage	1.5m²	Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	12th Floor / Stair 2	0027	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	15m²	Occasionally likely to be disturbed	Strongly Presumed (011)	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	12th Floor / Stair 2	0028	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Strongly Presumed (013)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	12th Floor / Stair 2	0029	Insulating board beading to door and header	Board	Surface Sealed	Low Damage	8lm	Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	12th Floor / Stair 3	0037	Insulating board beading to door	Board	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	12th Floor / Stair 3	0038	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	14th Floor / Stair 2	0011	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	12m²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	14th Floor / Stair 2	0015	Insulating board infill to window frames	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed (013)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	15th Floor / Lift motor room	0001	Break pads to lift motors	Textiles	Unsealed	Low Damage	8no.	Occasionally likely to be disturbed	Identified	Chrysotile	(6) Low	-	Remove

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	15th Floor / Lift motor room	0002	No access within electrics	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	15th Floor / Boiler House	0005	No access to plant/equipment throughout boiler room	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	15th Floor / Boiler House	0006	Gaskets to pipework	Gaskets	Surface Sealed	Low Damage	100no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Renaissance Hotel	15th Floor / Boiler House	0007	Textile cover to rear manifold of Viscount boilers	Textiles	Unsealed	Medium Damage	2no.	Easily disturbed	Identified	Chrysotile	(7) Medium	-	Remove
Renaissance Hotel	15th Floor / Boiler House	0014	Rope seals to Viscount boilers	Textiles	Unsealed	Low Damage	4no.	Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(7) Medium	-	Remove
Renaissance Hotel	Mezzanine / Finishing kitchen	0360	Gaskets to pipework in void	Gaskets	Surface Sealed	Good Condition	6no.	Usually inaccessible or unlikely to be disturbed	Presumed	Chrysotile	(4) Very low	-	Remove
Renaissance Hotel	Mezzanine / Stair 1	0371	Insulating board infill to windows	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	Mezzanine / Ballroom store	0374	Insulating board boxing to column/riser	Board	Unsealed	Low Damage	1m²	Occasionally likely to be disturbed	Identified	Amosite	(7) Medium	-	Remove
Renaissance Hotel	Mezzanine / Ballroom store	0375	Board lining to riser doors	Board	Surface Sealed	Low Damage	6m²	Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	Mezzanine / Electrical plant	0383	No access within electrics	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	Mezzanine / Electrical plant	0384	Insulating board lining to door	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Strongly Presumed (375)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	Mezzanine / Reception stairwell	0385	Insulating board to ceiling and hatch to floor	Board	Surface Sealed	Low Damage	6m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	Mezzanine / Reception stairwell	0386	Insulating board panels to wall	Board	Surface Sealed	Low Damage	7.5m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Renaissance Hotel	Mezzanine / Reception stairwell	0387	Insulating board lining to door	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Strongly Presumed (375)	Chrysotile + Amosite	(6) Low	-	Remove
Renaissance Hotel	Mezzanine / Reception stairwell	0388	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	30m²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Renaissance Hotel	Mezzanine / Plant room	0423	Gaskets to pipework	Gaskets	Surface Sealed	Good Condition	Throughout	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(4) Very low	-	Remove

SECTION 5 - CONCLUSIONS AND ACTIONS

Asbestos Containing Materials and Specific Recommendations:

Three hundred and ten samples were taken on site, sixty six of which were confirmed to contain asbestos upon analysis. Seventy four further assessments strongly presumed asbestos.

General Recommendations:

This was a refurbishment survey to all areas of the hotel with the exception of 13th floor and selected areas to 8th and 12th floors covered in previous survey.

In those areas where exclusions were agreed, prior to any refurbishment further investigations may be required.

In the areas where the survey was undertaken with regard to refurbishment of the survey site area, the recommendation is that all asbestos containing materials are removed from site prior to refurbishment in compliance with the Control of Asbestos Regulations 2012.

The asbestos insulating board is a licensed asbestos product and its removal will require the services of a licensed asbestos contractor.

Removal of licensed asbestos materials may require a fourteen day notification period to the relevant enforcing authority prior to works being carried out.

Although the other asbestos materials are non-licensed asbestos products any work upon, or removal of, these materials will need to be done by competent persons and items removed disposing of as asbestos waste. Removal of non-licensed asbestos materials may require notification to the relevant enforcing authority prior to works being carried out.

It is also recommended that staff and contractors are made aware of the presence of all asbestos containing materials to prevent disturbance. This information should be provided to external contractors (e.g. plumbers) pre contract commencement or prior to their arrival on site. This will enable contractors to plan their work accordingly to reduce the risk of exposure to asbestos.

It should be noted that this report only forms part of an asbestos management plan and does not necessarily provide full compliance with regulation 4 of CAR 2012.

Further information can be obtained from the following asbestos related publications:

Regulations:

The Control of Asbestos Regulations 2012.

Approved Codes of Practice:

“Managing and working with asbestos” (L143) 2nd Ed. 2013

Guidance:

“Asbestos: The survey guide” (HSG264) 2nd Ed. 2012

“Asbestos: The analysts' guide for sampling, analysis and clearance procedures” (HSG248) 2005

“Asbestos: The licensed contractors' guide” (HSG247) 2006

“A comprehensive guide to managing asbestos in premises” (HSG227) 2004

“A short guide to managing asbestos in premises” (INDG223) rev. 5 2012

“Asbestos Essentials Task Manual” (HSG210) 4th Ed. 2018

The above documents are published by the Health and Safety Executive and are available from HSE Books, PO Box 1999, Sudbury, Suffolk CO10 2WA
And;
www.books.hse.gov.uk

The above list should not be considered exhaustive.

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SECTION 6 - LIMITATIONS OF SURVEY

This asbestos survey was undertaken in accordance with the requirements of HSE documents HSG264 “Asbestos: The survey guide” and HSG248 “Asbestos: The analysts guide for sampling, analysis and clearance procedures” and also Eton Environmental Group Ltd documented in house quality procedures as accredited by UKAS to ISO17020.

Part of the scope of a survey is to collect bulk samples from suspect ACMs found for analysis by a UKAS accredited laboratory to confirm or refute the surveyor’s judgement. If a material is found to contain asbestos other similar homogenous materials used in the same way within the building may be strongly presumed to contain asbestos. The number of samples taken is dependent on the homogeneity of the material but the number should be sufficient for the surveyor to make an assessment of whether asbestos is present or not.

When a sample cannot be taken but the surveyor suspects that asbestos is present within the material, two levels of presumption can be made: one where there is a strong presumption that the material does contain asbestos but a laboratory identification has not been undertaken to confirm this; and a default situation where it must be presumed to contain asbestos because there is insufficient evidence to suggest it is not an ACM.

It should be noted that whilst the surveyor makes every effort to locate all suspect ACMs as far as is reasonably practicable, it can not be guaranteed that all ACMs have been located. Some materials may be hidden within the fabric of the building may only come to light during refurbishment.

Where suspect ACMs are located during the survey it is not the policy of Eton Environmental Group Ltd to disturb this material in any way except to take a representative sample. If it is suspected that further ACMs may be hidden behind a suspect ACM non-licensed, NNLW or licensed asbestos works may be required to gain access. Eton Environmental Group Ltd can assist with further planning to gain access but this would be at additional cost.

Asbestos cement is a non-licensed asbestos material. Asbestos insulating board (AIB) is a licensed asbestos material. A competent, experienced surveyor will normally be able to visually identify most asbestos cement products. But, if visual identification is inconclusive, analysis will be needed to establish the asbestos type(s). If, after analysis of the asbestos types, there is still doubt about whether a material is an asbestos cement product, a water absorption measurement will be

needed, following the methodology set out at www.hse.gov.uk/asbestos/essentials/cement.htm to decide whether the material is asbestos cement.

All material extent figures are as accurate as reasonably practicable and therefore not necessarily definitive for the purpose of tendering for removal without further conformation if required. Plans/ drawings within this report are not to scale.

If, at the time of the survey, access was not possible to certain areas, these are noted on the assessment reports. Until such time that these areas are inspected they should be presumed to have asbestos containing materials for the purposes of the proposed refurbishment.

All reasonable efforts are made to locate ducts, cavities, voids, under-crofts etc as part of the survey. However, some of these areas may not come to light until after the survey has been completed e.g. because the information was not supplied prior to the survey.

This is a building survey only and does not include for any ground investigation outside of the footprint of the structure or structures surveyed or below the lowest level slab before the ground/ ground-bearing slab.

APPENDIX A - TABLE OF NON-ASBESTOS SAMPLES AND ASSESSMENTS

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	External / Roof 3	0003	Cement panel to fire switches	Cement	-	-	2no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	External / Roof 2	0016	Cement panel within fire switch	Cement	-	-	1no.	-	Strongly Presumed (003)	No Asbestos Detected	
Renaissance Hotel	External / Service road	0416	Board boxing to beams	Board	-	-	30m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	External / External elevations	0424	Cement panel within fire switch	Cement	-	-	1no.	-	Strongly Presumed (003)	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Maintenance store	0389	Board boxing to steels	Board	-	-	6lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Maintenance office	0390	Board boxing to steels	Board	-	-	2lm	-	Strongly Presumed (389)	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Maintenance	0391	Board boxing to steels	Board	-	-	14lm	-	Strongly Presumed (389)	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Maintenance	0392	Bitumen pad to underside of sink	Bitumen	-	-	2no.	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	Ground Floor / Maintenance	0393	Board lining to rear door	Board	-	-	2m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Locker room	0394	Board boxing to steels	Board	-	-	8lm	-	Strongly Presumed (389)	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Paint store	0395	Board boxing to steels	Board	-	-	8lm	-	Strongly Presumed (389)	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Electric meter room	0397	Board boxing to steels	Board	-	-	8lm	-	Strongly Presumed (389)	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Laundry	0399	Board boxing to steels	Board	-	-	40lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Laundry	0400	Board panels to duct penetrations	Board	-	-	3m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Laundry	0401	Gaskets to gas pipework	Gaskets	-	-	2no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Laundry	0403	Textured coating to linen chute	Textured Coating	-	-	2m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	Ground Floor / Laundry store	0404	Board boxing to steelwork	Board	-	-	6lm	-	Strongly Presumed (399)	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Laundry office	0405	Board boxing to steels	Board	-	-	8lm	-	Strongly Presumed (399)	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Laundry lobby	0406	Board boxing to steels	Board	-	-	5lm	-	Strongly Presumed (399)	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Gas meter room	0407	Gaskets to pipework	Gaskets	-	-	35no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Reception stairwell	0412	Insulating board lining to fire door	Board	-	-	2m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Stair 2	0409	Cement panel within fire switch	Cement	-	-	1no.	-	Strongly Presumed (003)	No Asbestos Detected	SP as live at time of survey
Renaissance Hotel	Ground Floor / Stair 2	0410	Board lining to exit doors	Board	-	-	3m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Kitchen corridor	0413	Board boxing to beams and column	Board	-	-	8lm	-	Strongly Presumed (399)	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	Ground Floor / Plant room	0420	Gaskets to MMMF insulated pipework	Gaskets	-	-	18no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / 106	0326	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / 105	0327	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / 103	0328	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / 102	0329	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / 101	0330	Textured coating to ceiling	Textured Coating	-	-	32m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / 101	0331	Bitumen pad to underside of sink	Bitumen	-	-	2no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / Lift lobby	0333	Spray coating to beam in void	Sprayed Coating	-	-	4lm	-	Strongly Presumed (260)	No Asbestos Detected	Also runns in to services

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	1st Floor / Staff lobby	0335	Insulating board bulkhead to ceiling	Board	-	-	0.5m²	-	Strongly Presumed (308)	No Asbestos Detected	
Renaissance Hotel	1st Floor / 107	0340	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / 108	0341	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / 110	0342	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / 109	0343	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / 112	0344	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / Linen riser	0346	Textured coating to linen chute	Textured Coating	-	-	3m²	-	Strongly Presumed (036)	No Asbestos Detected	
Renaissance Hotel	1st Floor / 114	0347	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	1st Floor / 113	0348	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / 115	0349	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / 116	0350	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / 104	0353	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 216	0299	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 215	0300	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 214	0301	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 213	0302	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	2nd Floor / 212	0303	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 211	0304	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 209	0305	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 208	0306	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 207	0307	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	2nd Floor / Staff lobby	0308	Insulating board bulkhead to ceiling	Board	-	-	0.5m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	2nd Floor / Store	0313	Insulating board bulkhead to ceiling	Board	-	-	1.5m²	-	Strongly Presumed (308)	No Asbestos Detected	
Renaissance Hotel	2nd Floor / Lift lobby	0315	Spray coating to beam in void	Sprayed Coating	-	-	3lm	-	Strongly Presumed (260)	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	2nd Floor / 201	0316	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 202	0317	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 203	0318	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 204	0319	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 205	0320	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 206	0321	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	2nd Floor / Linen riser	0345	Textured coating to linen chute	Textured Coating	-	-	3m²	-	Strongly Presumed (036)	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 210	0354	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	3rd Floor / 316	0271	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 314	0272	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 315	0273	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 313	0274	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 312	0275	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 311	0276	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 309	0277	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 310	0278	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	3rd Floor / 307	0279	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 308	0280	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	3rd Floor / Linen riser	0281	Textured coating to linen chute	Textured Coating	-	-	3m²	-	Strongly Presumed (036)	No Asbestos Detected	
Renaissance Hotel	3rd Floor / Lift lobby	0283	Spray coating to beam in void	Sprayed Coating	-	-	3lm	-	Strongly Presumed (260)	No Asbestos Detected	
Renaissance Hotel	3rd Floor / Staff lobby	0287	Insulating board bulkhead to ceiling	Board	-	-	0.5m²	-	Strongly Presumed (256)	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 301	0289	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 302	0290	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 304	0291	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	3rd Floor / 303	0292	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 305	0293	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 306	0294	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / 415	0242	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / 416	0243	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / 413	0244	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / 414	0245	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / 412	0246	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	4th Floor / Linen riser	0247	Textured coating to linen chute	Textured Coating	-	-	3lm	-	Strongly Presumed (036)	No Asbestos Detected	
Renaissance Hotel	4th Floor / 411	0248	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / 409	0249	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / 410	0250	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / 408	0251	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / 407	0252	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / Staff lobby	0256	Insulating board bulkhead to ceiling	Board	-	-	0.5m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / Store	0257	Insulating board bulkhead to ceiling	Board	-	-	2m²	-	Strongly Presumed (256)	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	4th Floor / Lift lobby	0260	Spray coating to beam in void	Sprayed Coating	-	-	3lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / 401	0261	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / 402	0262	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / 404	0263	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / 403	0264	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / 406	0265	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / 405	0268	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	5th Floor / 506	0210	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	5th Floor / 505	0211	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	5th Floor / 503	0212	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	5th Floor / 502	0213	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	5th Floor / 501	0214	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	5th Floor / Lift lobby	0216	Spray coating to beam in void	Sprayed Coating	-	-	3lm	-	Strongly Presumed (171)	No Asbestos Detected	
Renaissance Hotel	5th Floor / 515	0217	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	5th Floor / 513	0218	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	5th Floor / 511	0221	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	5th Floor / 512	0222	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	5th Floor / Linen riser	0223	Textured coating to linen chute	Textured Coating	-	-	3m²	-	Strongly Presumed (036)	No Asbestos Detected	
Renaissance Hotel	5th Floor / 509	0224	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	5th Floor / 510	0225	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	5th Floor / 507	0226	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	5th Floor / 508	0227	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	5th Floor / 514	0228	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	5th Floor / 516	0229	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	5th Floor / Staff lobby	0230	Insulating board bulkhead to ceiling	Board	-	-	0.5m²	-	Strongly Presumed (165)	No Asbestos Detected	
Renaissance Hotel	5th Floor / 504	0236	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	6th Floor / 615	0181	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	6th Floor / 616	0182	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	6th Floor / 613	0183	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	6th Floor / 614	0184	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	6th Floor / 612	0185	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	6th Floor / 611	0186	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	6th Floor / Linen riser	0187	Textured coating to linen chute	Textured Coating	-	-	3m²	-	Strongly Presumed (036)	No Asbestos Detected	
Renaissance Hotel	6th Floor / 609	0188	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	6th Floor / 610	0189	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	6th Floor / 608	0190	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	6th Floor / 607	0191	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	6th Floor / Lift lobby	0193	Spray coating to beam in void	Sprayed Coating	-	-	3lm	-	Strongly Presumed (171)	No Asbestos Detected	
Renaissance Hotel	6th Floor / Staff lobby	0194	Insulating board bulkhead to ceiling	Board	-	-	0.5m²	-	Strongly Presumed (165)	No Asbestos Detected	
Renaissance Hotel	6th Floor / Store	0196	Insulating board bulkhead to ceiling	Board	-	-	2m²	-	Strongly Presumed (165)	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	6th Floor / 601	0201	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	6th Floor / 602	0202	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	6th Floor / 603	0203	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	6th Floor / 604	0204	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	6th Floor / 606	0205	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	6th Floor / 605	0239	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	7th Floor / 716	0154	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	7th Floor / 715	0155	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	7th Floor / 713	0156	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	7th Floor / 714	0157	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	7th Floor / 711	0158	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	7th Floor / Linen riser	0159	Textured coating to linen chute	Textured Coating	-	-	3m²	-	Strongly Presumed (036)	No Asbestos Detected	
Renaissance Hotel	7th Floor / 712	0160	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	7th Floor / 709	0161	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	7th Floor / 710	0162	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	7th Floor / 707	0163	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	7th Floor / 708	0164	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	7th Floor / Staff lobby	0165	Insulating board bulkhead to ceiling	Board	-	-	0.5m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	7th Floor / Lift lobby	0171	Spray coating to beam in void	Sprayed Coating	-	-	3lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	7th Floor / 701	0172	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	7th Floor / 702	0173	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	7th Floor / 703	0174	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	7th Floor / 705	0175	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	7th Floor / 706	0176	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	7th Floor / 704	0238	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	8th Floor / 806	0128	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	8th Floor / 805	0129	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	8th Floor / 804	0130	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	8th Floor / 803	0131	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	8th Floor / 802	0132	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	8th Floor / Store	0134	Insulating board bulkhead to ceiling	Board	-	-	2m²	-	Strongly Presumed (085)	No Asbestos Detected	
Renaissance Hotel	8th Floor / Staff lobby	0135	Insulating board bulkhead to ceiling	Board	-	-	1m²	-	Strongly Presumed (085)	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	8th Floor / Lift lobby	0140	Spray coating to beam in void	Sprayed Coating	-	-	3lm	-	Strongly Presumed (060)	No Asbestos Detected	
Renaissance Hotel	8th Floor / 807	0141	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	8th Floor / Linen riser	0142	Textured coating to linen chute	Textured Coating	-	-	3m²	-	Strongly Presumed (036)	No Asbestos Detected	
Renaissance Hotel	8th Floor / 812	0144	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	8th Floor / 811	0145	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	8th Floor / 814	0146	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	8th Floor / 813	0147	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	8th Floor / 815	0148	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	8th Floor / 816	0149	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	8th Floor / 801	0237	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	9th Floor / 916	0100	Textured coating to ceiling	Textured Coating	-	-	25	-	Identified	No Asbestos Detected	
Renaissance Hotel	9th Floor / 915	0101	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	9th Floor / 914	0102	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	9th Floor / 913	0103	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	9th Floor / 912	0104	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	9th Floor / 911	0105	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	9th Floor / Lift lobby	0107	Spray coating to beam in void	Sprayed Coating	-	-	3lm	-	Strongly Presumed (060)	No Asbestos Detected	
Renaissance Hotel	9th Floor / 910	0108	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	9th Floor / 909	0109	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	9th Floor / 908	0110	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	9th Floor / 907	0111	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	9th Floor / 901	0112	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	9th Floor / 902	0113	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	9th Floor / 903	0114	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	9th Floor / 904	0115	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	9th Floor / 906	0116	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	9th Floor / 905	0117	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	9th Floor / Staff lobby	0121	Insulating board bulkhead to ceiling	Board	-	-	1m²	-	Strongly Presumed (085)	No Asbestos Detected	
Renaissance Hotel	9th Floor / Linen riser	0143	Textured coating to linen chute	Textured Coating	-	-	3m²	-	Strongly Presumed (036)	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1015	0071	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1016	0072	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1013	0073	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	10th Floor / 1014	0074	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1011	0075	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1009	0076	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1012	0077	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	10th Floor / Linen riser	0078	Textured coating to linen chute	Textured Coating	-	-	3m²	-	Strongly Presumed (036)	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1010	0079	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1008	0080	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1007	0081	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	10th Floor / Staff lobby	0085	Insulating board bulkhead to ceiling	Board	-	-	1m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	10th Floor / Store	0087	Insulating board bulkhead to ceiling	Board	-	-	2m²	-	Strongly Presumed (085)	No Asbestos Detected	
Renaissance Hotel	10th Floor / Lift lobby	0089	Spray coating to beam in void	Sprayed Coating	-	-	3lm	-	Strongly Presumed (060)	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1001	0090	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1002	0091	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1003	0092	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1004	0093	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1005	0094	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	10th Floor / 1006	0095	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1114	0043	Textured coating to ceiling	Textured Coating	-	-	38m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1115	0044	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1113	0045	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1112	0046	Textured coating to ceiling	Textured Coating	-	-	38m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1111	0047	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1109	0048	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1110	0049	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	11th Floor / 1107	0050	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1108	0051	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	11th Floor / Linen riser	0052	Textured coating to linen chute	Textured Coating	-	-	3m²	-	Strongly Presumed (036)	No Asbestos Detected	
Renaissance Hotel	11th Floor / Staff lobby	0056	Insulating board bulkhead to ceiling	Board	-	-	0.5m²	-	Strongly Presumed (025)	No Asbestos Detected	
Renaissance Hotel	11th Floor / Lift lobby	0060	Spray coating to beam in void	Sprayed Coating	-	-	3lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1101	0061	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1102	0062	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1103	0063	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	11th Floor / 1104	0064	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1105	0065	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1106	0066	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1205	0017	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1206	0018	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1203	0019	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1204	0020	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1202	0021	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	12th Floor / 1201	0022	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	12th Floor / Linen	0025	Insulating board bulkhead to ceiling	Board	-	-	1m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	12th Floor / Staff lobby	0026	Insulating board bulkhead to ceiling	Board	-	-	0.5m²	-	Strongly Presumed (025)	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1207	0030	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1210	0031	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1211	0032	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1213	0033	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1215	0034	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	

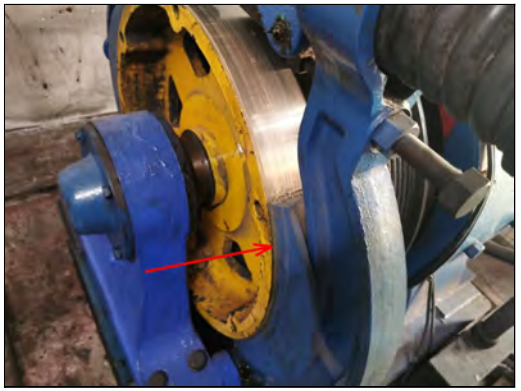
Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	12th Floor / 1214	0035	Textured coating to ceiling	Textured Coating	-	-	38m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	12th Floor / Linen riser	0036	Textured coating to linen chute	Textured Coating	-	-	3m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1208	0039	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1209	0040	Textured coating to ceiling	Textured Coating	-	-	25	-	Identified	No Asbestos Detected	
Renaissance Hotel	15th Floor / Boiler House	0008	Loose Gasket to floor by Econoflame boilers	Gaskets	-	-	1no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	15th Floor / Boiler House	0009	Loose gasket to floor by large tank	Gaskets	-	-	1no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	15th Floor / Boiler House	0010	Gaskets to gas pipework	Gaskets	-	-	10no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Admin	0356	Insulating board boxing to void and columns	Board	-	-	50lm	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	Mezzanine / Staff canteen	0357	Bitumen pad underside of large sink	Bitumen	-	-	1no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Staff room	0358	Board boxing to column	Board	-	-	5lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Projector store	0359	Board boxing to column	Board	-	-	5lm	-	Strongly Presumed (358)	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Finishing kitchen	0361	Board boxing to column behind tiles	Board	-	-	5lm	-	Strongly Presumed (358)	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Prep stores	0362	Bitumen pad to underside of units	Bitumen	-	-	6no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Food store	0363	Board boxing to columns	Board	-	-	15lm	-	Strongly Presumed (358)	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Food store	0364	Bitumen pads to underside of sink and unit	Bitumen	-	-	5no.	-	Strongly Presumed (362)	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Female staff changing	0365	Board boxing to column	Board	-	-	10lm	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	Mezzanine / Male staff changing	0366	Board boxing to column	Board	-	-	5lm	-	Strongly Presumed (365)	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Galileo suite	0368	Board boxing to steel in void	Board	-	-	7m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Galileo suite	0369	Board fascias to void over window frames	Board	-	-	6m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Ballroom	0380	Board boxing within void and columns	Board	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Garage 1	0372	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	-	-	2.5m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Garage 3	0379	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	-	-	9m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Michaelangelo 1&2	0373	Board boxing to columns in void	Board	-	-	3lm	-	Strongly Presumed (368)	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Raphael suite	0381	Board boxing to ceiling void	Board	-	-	3lm	-	Strongly Presumed (380)	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	Mezzanine / Stair 1	0370	Textured coating to underside of stairs	Textured Coating	-	-	45m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Corridor 2	0367	Board boxing to columns	Board	-	-	10lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Ballroom store	0376	Durasteel shuttering to riser	Board	-	-	0.5m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Cupboard	0377	Durasteel debris to floor of eve/void	Board	-	-	2m²	-	Strongly Presumed (376)	No Asbestos Detected	Small amounts spread over 2m2
Renaissance Hotel	Mezzanine / Corridor 1	0378	Board boxing to columns	Board	-	-	5lm	-	Strongly Presumed (368)	No Asbestos Detected	
Renaissance Hotel	Mezzanine / El greco/Bernini suite	0382	Board boxing to ceiling void	Board	-	-	10lm	-	Strongly Presumed (380)	No Asbestos Detected	

APPENDIX B - MATERIAL ASSESSMENT RECORDS

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	15th Floor / Lift motor room		
Assessment no.	0001	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	**Condition**	Low Damage		
Extent	8no.	**Asbestos Type**	Chrysotile		
Location/ position	Break pads to lift motors				
Surface treatment	Unsealed				
Product type	Textiles				
Material risk	Low	**Material risk score**	6		
Action	Remove				

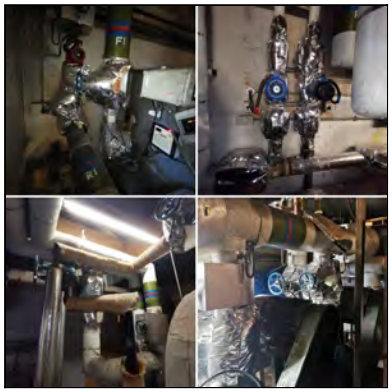
Priority Risk					
Normal occupant activity			**No. occupants**		
			Frequency of use		
Location			**Average time each use**		
Accessibility			**Mean score**		
Extent/amount					
Mean score			**Priority risk score**		
Type of maintenance activity			**Total risk score**		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	15th Floor / Lift motor room	No access within electrics - live services	
Assessment no.	0002	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access within electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	External / Roof 3		
Assessment no.	0003	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Cement panel to fire switches				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	External / Roof 3	No access within EE cabin - under third party control	
Assessment no.	0004	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access within EE cabin				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	15th Floor / Boiler House	No access to plant/equipment throughout boiler room - live services	
Assessment no.	0005	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to plant/equipment throughout boiler room				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	15th Floor / Boiler House	Composite sample of gaskets throughout.	
Assessment no.	0006	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	100no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets to pipework				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	15th Floor / Boiler House	1no area of textile to each boiler approximately 1m2 each	
Assessment no.	0007	Accessibility	Easily disturbed		
Material Risk					
Identification	Identified	Condition	Medium Damage		
Extent	2no.	Asbestos Type	Chrysotile		
Location/ position	Textile cover to rear manifold of Viscount boilers				
Surface treatment	Unsealed				
Product type	Textiles				
Material risk	Medium	Material risk score	7		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	15th Floor / Boiler House		
Assessment no.	0008	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Loose Gasket to floor by Econoflame boilers				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	15th Floor / Boiler House		
Assessment no.	0009	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Loose gasket to floor by large tank				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

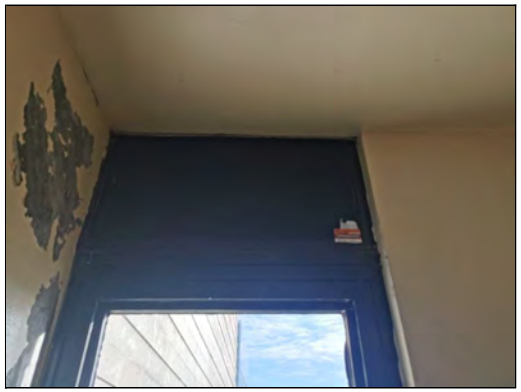
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	15th Floor / Boiler House		
Assessment no.	0010	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Gaskets to gas pipework				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	14th Floor / Stair 2		
Assessment no.	0011	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	12m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	12th Floor / Stair 1	Appears to both sides	
Assessment no.	0012	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	6lm	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

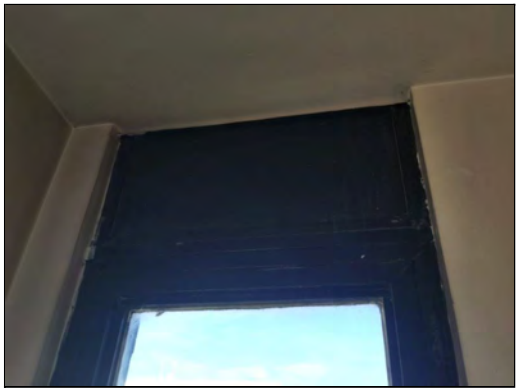
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / Stair 1		
Assessment no.	0013	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	**Condition**	Low Damage		
Extent	0.5m²	**Asbestos Type**	Chrysotile + Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	**Material risk score**	6		
Action	Remove				

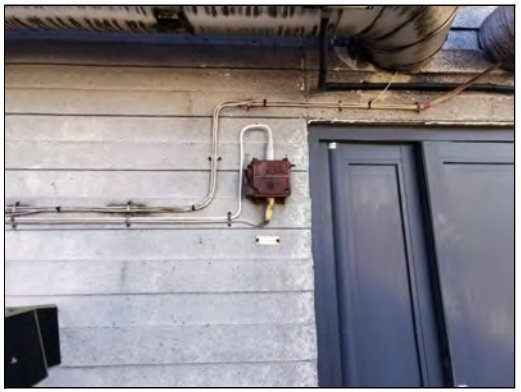
Priority Risk					
Normal occupant activity			**No. occupants**		
			Frequency of use		
Location			**Average time each use**		
Accessibility			**Mean score**		
Extent/amount					
Mean score			**Priority risk score**		
Type of maintenance activity			**Total risk score**		
Frequency of maintenance activity					
Mean score					

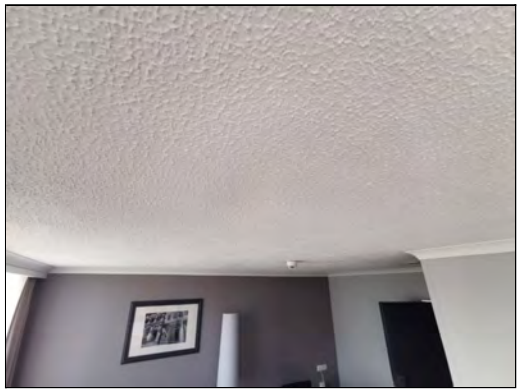
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	15th Floor / Boiler House		
Assessment no.	0014	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	4no.	Asbestos Type	Chrysotile + Amosite		
Location/ position	Rope seals to Viscount boilers				
Surface treatment	Unsealed				
Product type	Textiles				
Material risk	Medium	Material risk score	7		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	14th Floor / Stair 2		
Assessment no.	0015	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (013)	Condition	Low Damage		
Extent	1m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board infill to window frames				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	External / Roof 2		
Assessment no.	0016	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (003)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Cement panel within fire switch				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1205		
Assessment no.	0017	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1206		
Assessment no.	0018	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1203		
Assessment no.	0019	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1204		
Assessment no.	0020	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1202		
Assessment no.	0021	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1201		
Assessment no.	0022	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

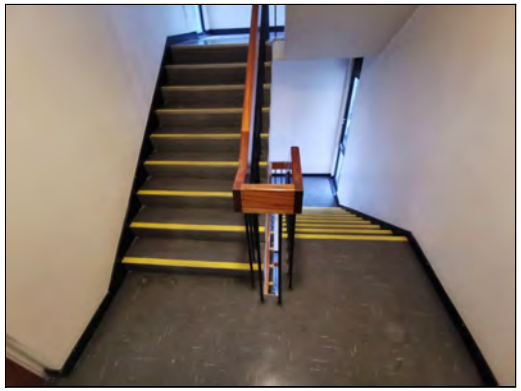
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / Electrical riser	No access within electrics throughout all bedroom floors - live services	
Assessment no.	0023	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access within electrics throughout all bedroom floors				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / Lift lobby	Area to ceiling void not encapsulated.	
Assessment no.	0024	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	**Condition**	Low Damage		
Extent	1.5m²	**Asbestos Type**	Chrysotile + Amosite		
Location/ position	Insulating board infill panels above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	**Material risk score**	6		
Action	Remove				

Priority Risk					
Normal occupant activity			**No. occupants**		
			Frequency of use		
Location			**Average time each use**		
Accessibility			**Mean score**		
Extent/amount					
Mean score			**Priority risk score**		
Type of maintenance activity			**Total risk score**		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / Linen		
Assessment no.	0025	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board bulkhead to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / Staff lobby		
Assessment no.	0026	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (025)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board bulkhead to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	12th Floor / Stair 2		
Assessment no.	0027	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (011)	Condition	Low Damage		
Extent	15m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	12th Floor / Stair 2	4no infills	
Assessment no.	0028	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (013)	Condition	Low Damage		
Extent	2m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board infill to window frames				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	12th Floor / Stair 2	Runs to both sides of glazing	
Assessment no.	0029	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	8lm	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board beading to door and header				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1207		
Assessment no.	0030	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1210		
Assessment no.	0031	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1211		
Assessment no.	0032	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1213		
Assessment no.	0033	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1215		
Assessment no.	0034	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1214		
Assessment no.	0035	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / Linen riser		
Assessment no.	0036	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	12th Floor / Stair 3	Appears to both sides	
Assessment no.	0037	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	6lm	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

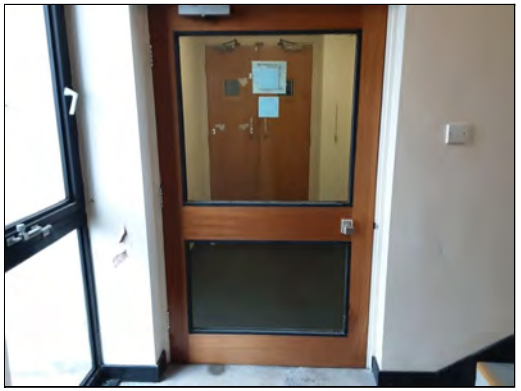
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	12th Floor / Stair 3	2no infill panels	
Assessment no.	0038	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1208		
Assessment no.	0039	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1209		
Assessment no.	0040	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

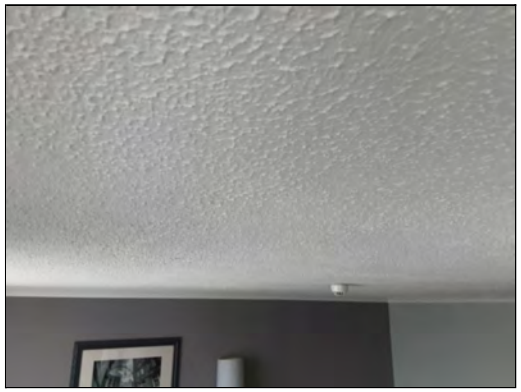
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Stair 3	Appears to both sides	
Assessment no.	0041	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (037)	Condition	Low Damage		
Extent	6lm	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Stair 3	2no infill panels	
Assessment no.	0042	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (038)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1114		
Assessment no.	0043	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1115		
Assessment no.	0044	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1113		
Assessment no.	0045	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

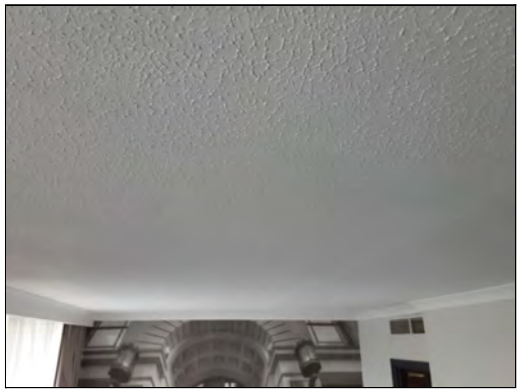
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1112		
Assessment no.	0046	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1111		
Assessment no.	0047	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

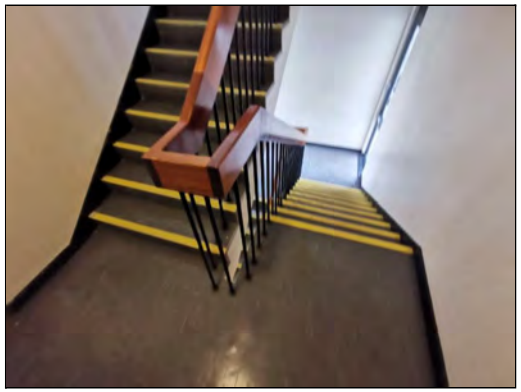
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1109		
Assessment no.	0048	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1110		
Assessment no.	0049	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1107		
Assessment no.	0050	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1108		
Assessment no.	0051	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

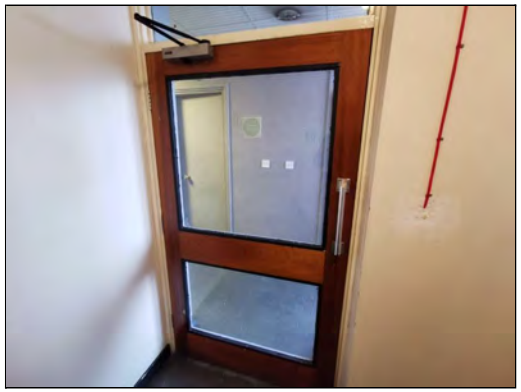
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / Linen riser		
Assessment no.	0052	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (036)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Stair 2		
Assessment no.	0053	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	15m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Stair 2		
Assessment no.	0054	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	1m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board infill to window frames				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Stair 2	Runs to both sides of glazing	
Assessment no.	0055	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	8lm	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board beading to door and header				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / Staff lobby		
Assessment no.	0056	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (025)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board bulkhead to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Staff lobby	Runs to both sides of glazing	
Assessment no.	0057	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (055)	Condition	Low Damage		
Extent	2lm	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board beading to header over cupboard				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Wet riser		
Assessment no.	0058	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (053)	Condition	Low Damage		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / Lift lobby	Area to ceiling void not encapsulated.	
Assessment no.	0059	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (024)	**Condition**	Low Damage		
Extent	1.5m²	**Asbestos Type**	Chrysotile + Amosite		
Location/ position	Insulating board infill panels above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	**Material risk score**	6		
Action	Remove				

Priority Risk					
Normal occupant activity			**No. occupants**		
			Frequency of use		
Location			**Average time each use**		
Accessibility			**Mean score**		
Extent/amount					
Mean score			**Priority risk score**		
Type of maintenance activity			**Total risk score**		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / Lift lobby		
Assessment no.	0060	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to beam in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1101		
Assessment no.	0061	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1102		
Assessment no.	0062	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1103		
Assessment no.	0063	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

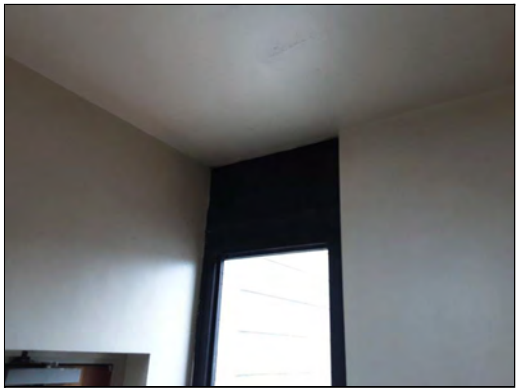
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1104		
Assessment no.	0064	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1105		
Assessment no.	0065	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1106		
Assessment no.	0066	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Stair 1	Appears to both sides	
Assessment no.	0067	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (012)	Condition	Low Damage		
Extent	6lm	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

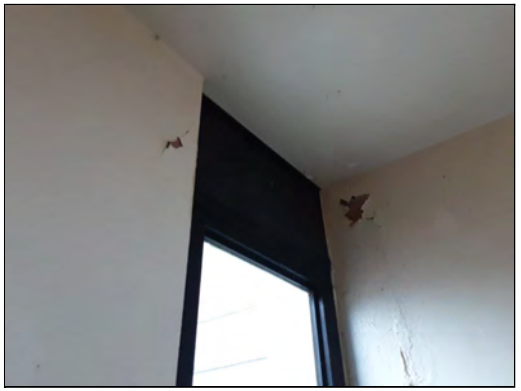
Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Stair 1		
Assessment no.	0068	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (013)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / Stair 3	Appears to both sides	
Assessment no.	0069	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (037)	Condition	Low Damage		
Extent	3lm	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / Stair 3	2no infill panels	
Assessment no.	0070	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (038)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1015		
Assessment no.	0071	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1016		
Assessment no.	0072	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1013		
Assessment no.	0073	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1014		
Assessment no.	0074	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1011		
Assessment no.	0075	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1009		
Assessment no.	0076	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1012		
Assessment no.	0077	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / Linen riser		
Assessment no.	0078	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (036)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

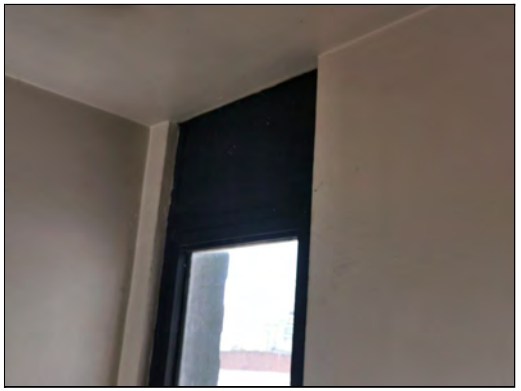
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1010		
Assessment no.	0079	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1008		
Assessment no.	0080	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1007		
Assessment no.	0081	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / Stair 2		
Assessment no.	0082	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (053)	Condition	Low Damage		
Extent	15m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / Stair 2		
Assessment no.	0083	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (054)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board infill to window frames				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / Stair 2	Runs to both sides of glazing	
Assessment no.	0084	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (055)	Condition	Low Damage		
Extent	6lm	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board beading to door and header				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / Staff lobby		
Assessment no.	0085	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board bulkhead to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / Wet riser		
Assessment no.	0086	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (053)	Condition	Low Damage		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / Store		
Assessment no.	0087	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (085)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board bulkhead to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / Lift lobby	Area to ceiling void not encapsulated.	
Assessment no.	0088	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	1.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill panels above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

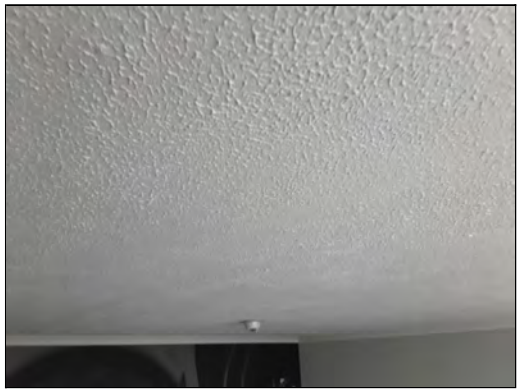
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / Lift lobby		
Assessment no.	0089	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (060)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to beam in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1001		
Assessment no.	0090	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1002		
Assessment no.	0091	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1003		
Assessment no.	0092	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1004		
Assessment no.	0093	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1005		
Assessment no.	0094	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1006		
Assessment no.	0095	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / Stair 1	Appears to both sides	
Assessment no.	0096	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (012)	Condition	Low Damage		
Extent	6lm	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / Stair 1		
Assessment no.	0097	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (013)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Stair 3	Appears to both sides	
Assessment no.	0098	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	6lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

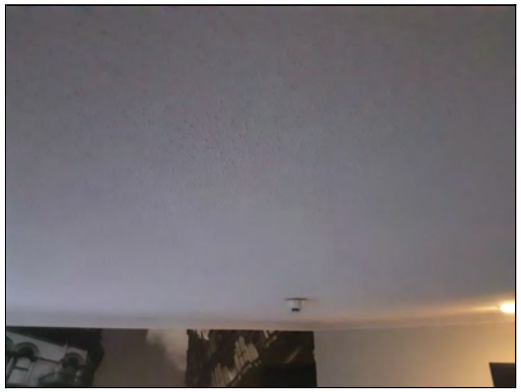
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Stair 3	2no infill panels	
Assessment no.	0099	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

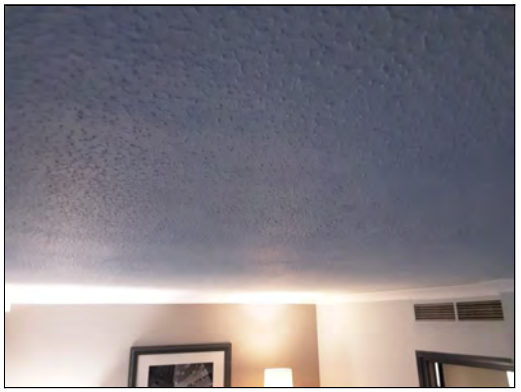
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 916		
Assessment no.	0100	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 915		
Assessment no.	0101	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 914		
Assessment no.	0102	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 913		
Assessment no.	0103	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

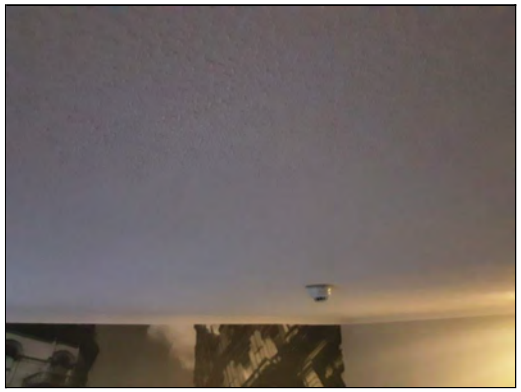
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 912		
Assessment no.	0104	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 911		
Assessment no.	0105	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Lift lobby	Area to ceiling void not encapsulated.	
Assessment no.	0106	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (088)	Condition	Low Damage		
Extent	1.5lm	Asbestos Type	Amosite		
Location/ position	Insulating board infill panels above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

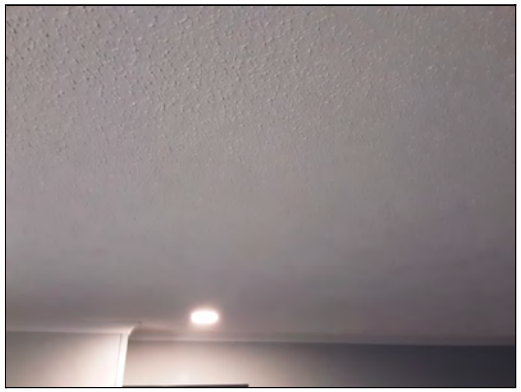
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / Lift lobby		
Assessment no.	0107	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (060)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to beam in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 910		
Assessment no.	0108	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 909		
Assessment no.	0109	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

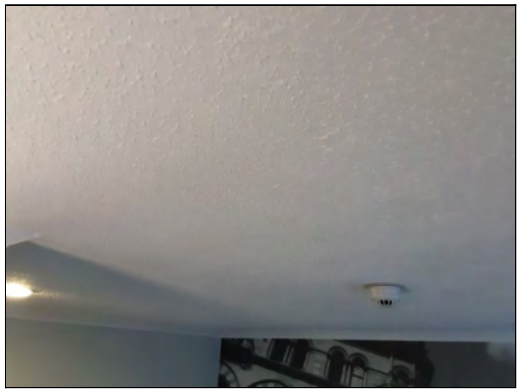
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 908		
Assessment no.	0110	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 907		
Assessment no.	0111	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

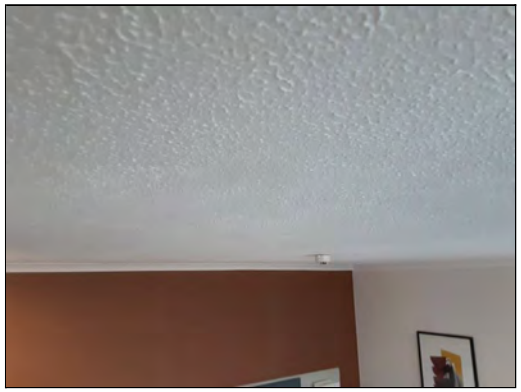
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 901		
Assessment no.	0112	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 902		
Assessment no.	0113	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 903		
Assessment no.	0114	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 904		
Assessment no.	0115	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 906		
Assessment no.	0116	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 905		
Assessment no.	0117	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Stair 1	Appears to both sides	
Assessment no.	0118	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	6lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Stair 1		
Assessment no.	0119	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

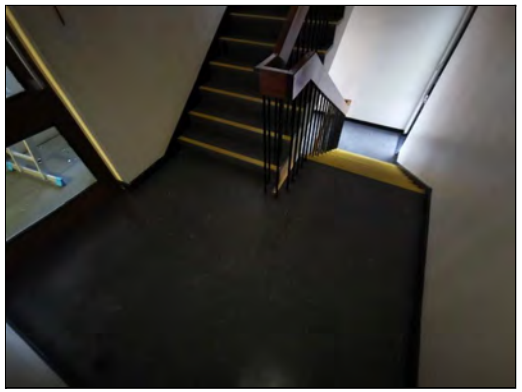
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Wet riser		
Assessment no.	0120	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (053)	Condition	Low Damage		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / Staff lobby		
Assessment no.	0121	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (085)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board bulkhead to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Staff lobby		
Assessment no.	0122	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to header of cupboard				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Stair 2		
Assessment no.	0123	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (053)	Condition	Low Damage		
Extent	15m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Stair 2		
Assessment no.	0124	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (054)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board infill to window frames				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Stair 2	Runs to both sides of glazing	
Assessment no.	0125	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (055)	Condition	Low Damage		
Extent	8lm	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board beading to door and header				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / Stair 1	Appears to both sides	
Assessment no.	0126	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (118)	Condition	Low Damage		
Extent	6lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

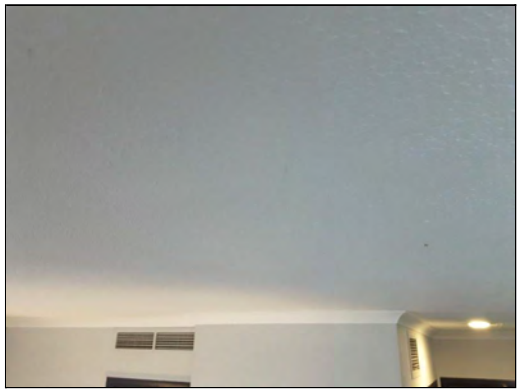
Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / Stair 1		
Assessment no.	0127	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (119)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 806		
Assessment no.	0128	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 805		
Assessment no.	0129	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 804		
Assessment no.	0130	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 803		
Assessment no.	0131	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

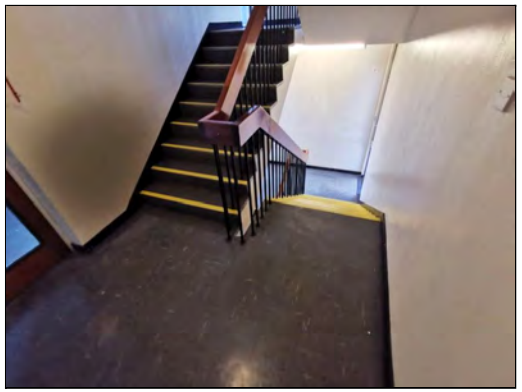
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 802		
Assessment no.	0132	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / Wet riser		
Assessment no.	0133	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Bitumen adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Bitumen				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / Store		
Assessment no.	0134	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (085)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board bulkhead to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

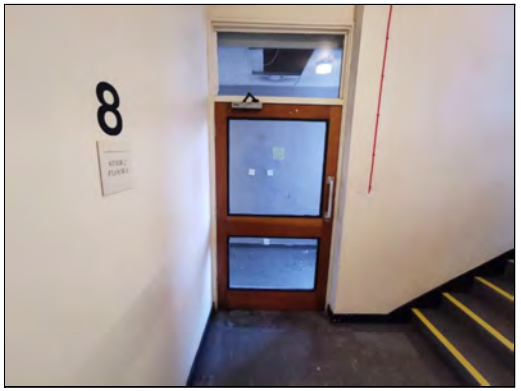
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / Staff lobby		
Assessment no.	0135	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (085)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board bulkhead to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / Stair 2		
Assessment no.	0136	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (053)	Condition	Low Damage		
Extent	15m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / Stair 2		
Assessment no.	0137	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (054)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board infill to window frames				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / Stair 2	Runs to both sides of glazing	
Assessment no.	0138	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (055)	Condition	Low Damage		
Extent	8lm	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board beading to door and header				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / Lift lobby	Area to ceiling void not encapsulated.	
Assessment no.	0139	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (088)	**Condition**	Low Damage		
Extent	2m²	**Asbestos Type**	Amosite		
Location/ position	Insulating board infill panels above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	**Material risk score**	6		
Action	Remove				

Priority Risk					
Normal occupant activity			**No. occupants**		
			Frequency of use		
Location			**Average time each use**		
Accessibility			**Mean score**		
Extent/amount					
Mean score			**Priority risk score**		
Type of maintenance activity			**Total risk score**		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / Lift lobby		
Assessment no.	0140	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (060)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to beam in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 807		
Assessment no.	0141	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / Linen riser		
Assessment no.	0142	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (036)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / Linen riser		
Assessment no.	0143	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (036)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 812		
Assessment no.	0144	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 811		
Assessment no.	0145	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 814		
Assessment no.	0146	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 813		
Assessment no.	0147	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 815		
Assessment no.	0148	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 816		
Assessment no.	0149	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / Stair 3	Appears to both sides	
Assessment no.	0150	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (098)	Condition	Low Damage		
Extent	6lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / Stair 3	2no infill panels	
Assessment no.	0151	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (099)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Stair 3	Appears to both sides	
Assessment no.	0152	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	6lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Stair 3	2no infill panels	
Assessment no.	0153	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 716		
Assessment no.	0154	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

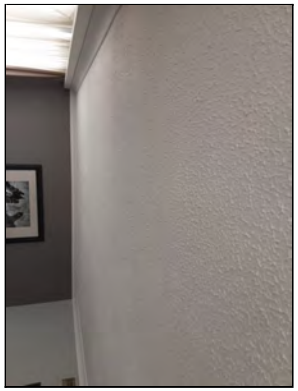
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 715		
Assessment no.	0155	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 713		
Assessment no.	0156	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 714		
Assessment no.	0157	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 711		
Assessment no.	0158	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / Linen riser		
Assessment no.	0159	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (036)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 712		
Assessment no.	0160	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 709		
Assessment no.	0161	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 710		
Assessment no.	0162	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

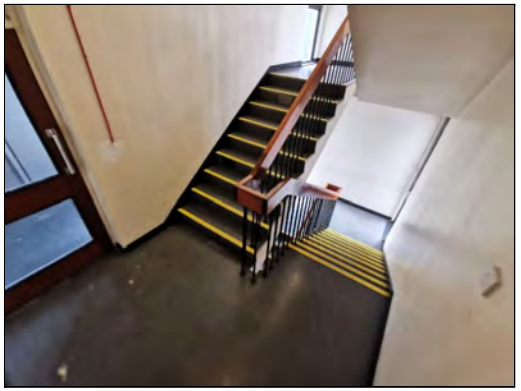
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 707		
Assessment no.	0163	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 708		
Assessment no.	0164	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / Staff lobby		
Assessment no.	0165	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board bulkhead to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Staff lobby		
Assessment no.	0166	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to cupboard door header				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Stair 2		
Assessment no.	0167	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (053)	Condition	Low Damage		
Extent	15m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Stair 2		
Assessment no.	0168	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (054)	Condition	Low Damage		
Extent	0.5	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board infill to window frames				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Stair 2	Runs to both sides of glazing	
Assessment no.	0169	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (055)	Condition	Low Damage		
Extent	8lm	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board beading to door and header				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Lift lobby	Area to ceiling void not encapsulated.	
Assessment no.	0170	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill panels above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / Lift lobby		
Assessment no.	0171	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to beam in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 701		
Assessment no.	0172	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 702		
Assessment no.	0173	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 703		
Assessment no.	0174	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 705		
Assessment no.	0175	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 706		
Assessment no.	0176	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Stair 1	Appears to both sides	
Assessment no.	0177	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (118)	Condition	Low Damage		
Extent	6lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Stair 1		
Assessment no.	0178	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (119)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / Stair 3	Appears to both sides	
Assessment no.	0179	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (152)	Condition	Low Damage		
Extent	3lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / Stair 3	2no infill panels	
Assessment no.	0180	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (153)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 615		
Assessment no.	0181	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 616		
Assessment no.	0182	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 613		
Assessment no.	0183	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 614		
Assessment no.	0184	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 612		
Assessment no.	0185	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 611		
Assessment no.	0186	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / Linen riser		
Assessment no.	0187	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (036)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 609		
Assessment no.	0188	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 610		
Assessment no.	0189	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 608		
Assessment no.	0190	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 607		
Assessment no.	0191	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / Lift lobby	Area to ceiling void not encapsulated.	
Assessment no.	0192	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (170)	**Condition**	Low Damage		
Extent	2m²	**Asbestos Type**	Amosite		
Location/ position	Insulating board infill panels above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	**Material risk score**	6		
Action	Remove				

Priority Risk					
Normal occupant activity			**No. occupants**		
			Frequency of use		
Location			**Average time each use**		
Accessibility			**Mean score**		
Extent/amount					
Mean score			**Priority risk score**		
Type of maintenance activity			**Total risk score**		
Frequency of maintenance activity					
Mean score					

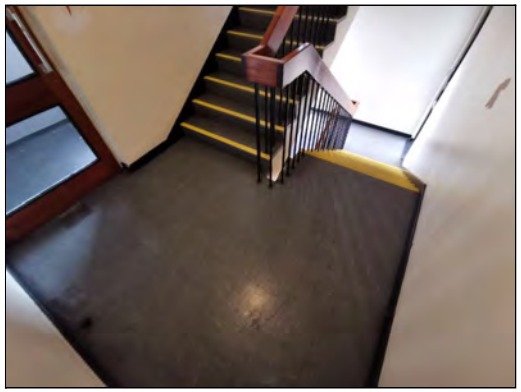
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / Lift lobby		
Assessment no.	0193	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (171)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to beam in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / Staff lobby		
Assessment no.	0194	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (165)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board bulkhead to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / Wet riser		
Assessment no.	0195	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (133)	Condition	Low Damage		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Bitumen adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Bitumen				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / Store		
Assessment no.	0196	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (165)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board bulkhead to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / Stair 2		
Assessment no.	0197	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	15m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / Stair 2		
Assessment no.	0198	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window frames				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / Stair 2	Runs to both sides of glazing	
Assessment no.	0199	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	8lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door and header				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Wet riser		
Assessment no.	0200	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (133)	Condition	Low Damage		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Bitumen adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Bitumen				
Material risk	Very low	Material risk score	3		
Action	Remove				

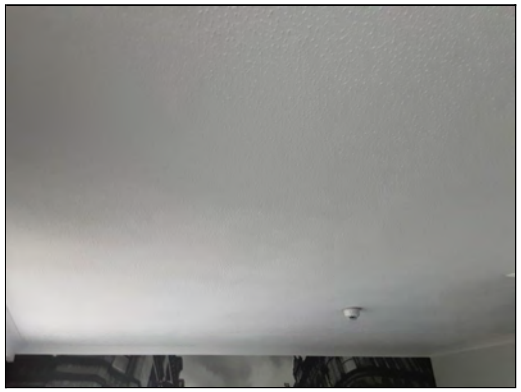
Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 601		
Assessment no.	0201	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 602		
Assessment no.	0202	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 603		
Assessment no.	0203	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 604		
Assessment no.	0204	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 606		
Assessment no.	0205	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / Stair 1	Appears to both sides	
Assessment no.	0206	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (118)	Condition	Low Damage		
Extent	6lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / Stair 1		
Assessment no.	0207	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (119)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

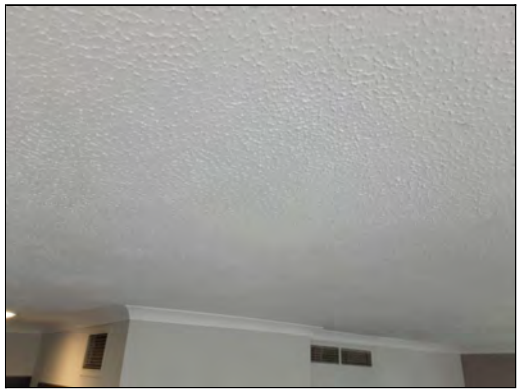
Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Stair 1	Appears to both sides	
Assessment no.	0208	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	6lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Stair 1		
Assessment no.	0209	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 506		
Assessment no.	0210	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 505		
Assessment no.	0211	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 503		
Assessment no.	0212	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 502		
Assessment no.	0213	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 501		
Assessment no.	0214	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / Lift lobby	Area to ceiling void not encapsulated.	
Assessment no.	0215	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (170)	**Condition**	Low Damage		
Extent	2m²	**Asbestos Type**	Amosite		
Location/ position	Insulating board infill panels above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	**Material risk score**	6		
Action	Remove				

Priority Risk					
Normal occupant activity			**No. occupants**		
			Frequency of use		
Location			**Average time each use**		
Accessibility			**Mean score**		
Extent/amount					
Mean score			**Priority risk score**		
Type of maintenance activity			**Total risk score**		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / Lift lobby		
Assessment no.	0216	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (171)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to beam in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 515		
Assessment no.	0217	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 513		
Assessment no.	0218	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

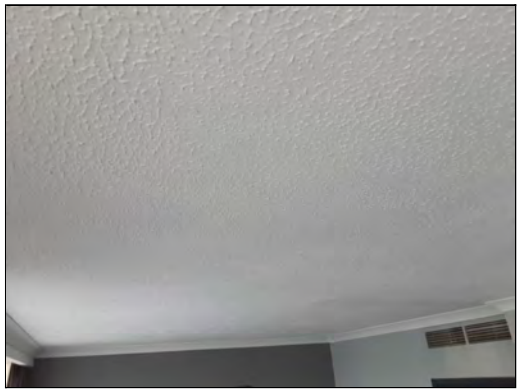
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Stair 3	Appears to both sides	
Assessment no.	0219	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (152)	Condition	Low Damage		
Extent	6m²	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Stair 3	2no infill panels	
Assessment no.	0220	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (153)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 511		
Assessment no.	0221	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 512		
Assessment no.	0222	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / Linen riser		
Assessment no.	0223	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (036)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 509		
Assessment no.	0224	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 510		
Assessment no.	0225	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 507		
Assessment no.	0226	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 508		
Assessment no.	0227	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

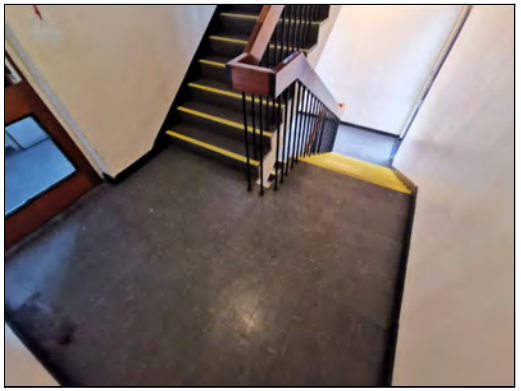
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 514		
Assessment no.	0228	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 516		
Assessment no.	0229	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / Staff lobby		
Assessment no.	0230	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (165)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board bulkhead to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Staff lobby		
Assessment no.	0231	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (166)	Condition	Low Damage		
Extent	2lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to cupboard door header				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

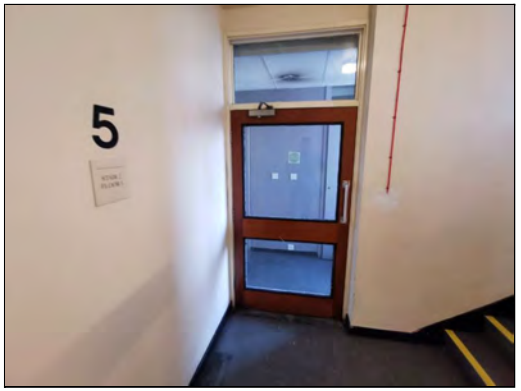
Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Stair 2		
Assessment no.	0232	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (197)	Condition	Low Damage		
Extent	15m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

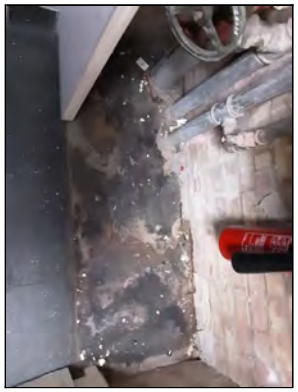
Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Stair 2		
Assessment no.	0233	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (198)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window frames				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

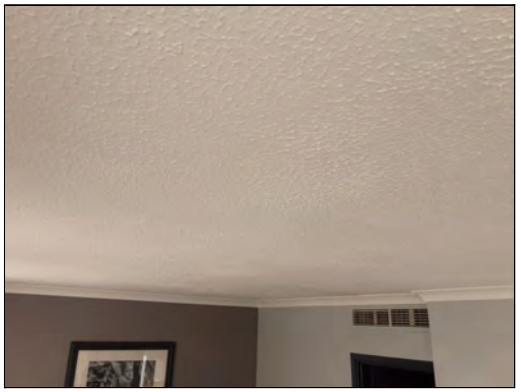
Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Stair 2	Runs to both sides of glazing	
Assessment no.	0234	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (199)	Condition	Low Damage		
Extent	8lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door and header				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Wet riser		
Assessment no.	0235	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (133)	Condition	Low Damage		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Bitumen adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Bitumen				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 504		
Assessment no.	0236	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

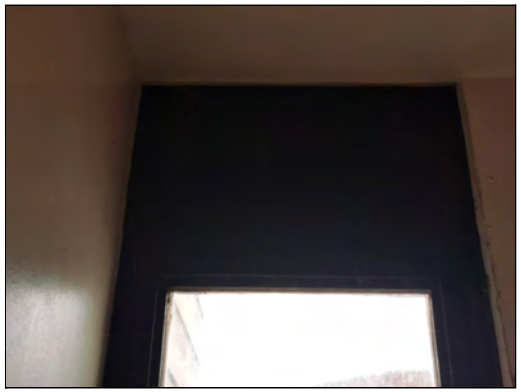
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 801		
Assessment no.	0237	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 704		
Assessment no.	0238	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 605		
Assessment no.	0239	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

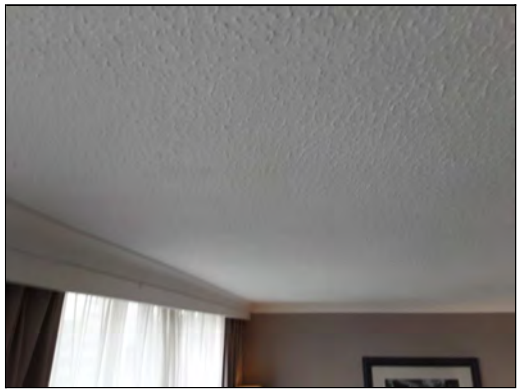
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / Stair 3	Appears to both sides	
Assessment no.	0240	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	3lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / Stair 3	2no infill panels	
Assessment no.	0241	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 415		
Assessment no.	0242	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 416		
Assessment no.	0243	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 413		
Assessment no.	0244	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 414		
Assessment no.	0245	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 412		
Assessment no.	0246	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / Linen riser		
Assessment no.	0247	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (036)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

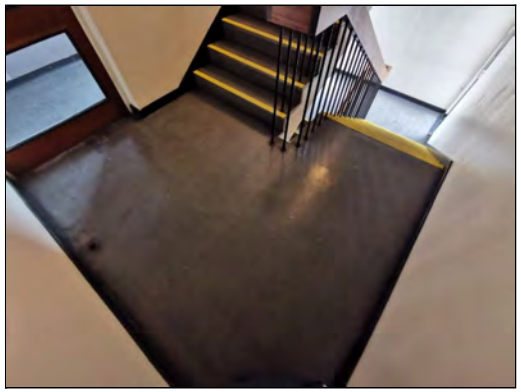
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 411		
Assessment no.	0248	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 409		
Assessment no.	0249	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

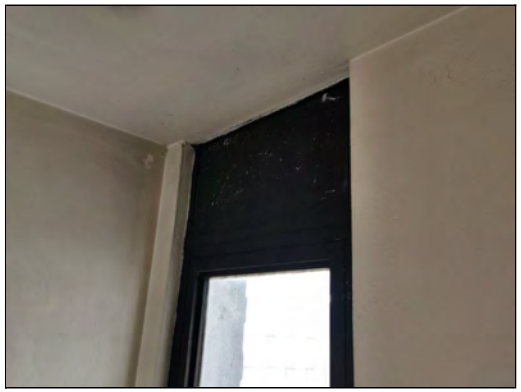
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 410		
Assessment no.	0250	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 408		
Assessment no.	0251	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

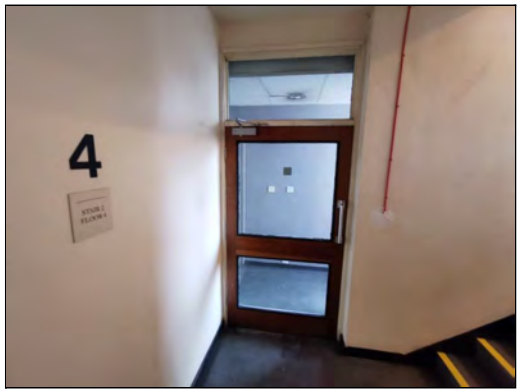
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 407		
Assessment no.	0252	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / Stair 2		
Assessment no.	0253	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	15m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

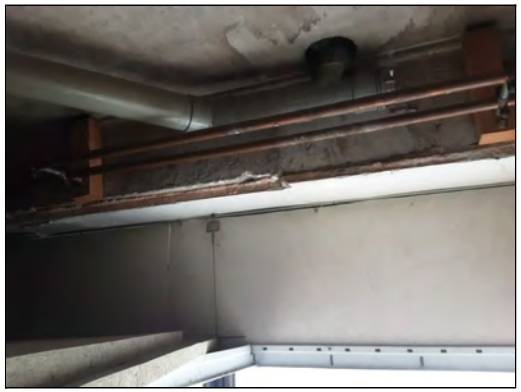
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / Stair 2		
Assessment no.	0254	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window frames				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / Stair 2	Runs to both sides of glazing	
Assessment no.	0255	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	8lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door and header				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / Staff lobby		
Assessment no.	0256	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board bulkhead to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / Store		
Assessment no.	0257	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (256)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board bulkhead to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / Wet riser		
Assessment no.	0258	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Bitumen adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Bitumen				
Material risk	Very low	Material risk score	3		
Action	Remove				

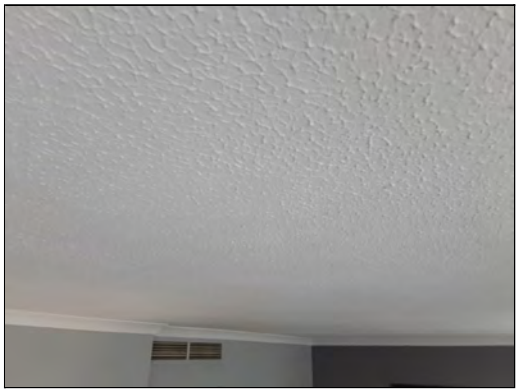
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / Lift lobby	Area to ceiling void not encapsulated.	
Assessment no.	0259	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill panels above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / Lift lobby		
Assessment no.	0260	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to beam in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 401		
Assessment no.	0261	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 402		
Assessment no.	0262	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 404		
Assessment no.	0263	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 403		
Assessment no.	0264	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 406		
Assessment no.	0265	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / Stair 1	Appears to both sides	
Assessment no.	0266	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	6lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / Stair 1		
Assessment no.	0267	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

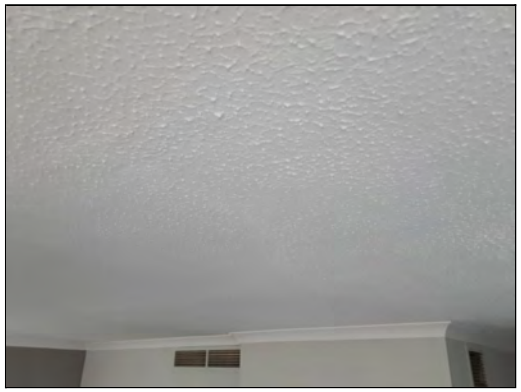
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 405		
Assessment no.	0268	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

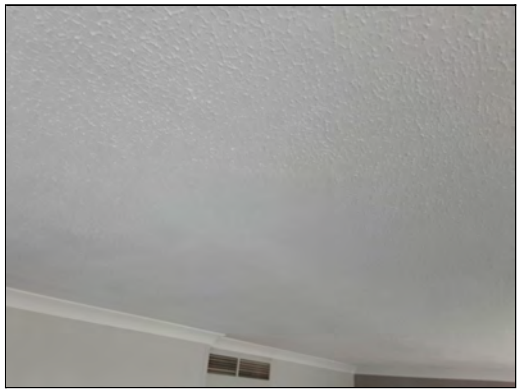
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	3rd Floor / Stair 3	Appears to both sides	
Assessment no.	0269	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (240)	Condition	Low Damage		
Extent	6lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

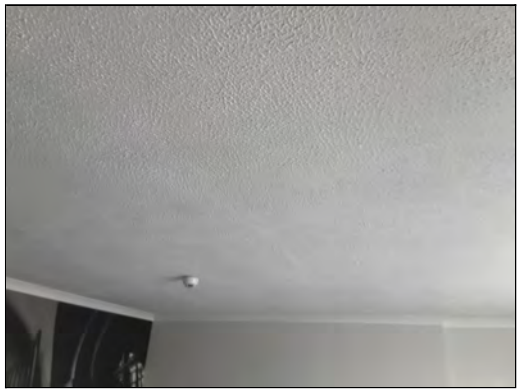
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	3rd Floor / Stair 3	2no infill panels	
Assessment no.	0270	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (241)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 316		
Assessment no.	0271	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 314		
Assessment no.	0272	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 315		
Assessment no.	0273	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 313		
Assessment no.	0274	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 312		
Assessment no.	0275	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 311		
Assessment no.	0276	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 309		
Assessment no.	0277	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 310		
Assessment no.	0278	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 307		
Assessment no.	0279	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

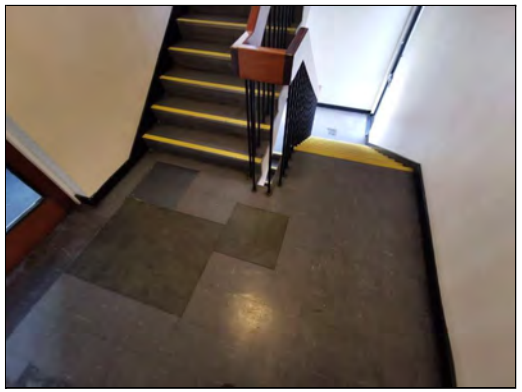
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 308		
Assessment no.	0280	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / Linen riser		
Assessment no.	0281	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (036)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

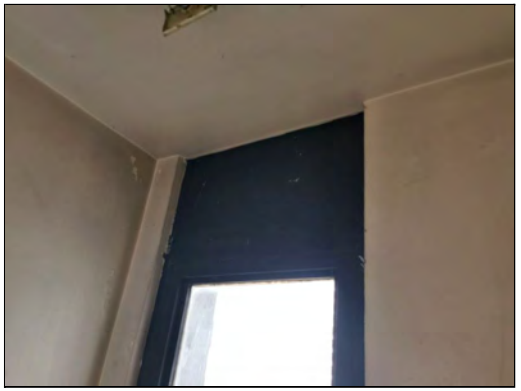
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / Lift lobby	Area to ceiling void not encapsulated.	
Assessment no.	0282	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (259)	**Condition**	Low Damage		
Extent	2m²	**Asbestos Type**	Amosite		
Location/ position	Insulating board infill panels above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	**Material risk score**	6		
Action	Remove				

Priority Risk					
Normal occupant activity			**No. occupants**		
			Frequency of use		
Location			**Average time each use**		
Accessibility			**Mean score**		
Extent/amount					
Mean score			**Priority risk score**		
Type of maintenance activity			**Total risk score**		
Frequency of maintenance activity					
Mean score					

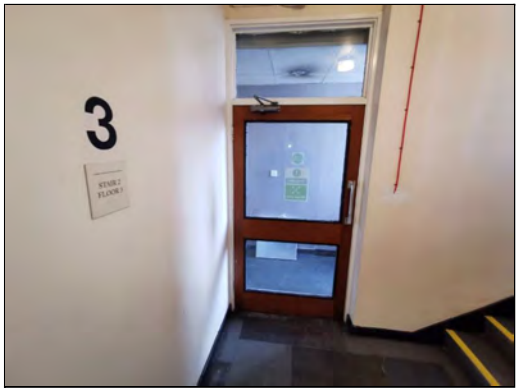
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / Lift lobby		
Assessment no.	0283	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (260)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to beam in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	3rd Floor / Stair 2		
Assessment no.	0284	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (253)	Condition	Low Damage		
Extent	15m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	3rd Floor / Stair 2		
Assessment no.	0285	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (254)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window frames				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	3rd Floor / Stair 2	Runs to both sides of glazing	
Assessment no.	0286	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (255)	Condition	Low Damage		
Extent	8lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door and header				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / Staff lobby		
Assessment no.	0287	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (256)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board bulkhead to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	3rd Floor / Wet riser		
Assessment no.	0288	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (258)	Condition	Low Damage		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Bitumen adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Bitumen				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 301		
Assessment no.	0289	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 302		
Assessment no.	0290	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 304		
Assessment no.	0291	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 303		
Assessment no.	0292	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 305		
Assessment no.	0293	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 306		
Assessment no.	0294	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	3rd Floor / Stair 1	Appears to both sides	
Assessment no.	0295	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (266)	Condition	Low Damage		
Extent	6lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	3rd Floor / Stair 1		
Assessment no.	0296	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (267)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Stair 3	Appears to both sides	
Assessment no.	0297	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	6lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Stair 3	2no infill panels	
Assessment no.	0298	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 216		
Assessment no.	0299	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 215		
Assessment no.	0300	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 214		
Assessment no.	0301	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 213		
Assessment no.	0302	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 212		
Assessment no.	0303	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 211		
Assessment no.	0304	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 209		
Assessment no.	0305	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

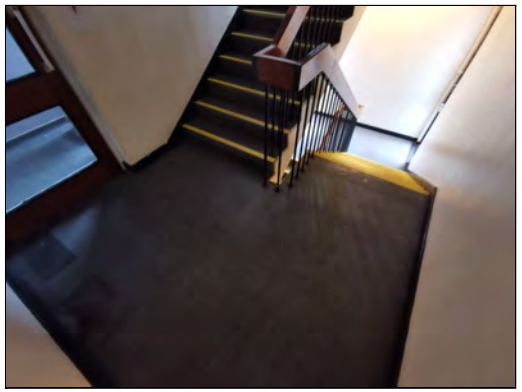
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 208		
Assessment no.	0306	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 207		
Assessment no.	0307	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / Staff lobby		
Assessment no.	0308	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board bulkhead to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Wet riser		
Assessment no.	0309	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Grey tile and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

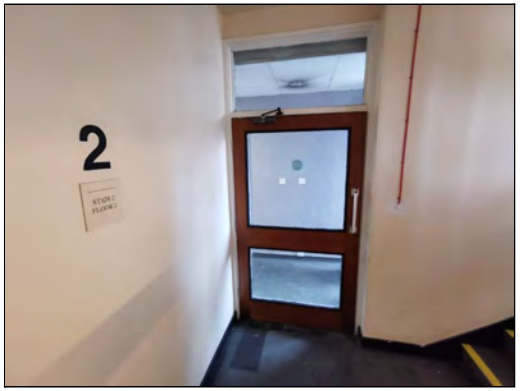
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Stair 2		
Assessment no.	0310	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (309)	Condition	Low Damage		
Extent	15m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Stair 2		
Assessment no.	0311	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window frames				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / Stair 2	Runs to both sides of glazing	
Assessment no.	0312	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	**Condition**	Low Damage		
Extent	8m²	**Asbestos Type**	Amosite		
Location/ position	Insulating board beading to door and header				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	**Material risk score**	6		
Action	Remove				

Priority Risk					
Normal occupant activity			**No. occupants**		
			Frequency of use		
Location			**Average time each use**		
Accessibility			**Mean score**		
Extent/amount					
Mean score			**Priority risk score**		
Type of maintenance activity			**Total risk score**		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / Store		
Assessment no.	0313	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (308)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board bulkhead to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Lift lobby	Area to ceiling void not encapsulated.	
Assessment no.	0314	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill panels above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / Lift lobby		
Assessment no.	0315	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (260)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to beam in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 201		
Assessment no.	0316	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 202		
Assessment no.	0317	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 203		
Assessment no.	0318	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 204		
Assessment no.	0319	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 205		
Assessment no.	0320	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 206		
Assessment no.	0321	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Stair 1	Appears to both sides	
Assessment no.	0322	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	3lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Stair 1		
Assessment no.	0323	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

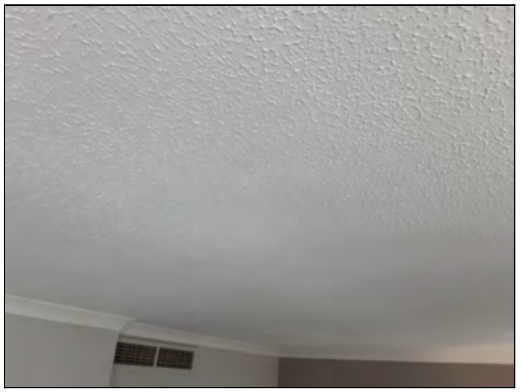
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / Stair 1	Appears to both sides	
Assessment no.	0324	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (322)	Condition	Low Damage		
Extent	6lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

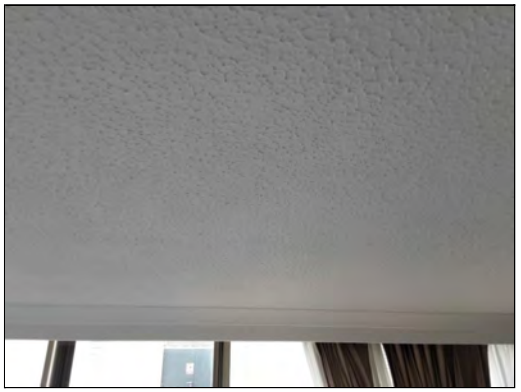
Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / Stair 1		
Assessment no.	0325	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (323)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 106		
Assessment no.	0326	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 105		
Assessment no.	0327	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 103		
Assessment no.	0328	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 102		
Assessment no.	0329	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 101		
Assessment no.	0330	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 101		
Assessment no.	0331	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of sink				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / Lift lobby		
Assessment no.	0332	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (314)	**Condition**	Low Damage		
Extent	0.5m²	**Asbestos Type**	Amosite		
Location/ position	Insulating board infill panels above window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	**Material risk score**	6		
Action	Remove				

Priority Risk				
Normal occupant activity		**No. occupants**		
		Frequency of use		
Location		**Average time each use**		
Accessibility		**Mean score**		
Extent/amount				
Mean score		**Priority risk score**		
Type of maintenance activity		**Total risk score**		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / Lift lobby	Also runns in to services	
Assessment no.	0333	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (260)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to beam in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / Wet Riser		
Assessment no.	0334	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (309)	Condition	Low Damage		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Grey tile and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / Staff lobby		
Assessment no.	0335	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (308)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board bulkhead to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / Staff lobby	Runs to both sides of glazing	
Assessment no.	0336	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (312)	Condition	Low Damage		
Extent	2lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to header over cupboard				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / Stair 2		
Assessment no.	0337	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (309)	Condition	Low Damage		
Extent	15m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / Stair 2		
Assessment no.	0338	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (311)	Condition	Low Damage		
Extent	0.5lm	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window frames				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

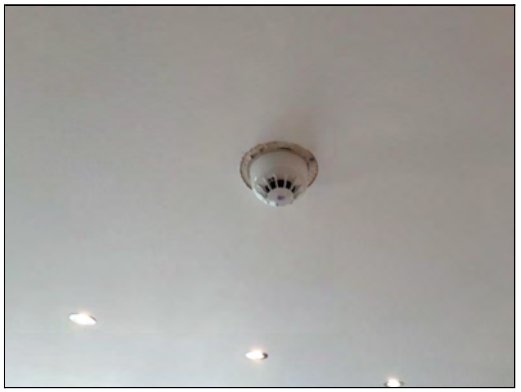
Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / Stair 2	Runs to both sides of glazing	
Assessment no.	0339	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (312)	Condition	Low Damage		
Extent	6lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door and header				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 107		
Assessment no.	0340	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 108		
Assessment no.	0341	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 110		
Assessment no.	0342	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

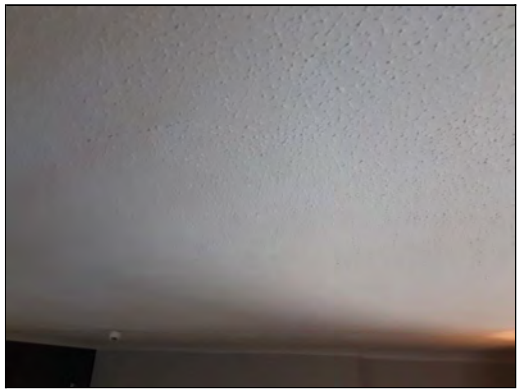
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 109		
Assessment no.	0343	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

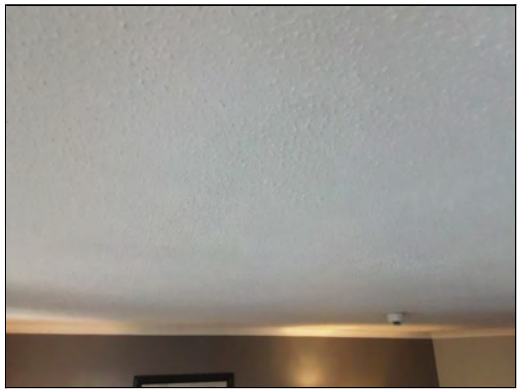
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 112		
Assessment no.	0344	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

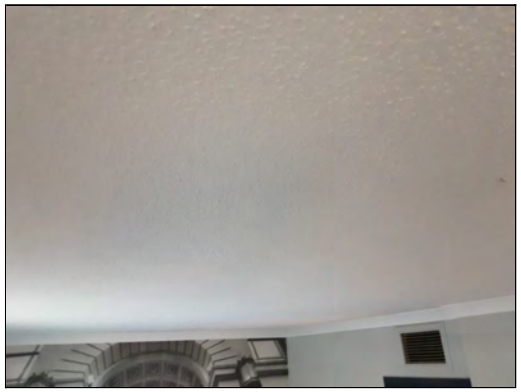
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / Linen riser		
Assessment no.	0345	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (036)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / Linen riser		
Assessment no.	0346	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (036)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 114		
Assessment no.	0347	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

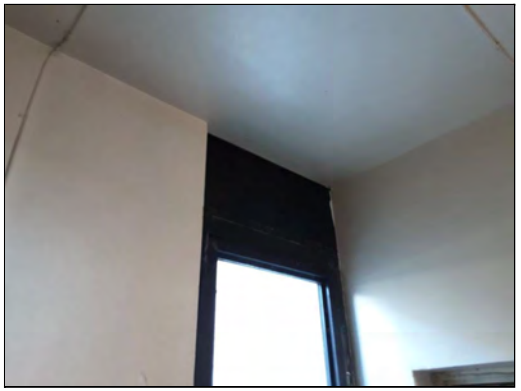
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 113		
Assessment no.	0348	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 115		
Assessment no.	0349	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

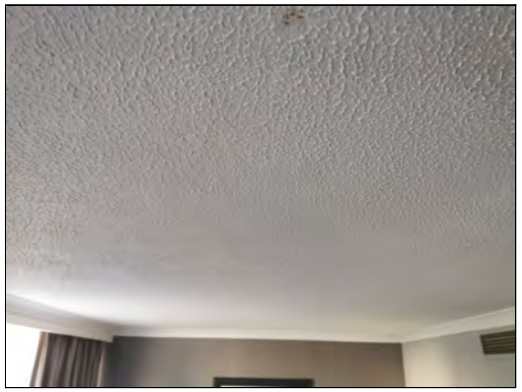
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 116		
Assessment no.	0350	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / Stair 3	Appears to both sides	
Assessment no.	0351	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (297)	Condition	Low Damage		
Extent	3lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / Stair 3	2no infill panels	
Assessment no.	0352	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (298)	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 104		
Assessment no.	0353	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 210		
Assessment no.	0354	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

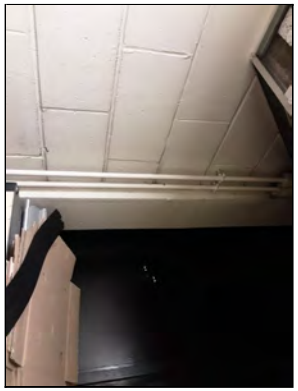
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / Plant room	Approximately 80-90 gaskets in total	
Assessment no.	0355	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	Throughout	Asbestos Type	Chrysotile		
Location/ position	Gaskets to pipework				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Admin		
Assessment no.	0356	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing to void and columns				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Staff canteen		
Assessment no.	0357	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad underside of large sink				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Staff room		
Assessment no.	0358	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to column				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Projector store		
Assessment no.	0359	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (358)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to column				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Mezzanine / Finishing kitchen	Presumed as unable to access to sample at time of survey	
Assessment no.	0360	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Presumed	Condition	Good Condition		
Extent	6no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets to pipework in void				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Very low	Material risk score	4		
Action	Remove				

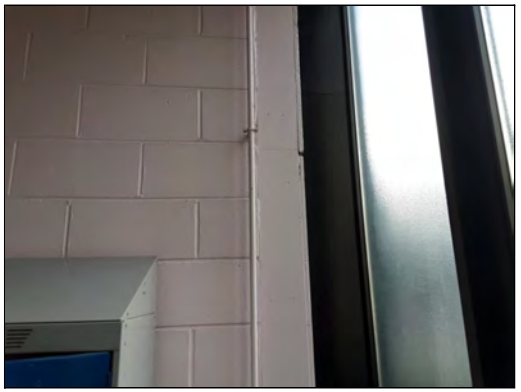
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Finishing kitchen		
Assessment no.	0361	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (358)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to column behind tiles				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Prep stores		
Assessment no.	0362	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of units				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Food store		
Assessment no.	0363	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (358)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to columns				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Food store		
Assessment no.	0364	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (362)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pads to underside of sink and unit				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Female staff changing		
Assessment no.	0365	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to column				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Male staff changing		
Assessment no.	0366	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (365)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to column				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Corridor 2		
Assessment no.	0367	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to columns				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Galileo suite		
Assessment no.	0368	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to steel in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Galileo suite		
Assessment no.	0369	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board fascias to void over window frames				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

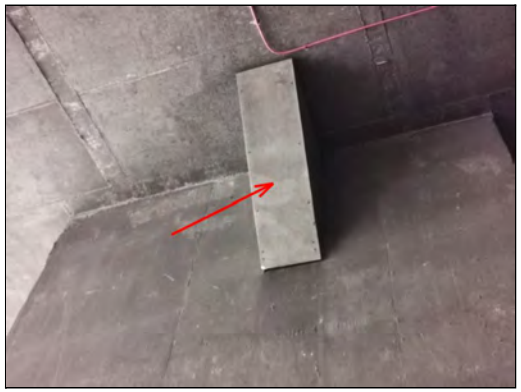
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Stair 1		
Assessment no.	0370	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to underside of stairs				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Mezzanine / Stair 1		
Assessment no.	0371	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to windows				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Garage 1		
Assessment no.	0372	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Michaelangelo 1&2		
Assessment no.	0373	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (368)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to columns in void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Mezzanine / Ballroom store		
Assessment no.	0374	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board boxing to column/riser				
Surface treatment	Unsealed				
Product type	Board				
Material risk	Medium	Material risk score	7		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Mezzanine / Ballroom store	3no doors in total	
Assessment no.	0375	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	6m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Board lining to riser doors				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

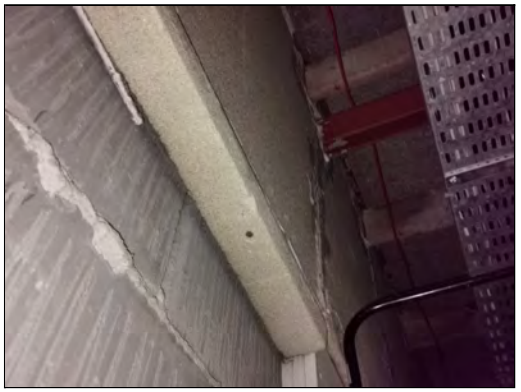
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Ballroom store		
Assessment no.	0376	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Durasteel shuttering to riser				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

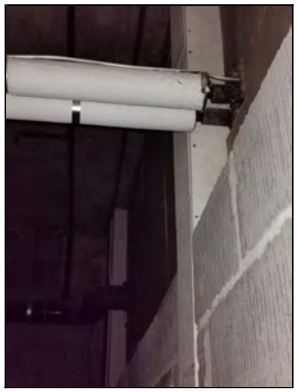
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Cupboard	Small amounts spread over 2m2	
Assessment no.	0377	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (376)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Durasteel debris to floor of eve/void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Corridor 1		
Assessment no.	0378	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (368)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to columns				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Garage 3		
Assessment no.	0379	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Ballroom		
Assessment no.	0380	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing within void and columns				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Raphael suite		
Assessment no.	0381	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (380)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to ceiling void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / El greco/Bernini suite		
Assessment no.	0382	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (380)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to ceiling void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Electrical plant	No access within electrics - live services	
Assessment no.	0383	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access within electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Mezzanine / Electrical plant		
Assessment no.	0384	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (375)	Condition	Low Damage		
Extent	2m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board lining to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Reception stairwell		
Assessment no.	0385	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	**Condition**	Low Damage		
Extent	6m²	**Asbestos Type**	Amosite		
Location/ position	Insulating board to ceiling and hatch to floor				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	**Material risk score**	6		
Action	Remove				

Priority Risk					
Normal occupant activity			**No. occupants**		
			Frequency of use		
Location			**Average time each use**		
Accessibility			**Mean score**		
Extent/amount					
Mean score			**Priority risk score**		
Type of maintenance activity			**Total risk score**		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Mezzanine / Reception stairwell		
Assessment no.	0386	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	7.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board panels to wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Reception stairwell		
Assessment no.	0387	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (375)	**Condition**	Low Damage		
Extent	2m²	**Asbestos Type**	Chrysotile + Amosite		
Location/ position	Insulating board lining to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	**Material risk score**	6		
Action	Remove				

Priority Risk					
Normal occupant activity			**No. occupants**		
			Frequency of use		
Location			**Average time each use**		
Accessibility			**Mean score**		
Extent/amount					
Mean score			**Priority risk score**		
Type of maintenance activity			**Total risk score**		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Mezzanine / Reception stairwell		
Assessment no.	0388	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	30m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Maintenance store		
Assessment no.	0389	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to steels				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Maintenance office		
Assessment no.	0390	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (389)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to steels				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Maintenance		
Assessment no.	0391	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (389)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to steels				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Maintenance		
Assessment no.	0392	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of sink				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Maintenance		
Assessment no.	0393	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board lining to rear door				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

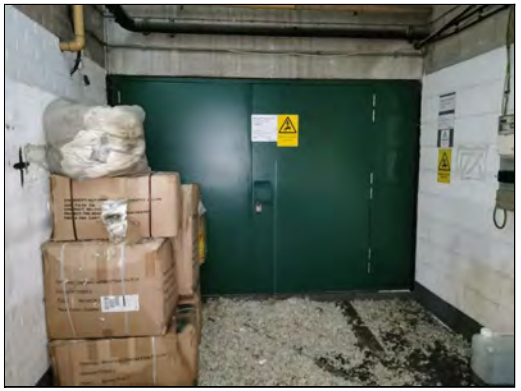
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Locker room		
Assessment no.	0394	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (389)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to steels				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Paint store		
Assessment no.	0395	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (389)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to steels				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Ground Floor / Paint store		
Assessment no.	0396	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	6no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets to pipework				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Electric meter room		
Assessment no.	0397	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (389)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to steels				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Electrical sub station	No access - under third party control	
Assessment no.	0398	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Laundry		
Assessment no.	0399	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to steels				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Laundry		
Assessment no.	0400	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board panels to duct penetrations				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Laundry		
Assessment no.	0401	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Gaskets to gas pipework				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Ground Floor / Laundry		
Assessment no.	0402	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets to water pipework				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Laundry		
Assessment no.	0403	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Laundry store		
Assessment no.	0404	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (399)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to steelwork				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Laundry office		
Assessment no.	0405	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (399)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to steels				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Laundry lobby		
Assessment no.	0406	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (399)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to steels				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

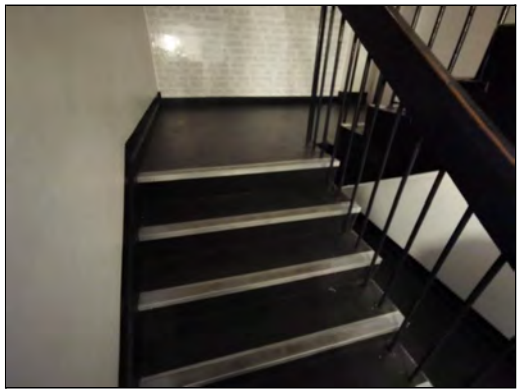
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Gas meter room		
Assessment no.	0407	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Gaskets to pipework				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Reception stairwell		
Assessment no.	0408	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	**Condition**	Low Damage		
Extent	25m²	**Asbestos Type**	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor below carpet				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	**Material risk score**	3		
Action	Remove				

Priority Risk					
Normal occupant activity			**No. occupants**		
			Frequency of use		
Location			**Average time each use**		
Accessibility			**Mean score**		
Extent/amount					
Mean score			**Priority risk score**		
Type of maintenance activity			**Total risk score**		
Frequency of maintenance activity					
Mean score					

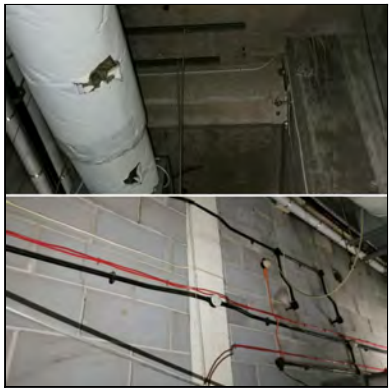
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Stair 2	SP as live at time of survey	
Assessment no.	0409	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (003)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Cement panel within fire switch				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Stair 2		
Assessment no.	0410	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board lining to exit doors				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Ground Floor / Stair 2		
Assessment no.	0411	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	30m²	Asbestos Type	Chrysotile		
Location/ position	Bitumen adhesive to floor below modern vinyl				
Surface treatment	Completely Sealed				
Product type	Bitumen				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Reception stairwell		
Assessment no.	0412	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board lining to fire door				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Kitchen corridor		
Assessment no.	0413	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (399)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to beams and column				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Basement 1 / Laundry lift motor room		
Assessment no.	0414	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Board lining within door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	External / Service road		
Assessment no.	0415	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	20no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets to pipework				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	External / Service road		
Assessment no.	0416	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to beams				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Basement 1 / Car park		
Assessment no.	0417	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	10m²	Asbestos Type	Amosite		
Location/ position	Insulating board boxing by ramp to car park				
Surface treatment	Unsealed				
Product type	Board				
Material risk	Medium	Material risk score	7		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Ground Floor / Plant room		
Assessment no.	0418	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	16no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets to pipework rear right				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

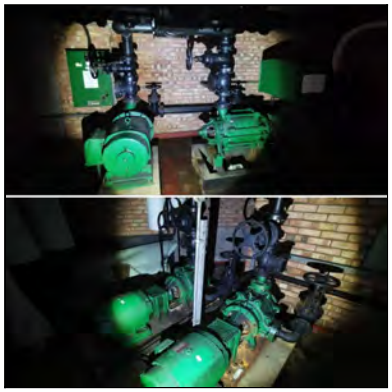
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Ground Floor / Plant room		
Assessment no.	0419	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	100lm	Asbestos Type	Chrysotile		
Location/ position	Bitumen/mastic to metal water tanks				
Surface treatment	Completely Sealed				
Product type	Well Bound Material				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Plant room		
Assessment no.	0420	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Gaskets to MMMF insulated pipework				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Ground Floor / Plant room		
Assessment no.	0421	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	10no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets to pipework around water tanks				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Remove				

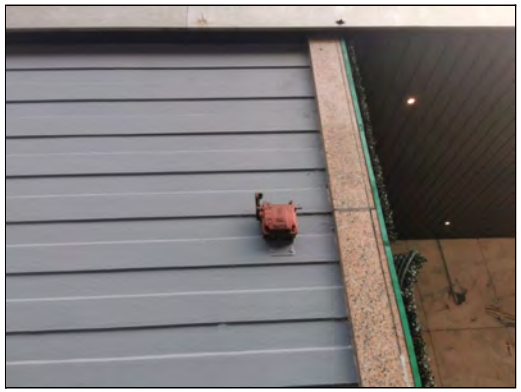
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Ground Floor / Plant room		
Assessment no.	0422	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	>15no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets to black pipework over green pumps				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Mezzanine / Plant room		
Assessment no.	0423	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Good Condition		
Extent	Throughout	Asbestos Type	Chrysotile		
Location/ position	Gaskets to pipework				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Very low	Material risk score	4		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	External / External elevations		
Assessment no.	0424	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (003)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Cement panel within fire switch				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

APPENDIX C - CERTIFICATES OF BULK SAMPLE ANALYSIS

ETON
ENVIRONMENTAL GROUP LTD

Analysis Report

Report Number: **J048314**

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SW1Y 6AF

Premises of Sample Origin:
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Blackfriars Street
Manchester
M3 2EQ

Analyst: Aaron Green, Luke Pybus, Sally Sanderson

Sampled by: Matthew Douglas

Date of Sample Receipt: 05/02/2021 - 18/02/2021

Date of Analysis: 07/02/2021 - 18/02/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
1	MD001711	Break pads to lift motors	Chrysotile
3	MD001712	Cement panel to fire switches	NAD
6	MD001713	Gaskets to pipework	Chrysotile
7	MD001714	Textile cover to rear manifold of Viscount boilers	Chrysotile

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
8	MD001715	Loose Gasket to floor by Econoflame boilers	NAD
9	MD001716	Loose gasket to floor by large tank	NAD
10	MD001717	Gaskets to gas pipework	NAD
11	MD001718	Grey vinyl tiles and adhesive to floor	Chrysotile (In tile and adhesive)

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
12	MD001719	Insulating board beading to door	Chrysotile + Amosite
13	MD001720	Insulating board infill to window	Chrysotile + Amosite
14	MD001721	Rope seals to Viscount boilers	Chrysotile + Amosite
17	MD001722	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
18	MD001723	Textured coating to ceiling	NAD
19	MD001724	Textured coating to ceiling	NAD
20	MD001725	Textured coating to ceiling	NAD
21	MD001726	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
22	MD001727	Textured coating to ceiling	NAD
24	MD001728	Insulating board infill panels above and below window	Chrysotile + Amosite
25	MD001729	Insulating board bulkhead to ceiling	NAD
29	MD001730	Insulating board beading to door and header	Chrysotile + Amosite

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
30	MD001731	Textured coating to ceiling	NAD
31	MD001732	Textured coating to ceiling	NAD
32	MD001733	Textured coating to ceiling	NAD
33	MD001734	Textured coating to ceiling	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
34	MD001735	Textured coating to ceiling	NAD
35	MD001736	Textured coating to ceiling	NAD
36	MD001737	Textured coating to linen chute	NAD
37	MD001738	Insulating board beading to door	Chrysotile + Amosite

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
38	MD001739	Insulating board infill to window	Chrysotile + Amosite
39	MD001740	Textured coating to ceiling	NAD
40	MD001741	Textured coating to ceiling	NAD
43	MD001742	Textured coating to ceiling	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
44	MD001743	Textured coating to ceiling	NAD
45	MD001744	Textured coating to ceiling	NAD
46	MD001745	Textured coating to ceiling	NAD
47	MD001746	Textured coating to ceiling	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
48	MD001747	Textured coating to ceiling	NAD
49	MD001748	Textured coating to ceiling	NAD
50	MD001749	Textured coating to ceiling	NAD
51	MD001750	Textured coating to ceiling	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
53	MD001751	Grey vinyl tiles and adhesive to floor	Chrysotile (In tile and adhesive.)
54	MD001752	Insulating board infill to window frames	Chrysotile + Amosite
55	MD001753	Insulating board beading to door and header	Chrysotile + Amosite
60	MD001754	Spray coating to beam in void	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
61	MD001755	Textured coating to ceiling	NAD
62	MD001756	Textured coating to ceiling	NAD
63	MD001757	Textured coating to ceiling	NAD
64	MD001758	Textured coating to ceiling	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
65	MD001759	Textured coating to ceiling	NAD
66	MD001760	Textured coating to ceiling	NAD
71	MD001761	Textured coating to ceiling	NAD
72	MD001762	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
73	MD001763	Textured coating to ceiling	NAD
74	MD001764	Textured coating to ceiling	NAD
75	MD001765	Textured coating to ceiling	NAD
76	MD001766	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
77	MD001767	Textured coating to ceiling	NAD
79	MD001768	Textured coating to ceiling	NAD
80	MD001769	Textured coating to ceiling	NAD
81	MD001770	Textured coating to ceiling	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Quality Manager

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Analysis Report

Report Number: **J048314**

Issue Date: 19/02/2021

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One Eagle Place St James'
London
SW1Y 6AF

Premises of Sample Origin:
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Blackfriars Street
Manchester
M3 2EQ

Analyst: Aaron Green, Luke Pybus, Sally Sanderson

Sampled by: Matthew Douglas

Date of Sample Receipt: 05/02/2021 - 18/02/2021

Date of Analysis: 07/02/2021 - 18/02/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
85	MD001771	Insulating board bulkhead to ceiling	NAD
88	MD001772	Insulating board infill panels above and below window	Amosite
90	MD001773	Textured coating to ceiling	NAD
91	MD001774	Textured coating to ceiling	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
92	MD001775	Textured coating to ceiling	NAD
93	MD001776	Textured coating to ceiling	NAD
94	MD001777	Textured coating to ceiling	NAD
95	MD001778	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
98	MD001779	Insulating board beading to door	Amosite
99	MD001780	Insulating board infill to window	Amosite
100	MD001781	Textured coating to ceiling	NAD
101	MD001782	Textured coating to ceiling	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Date of Analysis: 07/02/2021 - 18/02/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
102	MD001783	Textured coating to ceiling	NAD
103	MD001784	Textured coating to ceiling	NAD
104	MD001785	Textured coating to ceiling	NAD
105	MD001786	Textured coating to ceiling	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
108	MD001787	Textured coating to ceiling	NAD
109	MD001788	Textured coating to ceiling	NAD
110	MD001789	Textured coating to ceiling	NAD
111	MD001790	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
112	MD001791	Textured coating to ceiling	NAD
113	MD001792	Textured coating to ceiling	NAD
114	MD001793	Textured coating to ceiling	NAD
115	MD001794	Textured coating to ceiling	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
116	MD001795	Textured coating to ceiling	NAD
117	MD001796	Textured coating to ceiling	NAD
118	MD001797	Insulating board beading to door	Amosite
119	MD001798	Insulating board infill to window	Amosite

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
122	MD001799	Insulating board beading to header of cupboard	Amosite
128	MD001800	Textured coating to ceiling	NAD
129	MD001801	Textured coating to ceiling	NAD
130	MD001802	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
131	MD001803	Textured coating to ceiling	NAD
132	MD001804	Textured coating to ceiling	NAD
133	MD001805	Bitumen adhesive to floor	Chrysotile
141	MD001806	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
144	MD001807	Textured coating to ceiling	NAD
145	MD001808	Textured coating to ceiling	NAD
146	MD001809	Textured coating to ceiling	NAD
147	MD001810	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
148	MD001811	Textured coating to ceiling	NAD
149	MD001812	Textured coating to ceiling	NAD
153	MD001813	Insulating board infill to window	Amosite
152	MD001814	Insulating board beading to door	Amosite

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
154	MD001815	Textured coating to ceiling	NAD
155	MD001816	Textured coating to ceiling	NAD
156	MD001817	Textured coating to ceiling	NAD
157	MD001818	Textured coating to ceiling	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
158	MD001819	Textured coating to ceiling	NAD
160	MD001820	Textured coating to ceiling	NAD
161	MD001821	Textured coating to ceiling	NAD
162	MD001822	Textured coating to ceiling	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
163	MD001823	Textured coating to ceiling	NAD
164	MD001824	Textured coating to ceiling	NAD
165	MD001825	Insulating board bulkhead to ceiling	NAD
166	MD001826	Insulating board beading to cupboard door header	Amosite

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
170	MD001827	Insulating board infill panels above and below window	Amosite
171	MD001828	Spray coating to beam in void	NAD
172	MD001829	Textured coating to ceiling	NAD
173	MD001830	Textured coating to ceiling	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
174	MD001831	Textured coating to ceiling	NAD
175	MD001832	Textured coating to ceiling	NAD
176	MD001833	Textured coating to ceiling	NAD
181	MD001834	Textured coating to ceiling	NAD

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ETON ENVIRONMENTAL GROUP LTD

Analysis Report

Report Number: **J048314**

Issue Date: 19/02/2021

Private & Confidential:
Deansgate SOF Alliance HotelCo Limited c/o Starwood Capital Europe Advisers LLP 2nd Floor
One Eagle Place St James'
London
SW1Y 6AF

Premises of Sample Origin:
Renaissance Manchester Hotel
Blackfriars Street
Manchester
M3 2EQ

Analyst: Aaron Green, Luke Pybus, Sally Sanderson

Sampled by: Matthew Douglas

Date of Sample Receipt: 05/02/2021 - 18/02/2021

Date of Analysis: 07/02/2021 - 18/02/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
182	MD001835	Textured coating to ceiling	NAD
183	MD001836	Textured coating to ceiling	NAD
184	MD001837	Textured coating to ceiling	NAD
185	MD001838	Textured coating to ceiling	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Quality Manager

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
186	MD001839	Textured coating to ceiling	NAD
188	MD001840	Textured coating to ceiling	NAD
189	MD001841	Textured coating to ceiling	NAD
190	MD001842	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
191	MD001843	Textured coating to ceiling	NAD
197	MD001844	Grey vinyl tiles and adhesive to floor	Chrysotile (In adhesive only)
198	MD001845	Insulating board infill to window frames	Amosite
199	MD001846	Insulating board beading to door and header	Amosite

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
201	MD001847	Textured coating to ceiling	NAD
202	MD001848	Textured coating to ceiling	NAD
203	MD001849	Textured coating to ceiling	NAD
204	MD001850	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
205	MD001851	Textured coating to ceiling	NAD
208	MD001852	Insulating board beading to door	Amosite
209	MD001853	Insulating board infill to window	Amosite
210	MD001854	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
211	MD001855	Textured coating to ceiling	NAD
212	MD001856	Textured coating to ceiling	NAD
213	MD001857	Textured coating to ceiling	NAD
214	MD001858	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
217	MD001859	Textured coating to ceiling	NAD
218	MD001860	Textured coating to ceiling	NAD
221	MD001861	Textured coating to ceiling	NAD
222	MD001862	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
224	MD001863	Textured coating to ceiling	NAD
225	MD001864	Textured coating to ceiling	NAD
226	MD001865	Textured coating to ceiling	NAD
227	MD001866	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
228	MD001867	Textured coating to ceiling	NAD
229	MD001868	Textured coating to ceiling	NAD
236	MD001869	Textured coating to ceiling	NAD
237	MD001870	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
238	MD001871	Textured coating to ceiling	NAD
239	MD001872	Textured coating to ceiling	NAD
240	MD001873	Insulating board beading to door	Amosite
241	MD001874	Insulating board infill to window	Amosite

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
242	MD001875	Textured coating to ceiling	NAD
243	MD001876	Textured coating to ceiling	NAD
244	MD001877	Textured coating to ceiling	NAD
245	MD001878	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
246	MD001879	Textured coating to ceiling	NAD
248	MD001880	Textured coating to ceiling	NAD
249	MD001881	Textured coating to ceiling	NAD
250	MD001882	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
251	MD001883	Textured coating to ceiling	NAD
252	MD001884	Textured coating to ceiling	NAD
253	MD001885	Grey vinyl tiles and adhesive to floor	Chrysotile (In adhesive only)
254	MD001886	Insulating board infill to window frames	Amosite

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
255	MD001887	Insulating board beading to door and header	Amosite
256	MD001888	Insulating board bulkhead to ceiling	NAD
258	MD001889	Bitumen adhesive to floor	Chrysotile
259	MD001890	Insulating board infill panels above and below window	Amosite

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
260	MD001891	Spray coating to beam in void	NAD
261	MD001892	Textured coating to ceiling	NAD
262	MD001893	Textured coating to ceiling	NAD
263	MD001894	Textured coating to ceiling	NAD

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264	MD001895	Textured coating to ceiling	NAD
265	MD001896	Textured coating to ceiling	NAD
266	MD001897	Insulating board beading to door	Amosite
267	MD001898	Insulating board infill to window	Amosite

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Date of Sample Receipt: 05/02/2021 - 18/02/2021

Date of Analysis: 07/02/2021 - 18/02/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
268	MD001899	Textured coating to ceiling	NAD
271	MD001900	Textured coating to ceiling	NAD
272	MD001901	Textured coating to ceiling	NAD
273	MD001902	Textured coating to ceiling	NAD

Notes:
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NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

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Report Number: **J048314**

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Analyst: Aaron Green, Luke Pybus, Sally Sanderson

Sampled by: Matthew Douglas

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
274	MD001903	Textured coating to ceiling	NAD
275	MD001904	Textured coating to ceiling	NAD
276	MD001905	Textured coating to ceiling	NAD
277	MD001906	Textured coating to ceiling	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
278	MD001907	Textured coating to ceiling	NAD
279	MD001908	Textured coating to ceiling	NAD
280	MD001909	Textured coating to ceiling	NAD
289	MD001911	Textured coating to ceiling	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
290	MD001912	Textured coating to ceiling	NAD
291	MD001913	Textured coating to ceiling	NAD
292	MD001914	Textured coating to ceiling	NAD
293	MD001915	Textured coating to ceiling	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
294	MD001916	Textured coating to ceiling	NAD
297	MD001917	Insulating board beading to door	Amosite
298	MD001918	Insulating board infill to window	Amosite
299	MD001919	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
300	MD001920	Textured coating to ceiling	NAD
301	MD001921	Textured coating to ceiling	NAD
302	MD001922	Textured coating to ceiling	NAD
303	MD001923	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
304	MD001924	Textured coating to ceiling	NAD
305	MD001925	Textured coating to ceiling	NAD
306	MD001926	Textured coating to ceiling	NAD
307	MD001927	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
308	MD001928	Insulating board bulkhead to ceiling	NAD
309	MD001929	Grey tile and adhesive to floor	Chrysotile (In tile and adhesive.)
311	MD001930	Insulating board infill to window frames	Amosite
312	MD001931	Insulating board beading to door and header	Amosite

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
314	MD001932	Insulating board infill panels above and below window	Amosite
316	MD001934	Textured coating to ceiling	NAD
317	MD001935	Textured coating to ceiling	NAD
318	MD001936	Textured coating to ceiling	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
319	MD001937	Textured coating to ceiling	NAD
320	MD001938	Textured coating to ceiling	NAD
321	MD001939	Textured coating to ceiling	NAD
323	MD001940	Insulating board infill to window	Amosite

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
322	MD001941	Insulating board beading to door	Amosite
326	MD001942	Textured coating to ceiling	NAD
327	MD001943	Textured coating to ceiling	NAD
328	MD001944	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
329	MD001945	Textured coating to ceiling	NAD
330	MD001946	Textured coating to ceiling	NAD
331	MD001947	Bitumen pad to underside of sink	NAD
340	MD001948	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
341	MD001949	Textured coating to ceiling	NAD
342	MD001950	Textured coating to ceiling	NAD
343	MD001951	Textured coating to ceiling	NAD
344	MD001952	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
347	MD001953	Textured coating to ceiling	NAD
348	MD001954	Textured coating to ceiling	NAD
349	MD001955	Textured coating to ceiling	NAD
350	MD001956	Textured coating to ceiling	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
353	MD001957	Textured coating to ceiling	NAD
354	MD001958	Textured coating to ceiling	NAD
355	MD001959	Gaskets to pipework	Chrysotile
356	MD001960	Insulating board boxing to void and columns	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
357	MD001961	Bitumen pad underside of large sink	NAD
358	MD001962	Board boxing to column	NAD
362	MD001963	Bitumen pad to underside of units	NAD
365	MD001964	Board boxing to column	NAD

Notes:
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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
367	MD001965	Board boxing to columns	NAD
368	MD001966	Board boxing to steel in void	NAD
369	MD001967	Board fascias to void over window frames	NAD
370	MD001968	Textured coating to underside of stairs	NAD

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Andrew Graham
Quality Manager

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Registered No. 5145774 Registered Office: 135 Slough Road, Datchet, SL3 9AE

ETON
ENVIRONMENTAL GROUP LTD

Analysis Report

Report Number: **J048314**

Issue Date: 19/02/2021

Private & Confidential:
Deansgate SOF Alliance HotelCo Limited c/o Starwood Capital Europe Advisers LLP 2nd Floor
One Eagle Place St James'
London
SW1Y 6AF

Premises of Sample Origin:
Renaissance Manchester Hotel
Blackfriars Street
Manchester
M3 2EQ

Analyst: Aaron Green, Luke Pybus, Sally Sanderson

Sampled by: Matthew Douglas

Date of Sample Receipt: 05/02/2021 - 18/02/2021

Date of Analysis: 07/02/2021 - 18/02/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
371	MD001969	Insulating board infill to windows	Amosite
372	MD001970	Grey vinyl tiles and adhesive to floor	NAD
374	MD001971	Insulating board boxing to column/riser	Amosite
375	MD001972	Board lining to riser doors	Chrysotile + Amosite

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
376	MD001973	Durasteel shuttering to riser	NAD
379	MD001974	Grey vinyl tiles and adhesive to floor	NAD
380	MD001975	Board boxing within void and columns	NAD
385	MD001976	Insulating board to ceiling and hatch to floor	Amosite

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
386	MD001977	Insulating board panels to wall	Amosite
388	MD001978	Grey vinyl tiles and adhesive to floor	Chrysotile (In adhesive only)
389	MD001979	Board boxing to steels	NAD
392	MD001980	Bitumen pad to underside of sink	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
393	MD001981	Board lining to rear door	NAD
396	MD001982	Gaskets to pipework	Chrysotile
399	MD001983	Board boxing to steels	NAD
400	MD001984	Board panels to duct penetrations	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
401	MD001985	Gaskets to gas pipework	NAD
402	MD001986	Gaskets to water pipework	Chrysotile
403	MD001987	Textured coating to linen chute	NAD
407	MD001988	Gaskets to pipework	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
408	MD001989	Grey vinyl tiles and adhesive to floor below carpet	Chrysotile (In tile and adhesive)
410	MD001990	Board lining to exit doors	NAD
411	MD001991	Bitumen adhesive to floor below modern vinyl	Chrysotile
412	MD001992	Insulating board lining to fire door	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
414	MD001993	Board lining within door	Chrysotile + Amosite
415	MD001994	Gaskets to pipework	Chrysotile
416	MD001995	Board boxing to beams	NAD
417	MD001996	Insulating board boxing by ramp to car park	Amosite

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
418	MD001997	Gaskets to pipework rear right	Chrysotile
419	MD001998	Bitumen/mastic to metal water tanks	Chrysotile
420	MD001999	Gaskets to MMMF insulated pipework	NAD
421	MD002000	Gaskets to pipework around water tanks	Chrysotile

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
422	MD002001	Gaskets to black pipework over green pumps	Chrysotile
423	MD002002	Gaskets to pipework	Chrysotile

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APPENDIX D - GENERAL OBSERVATIONS

Building	Room no.	Description	Comments
Renaissance Hotel	External elevations	External – External elevations	Concrete and brick walls with modern expansion joints, metal window frames and infill panels (ACMs identified to internals of some panels mainly to stairwells), metal and timber doors and frames, metal panelled canopy over main entrance with empty void to metal deck, no visible damp proof course.
Renaissance Hotel	Extraction fan area	External – Extraction fan area	Metal clad walls, modern metal ducting, 2no modern extraction units, timber boxing, felt to concrete floor/ roof of hotel
Renaissance Hotel	Lift roof	External – Lift roof	Timber panelling to edging, asphalt covered coping, modern metal ducting, metal pipe runs, timber boxing, plastic and fibreglass tanks, felt to concrete deck.
Renaissance Hotel	Mezzanine roof	External – Mezzanine roof	Including roof of 1st floor plant - modern felt covering to concrete deck, modern AHUs with MMMF insulation to ducting, plastic vent covers, metal and plastic flues,
Renaissance Hotel	Roof 1	External – Roof 1	Timber panelling to edging, asphalt covered coping, modern metal ducting, metal pipe runs, felt to concrete deck.
Renaissance Hotel	Roof 2	External – Roof 2	Timber panelling to edging, asphalt covered coping, modern metal ducting, metal pipe runs, felt to concrete deck.
Renaissance Hotel	Roof 3	External – Roof 3	Asphalt covered concrete roofs with modern mineral felt, modern chiller units, modern ducting, aluminium clad MMMF insulated pipework, fibreglass vents, metal down pipes, metal flues with plastic covers, 1no metal clad cabin advised this belongs to EE.
Renaissance Hotel	Service road	External – Service road	Concrete ceiling, board boxing, concrete columns, MMMF insulated and bare metal pipework, metal ducting, MMMF insulation, brick walls, room with back-up diesel generator, timber doors, frames, metal shutters concrete floors.
Renaissance Hotel	Car park	Basement 1 – Car park	Concrete ceiling, concrete walls, metal pipework, MMMF insulated pipework, concrete columns, metal ducting, modern expansion joints, area of board boxing, steel fencing, concrete floor.
Renaissance Hotel	Car park lobby	Basement 1 – Car park lobby	Modern suspended ceiling with concrete deck and bare metal pipework to void, solid plastered walls timber doors, frames and skirting, 2no modern radiators with timber boxing, modern vinyl flooring to concrete floor.
Renaissance Hotel	Laundry lift motor room	Basement 1 – Laundry lift motor room	Concrete ceiling, concrete walls, timber door and frame, modern hydraulics and motor gear, concrete floor.
Renaissance Hotel	Accessible lift	Ground Floor – Accessible lift	Plasterboard ceiling, timber panel walls, timber doors and frame, modern lift.

Renaissance Hotel	Bar fire escape	Ground Floor – Bar fire escape	Modern suspended ceiling with metal panel ceiling, solid walls, MMMF insulated pipework/ducting to void, solid plastered walls, timber doors, frames and skirting, modern vinyl to solid floor with modern nosing.
Renaissance Hotel	Beer store	Ground Floor – Beer store	Modern suspended ceiling with concrete ceiling, metal pipework and MMMF insulated ducting to void, block and brick walls modern beer lines and cooling equipment, metal and plastic pipework, timber doors and frame, concrete floor.
Renaissance Hotel	Coffee station	Ground Floor – Coffee station	Modern suspended ceiling with concrete ceiling brick walls and MMMF insulated ducting to void, ceramic tiled walls, ceramic tile floor, metal units.
Renaissance Hotel	Cold store	Ground Floor – Cold store	Modern fitted walk-in fridge.
Renaissance Hotel	Delivery office	Ground Floor – Delivery office	Metal ceiling, block walls, timber window frames, timber door and frame, metal radiator and pipework, carpet to concrete floor.
Renaissance Hotel	Dry store	Ground Floor – Dry store	Modern suspended ceiling with concrete ceiling, metal pipework, MMMF insulated pipework and ducting to void, ceramic tiles to solid walls, ceramic tile floor.
Renaissance Hotel	DWC	Ground Floor – DWC	Modern suspended ceiling with concrete ceiling, MMMF insulated pipework and ducting, ceramic wc wares, ceramic tiled and plasterboard walls, timber door and frame, ceramic tile floor.
Renaissance Hotel	Electric meter room	Ground Floor – Electric meter room	Metal panel ceiling, steel framework with board boxing, block walls, metal and timber doors and frames, bare metal pipework, modern electrics, concrete floor.
Renaissance Hotel	Electrical sub station	Ground Floor – Electrical sub station	No access - under third party control
Renaissance Hotel	Female WC	Ground Floor – Female WC	Modern suspended ceiling with concrete ceiling, MMMF insulated pipework and ducting, ceramic wc wares, ceramic tiled and plasterboard walls, timber doors and frames, ceramic tile floor.
Renaissance Hotel	Gas meter room	Ground Floor – Gas meter room	Concrete ceiling, brick walls, timber doors and frames, bare metal pipework, modern gas meters, concrete floor.
Renaissance Hotel	Kitchen	Ground Floor – Kitchen	Modern suspended ceiling with concrete ceiling, MMMF insulated ducting and pipework to void, ceramic tiled solid walls, timber doors and frames, modern extract units and kitchen wares, metal sinks, moder bitumen pads, ceramic tile floor.
Renaissance Hotel	Kitchen corridor	Ground Floor – Kitchen corridor	Modern suspended ceiling with concrete ceiling, board boxing to steel work, MMMF insulated ducting and pipework, block and concrete walls to void, block walls with plastic cladding, timber doors and frames, modern roller shutter, metal radiators and pipework, timber doors and frames, modern vinyl to solid floor.

Renaissance Hotel	Kitchen manager office	Ground Floor – Kitchen manager office	Modern suspended ceiling with concrete ceiling brick walls and MMMF insulated ducting to void, ceramic tiled solid walls, timber door and frame, ceramic tile floor.
Renaissance Hotel	Kitchen WC	Ground Floor – Kitchen WC	Modern suspended ceiling with concrete deck, MMMF insulated pipework, modern ducting to void, ceramic tiled solid walls, timber doors and frames, modern WC wares, ceramic tiled solid floor.
Renaissance Hotel	Laundry	Ground Floor – Laundry	Metal ceiling, board boxed steelworks, bare metal pipework, modern metal ducting with board panels to penetrations, ceramic tiled solid walls, metal window frames, timber doors and frames, modern metal roller shutter, modern electrics, textured coating to metal linen chute, ceramic tiled solid floor.
Renaissance Hotel	Laundry lobby	Ground Floor – Laundry lobby	Metal ceiling, board boxing to steelwork, bare metal and MMMF insulated pipework, block and plasterboard walls with empty cavities, timber window frames, timber door and frames, concrete floor.
Renaissance Hotel	Laundry office	Ground Floor – Laundry office	Metal ceiling, board boxing to steelwork, bare metal pipework, block and plasterboard walls with empty cavities, metal and timber window frames, timber door, frame and infill panel, metal radiators and pipework, carpet to concrete floor.
Renaissance Hotel	Laundry stairwell	Ground Floor – Laundry stairwell	Including under stairs cupboard - Concrete ceiling, block and concrete walls, timber doors and frames, metal radiator and pipework, modern vinyl flooring to concrete floor and stairs with modern nosing.
Renaissance Hotel	Laundry store	Ground Floor – Laundry store	Metal ceiling, board boxing to steelwork, bare metal pipework, ceramic tiled solid walls, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	Locker room	Ground Floor – Locker room	Metal panel ceiling, steel framework with board boxing, block walls, concrete column, timber door frame, bare metal and MMMF insulated pipework, modern metal ducting, concrete floor.
Renaissance Hotel	Lost property	Ground Floor – Lost property	Metal ceiling and frame, block walls, timber door and frame, bare metal pipework, modern electrics, concrete floor.
Renaissance Hotel	Luggage store	Ground Floor – Luggage store	Modern suspended ceiling with concrete ceiling, MMMF insulated pipe/ductwork to void, solid plastered walls, timber doors, frame and skirting, carpet to solid floor.
Renaissance Hotel	Maintenance	Ground Floor – Maintenance	Metal ceiling, steel framework some with board boxing, bare metal and MMMF insulated pipework, block walls, concrete columns, metal window frames, timber doors and frames, modern electrics and switch gear, metal sink, metal radiator and pipework, concrete floor.
Renaissance Hotel	Maintenance office	Ground Floor – Maintenance office	Modern suspended ceiling with metal panel ceiling, steel framework with board boxing to void, block walls, timber door and frame, timber window frames, infill panel and sill, metal radiator and pipework, carpet to concrete floor.

Renaissance Hotel	Maintenance store	Ground Floor – Maintenance store	Metal panel ceiling, steel framework with board boxing, block walls, concrete column, timber door frame, bare metal and MMMF insulated pipework, concrete floor.
Renaissance Hotel	Male WC	Ground Floor – Male WC	Modern suspended ceiling with concrete ceiling, MMMF insulated pipework and ducting, ceramic wc wares, ceramic tiled and plasterboard walls, timber doors and frames, ceramic tile floor.
Renaissance Hotel	Office	Ground Floor – Office	Modern suspended ceiling with concrete deck, modern ducting and bare metal pipework to void, solid plastered walls, modern electrics, timber door, frame, access panel and skirting, carpet to concrete floor.
Renaissance Hotel	Paint store	Ground Floor – Paint store	Metal panel ceiling, steel framework with board boxing, block and concrete walls, timber doors and frame, bare metal and MMMF insulated pipework, aluminium clad MMMF insulated calorifier, modern electrics, modern metal ducting, concrete floor.
Renaissance Hotel	Plant room	Ground Floor – Plant room	Concrete ceilings, brick and concrete walls, timber panelling to former Louvre areas, MMMF insulated and bare pipework, timber doors and frames, timber housing to sprinkler system, modern air unit, modern electrics and control panels, 2no metal water tanks with polystyrene and foam insulation, 1no fibreglass water tank with MMMF insulation, concrete floor.
Renaissance Hotel	Reception	Ground Floor – Reception	Plasterboard ceilings and vaulted plaster areas with concrete ceiling, MMMF insulated pipework and ducting to void, solid plastered, plasterboard and timber boxing walls, metal external doors, timber internal doors, frames and skirting, carpet and ceramic tiles to floor, modern reception desks with timber cupboards.
Renaissance Hotel	Reception lobby	Ground Floor – Reception lobby	Modern suspended ceiling with concrete deck, bare metal pipework to void, solid plastered walls, timber doors, frames and skirting, carpet to concrete floor with modern nosing to stairs.
Renaissance Hotel	Reception office	Ground Floor – Reception office	Modern suspended ceiling with concrete deck, bare metal pipework, modern ducting to void, solid plastered walls, timber door, frame and skirting, carpet to timber floor.
Renaissance Hotel	Reception stairwell	Ground Floor – Reception stairwell	Concrete ceiling, solid plastered walls, timber doors and frames, timber boarded lift (lift belongs to Premier house), metal and timber balustrade, carpet over vinyl tile floor with modern nosing.
Renaissance Hotel	Reception store	Ground Floor – Reception store	Plasterboard ceiling, plasterboard walls, timber shelving, door, frame and skirting, fixed timber boxing, carpet to timber floor.
Renaissance Hotel	Restaurant	Ground Floor – Restaurant	Including bar area - Plasterboard ceilings and vaulted plaster areas with concrete ceiling, MMMF insulated pipework and ducting to void, solid plastered, plasterboard and timber boxing housing electrics, timber bar area with granite top timber shelving, modern sinks, modern roller shutter, timber bar area with granite top, timber doors, frames and skirting, granite tile, timber and modern vinyl flooring. kitchen lobby with plasterboard ceiling, solid and plasterboard walls, timber doors and frames and ceramic tile, carpet and timber floors to concrete floor.

Renaissance Hotel	Restaurant manager office	Ground Floor – Restaurant manager office	Including cupboard - Modern suspended ceiling with concrete ceiling brick walls and MMMF insulated ducting to void, ceramic tiled walls, timber door and frame, ceramic tile floor.
Renaissance Hotel	Room service	Ground Floor – Room service	Modern suspended ceiling with concrete ceiling, bare metal and MMMF insulated pipework and ducting to void, ceramic tiles to solid walls, metal units, ceramic tile floor.
Renaissance Hotel	Stair 2	Ground Floor – Stair 2	Concrete ceiling, solid plastered walls, timber doors and frames, fire alarm panels and switch, metal and timber balustrade, modern vinyl flooring to solid floor and stairs with modern nosing.
Renaissance Hotel	101	1st Floor – 101	Crew lounge - plaster over textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation to void below window, timber and metal doors and frames, carpet to concrete floor. Kitchen - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal sink, timber units, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	102	1st Floor – 102	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, UPVC window frames, timber/plastic sill with plasterboard over MMMF insulation to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	103	1st Floor – 103	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	104	1st Floor – 104	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete

			deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	105	1st Floor – 105	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	106	1st Floor – 106	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	107	1st Floor – 107	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	108	1st Floor – 108	Gym - plaster over textured coating to plasterboard ceiling and area of modern suspended ceiling with concrete deck and modern AHU to void, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation to void below window, timber and metal doors and frames, carpet to concrete floor.
Renaissance Hotel	109	1st Floor – 109	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls

			with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	110	1st Floor – 110	Bedroom - plaster over textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, UPVC window frames, timber/plastic sill with plasterboard over MMMF insulation to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	111	1st Floor – 111	Bedroom - plasterboard ceiling with concrete deck to void, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	112	1st Floor – 112	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	113	1st Floor – 113	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	Staff lobby	8th Floor – Staff lobby	Modern suspended ceiling and board bulkhead with concrete deck, bare metal and plastic pipework to void, solid plastered and plasterboard walls, metal window frame with timber sill, timber doors and frames, modern metal lift access, modern vinyl flooring to concrete floor.

Renaissance Hotel	114	1st Floor – 114	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	115	1st Floor – 115	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	116	1st Floor – 116	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	Corridor 1	1st Floor – Corridor 1	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Corridor 2	1st Floor – Corridor 2	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Duct riser	1st Floor – Duct riser	Concrete ceiling, solid plastered and plasterboard walls, MMMF insulated pipework, modern metal ducting, metal window frame with timber sill, timber door and frame, concrete floor.
Renaissance Hotel	Electrical riser	1st Floor – Electrical riser	Concrete ceiling, brick walls, electrics with timber back panel, timber doors and frames, concrete floor.
			Modern suspended ceiling with concrete deck, modern services and MMMF

Renaissance Hotel	Lift lobby	1st Floor – Lift lobby	insulated pipework to void, solid plastered and plasterboard walls with MMMF insulation to some cavities, metal window frames with insulating board infill panels above and below, timber doors and frames, metal framed lift access, metal radiator and pipework, carpet to concrete floor.
Renaissance Hotel	Linen riser	1st Floor – Linen riser	Concrete ceiling, plasterboard walls with MMMF insulation to cavities, timber door and frame, textured coating to metal linen chute, concrete floor.
Renaissance Hotel	Plant room	1st Floor – Plant room	Part concrete and part non asbestos strawboard ceilings with timber and steel framework, m9dern blow heaters, concrete walls with timber panelling and timber panelled metal louvered openings, timber and metal doors and frames, MMMF insulated modern ducting, MMMF and foam insulated pipework, modern AHUs, modern electrics and control panels, concrete floor.
Renaissance Hotel	S	1st Floor – Stair 2	Concrete ceiling, MMMF insulated pipework, solid plastered walls, metal window frames, metal doors and frames, metal and timber balustrade, vinyl tiles to concrete floor and modern vinyl to stairs.
Renaissance Hotel	S	1st Floor – Stair 3	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Services	1st Floor – Services	Modern suspended ceiling with concrete deck, MMMF insulated and bare metal pipework to void, plasterboard walls with MMMF insulation to cavities, timber doors and frames, modern vinyl to concrete floor.
Renaissance Hotel	Staff lobby	1st Floor – Staff lobby	Modern suspended ceiling and board bulkhead with concrete deck, bare metal and plastic pipework to void, solid plastered and plasterboard walls, metal window frame with timber sill, timber doors and frames, modern metal lift access, modern vinyl flooring to concrete floor.
Renaissance Hotel	Stair 1	1st Floor – Stair 1	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	WC	1st Floor – WC	Modern suspended ceiling with concrete deck, bare metal pipework and modern ducting to void, solid plastered and plasterboard walls with MMMF insulation, timber doors and frames, modern WC wares, ceramic tiled solid floor.
Renaissance Hotel	Wet Riser	1st Floor – Wet Riser	Concrete ceiling, brick walls, bare metal pipework and modern fire hose, timber doors and frame, vinyl tiles to concrete floor.
Renaissance Hotel	201	2nd Floor – 201	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete

			deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	202	2nd Floor – 202	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	Stair 1	8th Floor – Stair 1	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Stair 2	8th Floor – Stair 2	Concrete ceiling, MMMF insulated pipework, solid plastered walls, metal window frames, metal doors and frames, metal and timber balustrade, vinyl tiles to concrete floor and modern vinyl to stairs.
Renaissance Hotel	203	2nd Floor – 203	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	204	2nd Floor – 204	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	205	2nd Floor – 205	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls

			with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	206	2nd Floor – 206	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	207	2nd Floor – 207	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	208	2nd Floor – 208	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	209	2nd Floor – 209	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF

Renaissance Hotel	210	2nd Floor – 210	insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	211	2nd Floor – 211	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	212	2nd Floor – 212	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	213	2nd Floor – 213	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	214	2nd Floor – 214	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's

Renaissance Hotel	215	2nd Floor – 215	with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	216	2nd Floor – 216	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	Corridor 1	2nd Floor – Corridor 1	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Corridor 2	2nd Floor – Corridor 2	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Duct riser	2nd Floor – Duct riser	Concrete ceiling, solid plastered and plasterboard walls, MMMF insulated pipework, modern metal ducting, metal window frame with timber sill, timber door and frame, concrete floor.
Renaissance Hotel	Electrical riser	2nd Floor – Electrical riser	Concrete ceiling, brick walls, electrics with timber back panel, timber doors and frames, concrete floor.
Renaissance Hotel	Lift lobby	2nd Floor – Lift lobby	Modern suspended ceiling with concrete deck, modern services and MMMF insulated pipework to void, solid plastered and plasterboard walls with MMMF insulation to some cavities, metal window frames with insulating board infill panels above and below, timber doors and frames, metal framed lift access, metal radiator and pipework, carpet to concrete floor.
Renaissance Hotel	Linen riser	2nd Floor – Linen riser	Concrete ceiling, plasterboard walls with MMMF insulation to cavities, timber door and frame, textured coating to metal linen chute, concrete floor.
Renaissance Hotel	Risers	2nd Floor – Risers	12no riser cupboards - concrete ceiling, plasterboard walls with MMMF insulation, timber doors and frames, modern metal ducting, MMMF insulated pipework, plastic cisterns, concrete floors.
			Modern suspended ceiling with concrete deck, MMMF insulated and bare metal

Renaissance Hotel	Services	2nd Floor – Services	pipework to void, plasterboard walls with MMMF insulation to cavities, timber boxing housing MMMF insulated plastic pipework, timber doors and frames, metal radiator and pipework, modern vinyl to concrete floor.
Renaissance Hotel	Staff lobby	2nd Floor – Staff lobby	Modern suspended ceiling and board bulkhead with concrete deck, bare metal and plastic pipework to void, solid plastered and plasterboard walls, metal window frame with timber sill, timber doors and frames, modern metal lift access, modern vinyl flooring to concrete floor.
Renaissance Hotel	Stair 1	2nd Floor – Stair 1	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Stair 2	2nd Floor – Stair 2	Concrete ceiling, MMMF insulated pipework, solid plastered walls, metal window frames, metal doors and frames, metal and timber balustrade, vinyl tiles to concrete floor and modern vinyl to stairs.
Renaissance Hotel	Stair 3	2nd Floor – Stair 3	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Store	2nd Floor – Store	Modern suspended ceiling with concrete deck, bare metal and plastic pipework to void, solid plastered and plasterboard walls with MMMF insulation, metal window frames with timber sill, timber doors and frames, modern comms cabinet, modern vinyl to concrete floor.
Renaissance Hotel	Wet riser	2nd Floor – Wet riser	Concrete ceiling, brick walls, bare metal pipework and modern fire hose, timber doors and frame, vinyl tiles to concrete floor.
Renaissance Hotel	301	3rd Floor – 301	Bedroom - plaster over textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, ceramic toilet and basin, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	302	3rd Floor – 302	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin

			and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	Stair 3	8th Floor – Stair 3	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	303	3rd Floor – 303	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	304	3rd Floor – 304	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	305	3rd Floor – 305	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	306	3rd Floor – 306	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's

Renaissance Hotel	307	3rd Floor – 307	with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	308	3rd Floor – 308	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	309	3rd Floor – 309	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	310	3rd Floor – 310	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	311	3rd Floor – 311	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard

Renaissance Hotel	312	3rd Floor – 312	walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	313	3rd Floor – 313	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	314	3rd Floor – 314	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	315	3rd Floor – 315	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	316	3rd Floor – 316	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.

Renaissance Hotel	Corridor 1	3rd Floor – Corridor 1	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Corridor 2	3rd Floor – Corridor 2	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Duct riser	3rd Floor – Duct riser	Concrete ceiling, solid plastered and plasterboard walls, MMMF insulated pipework, modern metal ducting, metal window frame with timber sill, timber door and frame, concrete floor.
Renaissance Hotel	Electrical riser	3rd Floor – Electrical riser	Concrete ceiling, brick walls, electrics with timber back panel, timber doors and frames, concrete floor.
Renaissance Hotel	Lift lobby	3rd Floor – Lift lobby	Modern suspended ceiling with concrete deck, modern services and MMMF insulated pipework to void, solid plastered and plasterboard walls with MMMF insulation to some cavities, metal window frames with insulating board infill panels above and below, timber doors and frames, metal framed lift access, metal radiator and pipework, carpet to concrete floor.
Renaissance Hotel	Linen riser	3rd Floor – Linen riser	Concrete ceiling, plasterboard walls with MMMF insulation to cavities, timber door and frame, textured coating to metal linen chute, concrete floor.
Renaissance Hotel	Risers	3rd Floor – Risers	12no riser cupboards - concrete ceiling, plasterboard walls with MMMF insulation, timber doors and frames, modern metal ducting, MMMF insulated pipework, plastic cisterns, concrete floors.
Renaissance Hotel	Services	3rd Floor – Services	Modern suspended ceiling with concrete deck, MMMF insulated and bare metal pipework to void, plasterboard walls with MMMF insulation to cavities, timber boxing housing MMMF insulated plastic pipework, timber doors and frames, metal radiator and pipework, modern vinyl to concrete floor.
Renaissance Hotel	Staff lobby	3rd Floor – Staff lobby	Modern suspended ceiling and board bulkhead with concrete deck, bare metal and plastic pipework to void, solid plastered and plasterboard walls, metal window frame with timber sill, timber doors and frames, modern metal lift access, modern vinyl flooring to concrete floor.
Renaissance Hotel	Stair 1	3rd Floor – Stair 1	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Stair 2	3rd Floor – Stair 2	Concrete ceiling, MMMF insulated pipework, solid plastered walls, metal window frames, metal doors and frames, metal and timber balustrade, vinyl tiles to concrete floor and modern vinyl to stairs.

Renaissance Hotel	Stair 3	3rd Floor – Stair 3	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Store	3rd Floor – Store	Concrete ceiling, bare metal and plastic pipework and modern ducting, plasterboard and ceramic tiled solid walls with no cavities, timber doors and frames, plastic cistern, concrete floor.
Renaissance Hotel	Wet riser	3rd Floor – Wet riser	Concrete ceiling, brick walls, bare metal pipework and modern fire hose, timber doors and frame, vinyl tiles to concrete floor.
Renaissance Hotel	401	4th Floor – 401	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	402	4th Floor – 402	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	Store	8th Floor – Store	Modern suspended ceiling with board bulkhead, concrete deck, plastic and metal pipework to void, solid plastered and plasterboard walls, metal window frames with timber sill, timber door and frame, concrete floor with area of modern vinyl.
Renaissance Hotel	Wet riser	8th Floor – Wet riser	Concrete ceiling, brick walls, bare metal pipework and modern fire hose, timber doors and frame, vinyl tiles to concrete floor.
Renaissance Hotel	403	4th Floor – 403	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard

Renaissance Hotel	404	4th Floor – 404	walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	405	4th Floor – 405	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	406	4th Floor – 406	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	407	4th Floor – 407	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	408	4th Floor – 408	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.

Renaissance Hotel	409	4th Floor – 409	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	410	4th Floor – 410	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	411	4th Floor – 411	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	412	4th Floor – 412	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	413	4th Floor – 413	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary

			glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	414	4th Floor – 414	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	415	4th Floor – 415	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	416	4th Floor – 416	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	Corridor 2	4th Floor – Corridor 2	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Duct riser	4th Floor – Duct riser	Concrete ceiling, solid plastered and plasterboard walls, MMMF insulated pipework, modern metal ducting, metal window frame with timber sill, timber door and frame, concrete floor.
Renaissance Hotel	Electrical riser	4th Floor – Electrical riser	Concrete ceiling, brick walls, electrics with timber back panel, timber doors and frames, concrete floor.
Renaissance Hotel	Lift lobby	4th Floor – Lift lobby	Modern suspended ceiling with concrete deck, modern services and MMMF insulated pipework to void, solid plastered and plasterboard walls with MMMF insulation to some cavities, metal window frames with insulating board infill panels above and below, timber doors and frames, metal framed lift access, metal radiator

			and pipework, carpet to concrete floor.
Renaissance Hotel	Linen riser	4th Floor – Linen riser	Concrete ceiling, plasterboard walls with MMMF insulation to cavities, timber door and frame, textured coating to metal linen chute, concrete floor.
Renaissance Hotel	Risers	4th Floor – Risers	12no riser cupboards - concrete ceiling, plasterboard walls with MMMF insulation, timber doors and frames, modern metal ducting, MMMF insulated pipework, plastic cisterns, concrete floors.
Renaissance Hotel	Services	4th Floor – Services	Modern suspended ceiling with concrete deck, MMMF insulated and bare metal pipework to void, plasterboard walls with MMMF insulation to cavities, timber boxing housing MMMF insulated plastic pipework, timber doors and frames, metal radiator and pipework, modern vinyl to concrete floor.
Renaissance Hotel	Staff lobby	4th Floor – Staff lobby	Modern suspended ceiling and board bulkhead with concrete deck, bare metal and plastic pipework to void, solid plastered and plasterboard walls, metal window frame with timber sill, timber doors and frames, modern metal lift access, modern vinyl flooring to concrete floor.
Renaissance Hotel	Stair 1	4th Floor – Stair 1	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Stair 2	4th Floor – Stair 2	Concrete ceiling, MMMF insulated pipework, solid plastered walls, metal window frames, metal doors and frames, metal and timber balustrade, vinyl tiles to concrete floor and modern vinyl to stairs.
Renaissance Hotel	Stair 3	4th Floor – Stair 3	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Store	4th Floor – Store	Modern suspended ceiling with concrete deck, bare metal and plastic pipework to void, solid plastered and plasterboard walls with MMMF insulation, modern ducting, metal window frames with timber sill, timber doors and frames, modern battery cabinet, concrete floor.
Renaissance Hotel	Wet riser	4th Floor – Wet riser	Concrete ceiling, brick walls, bare metal pipework and modern fire hose, timber doors and frame, vinyl tiles to concrete floor.
Renaissance Hotel	501	5th Floor – 501	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door

			and frame, ceramic tiled solid floor.
Renaissance Hotel	502	5th Floor – 502	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	503	5th Floor – 503	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	504	5th Floor – 504	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	505	5th Floor – 505	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	506	5th Floor – 506	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete

			deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	507	5th Floor – 507	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	508	5th Floor – 508	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	509	5th Floor – 509	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	510	5th Floor – 510	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF

Renaissance Hotel	511	5th Floor – 511	insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	512	5th Floor – 512	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	513	5th Floor – 513	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	514	5th Floor – 514	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	515	5th Floor – 515	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's

Renaissance Hotel	516	5th Floor – 516	with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	Corridor 1	5th Floor – Corridor 1	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Corridor 2	5th Floor – Corridor 2	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Duct riser	5th Floor – Duct riser	Concrete ceiling, solid plastered and plasterboard walls, MMMF insulated pipework, modern metal ducting, metal window frame with timber sill, timber door and frame, concrete floor.
Renaissance Hotel	Electrical riser	5th Floor – Electrical riser	Concrete ceiling, brick walls, electrics with timber back panel, timber doors and frames, concrete floor.
Renaissance Hotel	Lift lobby	5th Floor – Lift lobby	Modern suspended ceiling with concrete deck, modern services and MMMF insulated pipework to void, solid plastered and plasterboard walls with MMMF insulation to some cavities, metal window frames with insulating board infill panels above and below, timber doors and frames, metal framed lift access, metal radiator and pipework, carpet to concrete floor.
Renaissance Hotel	Linen riser	5th Floor – Linen riser	Concrete ceiling, plasterboard walls with MMMF insulation to cavities, timber door and frame, textured coating to metal linen chute, concrete floor.
Renaissance Hotel	Risers	5th Floor – Risers	12no riser cupboards - concrete ceiling, plasterboard walls with MMMF insulation, timber doors and frames, modern metal ducting, MMMF insulated pipework, plastic cisterns, concrete floors.
Renaissance Hotel	Services	5th Floor – Services	Modern suspended ceiling with concrete deck, MMMF insulated and bare metal pipework to void, plasterboard walls with MMMF insulation to cavities, timber boxing housing MMMF insulated plastic pipework, timber doors and frames, metal radiator and pipework, modern vinyl to concrete floor.
Renaissance Hotel	Staff lobby	5th Floor – Staff lobby	Modern suspended ceiling and board bulkhead with concrete deck, bare metal and plastic pipework to void, solid plastered and plasterboard walls, metal window frame with timber sill, timber doors and frames, modern metal lift access, modern vinyl flooring to concrete floor.

Renaissance Hotel	Stair 1	5th Floor – Stair 1	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Stair 2	5th Floor – Stair 2	Concrete ceiling, MMMF insulated pipework, solid plastered walls, metal window frames, metal doors and frames, metal and timber balustrade, vinyl tiles to concrete floor and modern vinyl to stairs.
Renaissance Hotel	Stair 3	5th Floor – Stair 3	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Wet riser	5th Floor – Wet riser	Concrete ceiling, brick walls, bare metal pipework and modern fire hose, timber doors and frame, vinyl tiles to concrete floor.
Renaissance Hotel	601	6th Floor – 601	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	602	6th Floor – 602	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	603	6th Floor – 603	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF

Renaissance Hotel	604	6th Floor – 604	insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	605	6th Floor – 605	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	606	6th Floor – 606	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	607	6th Floor – 607	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	608	6th Floor – 608	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's

Renaissance Hotel	609	6th Floor – 609	with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	610	6th Floor – 610	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	611	6th Floor – 611	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	612	6th Floor – 612	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	613	6th Floor – 613	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.

Renaissance Hotel	614	6th Floor – 614	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	615	6th Floor – 615	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	616	6th Floor – 616	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	Corridor 1	6th Floor – Corridor 1	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Corridor 2	6th Floor – Corridor 2	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Duct riser	6th Floor – Duct riser	Concrete ceiling, solid plastered and plasterboard walls, MMMF insulated pipework, modern metal ducting, metal window frame with timber sill, timber door and frame, concrete floor.
Renaissance Hotel	Electrical riser	6th Floor – Electrical riser	Concrete ceiling, brick walls, electrics with timber back panel, timber doors and frames, concrete floor.
			Modern suspended ceiling with concrete deck, modern services and MMMF

Renaissance Hotel	Lift lobby	6th Floor – Lift lobby	insulated pipework to void, solid plastered and plasterboard walls with MMMF insulation to some cavities, metal window frames with insulating board infill panels above and below, timber doors and frames, metal framed lift access, metal radiator and pipework, carpet to concrete floor.
Renaissance Hotel	Linen riser	6th Floor – Linen riser	Concrete ceiling, plasterboard walls with MMMF insulation to cavities, timber door and frame, textured coating to metal linen chute, concrete floor.
Renaissance Hotel	Risers	6th Floor – Risers	12no riser cupboards - concrete ceiling, plasterboard walls with MMMF insulation, timber doors and frames, modern metal ducting, MMMF insulated pipework, plastic cisterns, concrete floors.
Renaissance Hotel	Services	6th Floor – Services	Modern suspended ceiling with concrete deck, MMMF insulated and bare metal pipework to void, plasterboard walls with MMMF insulation to cavities, timber boxing housing MMMF insulated plastic pipework, timber doors and frames, metal radiator and pipework, modern vinyl to concrete floor.
Renaissance Hotel	Staff lobby	6th Floor – Staff lobby	Modern suspended ceiling and board bulkhead with concrete deck, bare metal and plastic pipework to void, solid plastered and plasterboard walls, metal window frame with timber sill, timber doors and frames, modern metal lift access, modern vinyl flooring to concrete floor.
Renaissance Hotel	Stair 1	6th Floor – Stair 1	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Stair 2	6th Floor – Stair 2	Concrete ceiling, MMMF insulated pipework, solid plastered walls, metal window frames, metal doors and frames, metal and timber balustrade, vinyl tiles to concrete floor and modern vinyl to stairs.
Renaissance Hotel	Stair 3	6th Floor – Stair 3	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Store	6th Floor – Store	Modern suspended ceiling with concrete deck, bare metal and plastic pipework to void, solid plastered and plasterboard walls with MMMF insulation, metal window frames with timber sill, timber doors and frames, modern comms cabinet, modern vinyl to concrete floor.
Renaissance Hotel	Wet riser	6th Floor – Wet riser	Concrete ceiling, brick walls, bare metal pipework and modern fire hose, timber doors and frame, vinyl tiles to concrete floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF

Renaissance Hotel	701	7th Floor – 701	insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	702	7th Floor – 702	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	703	7th Floor – 703	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	704	7th Floor – 704	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	Garage 1	Mezzanine – Garage 1	Concrete ceiling, solid plastered walls, metal window frames and infill panels, timber door, fixed timber boxing, vinyl tile to solid floor.
Renaissance Hotel	705	7th Floor – 705	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door

			and frame, ceramic tiled solid floor.
Renaissance Hotel	706	7th Floor – 706	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	707	7th Floor – 707	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	708	7th Floor – 708	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	709	7th Floor – 709	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	710	7th Floor – 710	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls

			with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	711	7th Floor – 711	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	712	7th Floor – 712	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	713	7th Floor – 713	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	714	7th Floor – 714	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF

Renaissance Hotel	715	7th Floor – 715	insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	716	7th Floor – 716	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	Corridor 2	7th Floor – Corridor 2	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Duct riser	7th Floor – Duct riser	Concrete ceiling, solid plastered and plasterboard walls, MMMF insulated pipework, modern metal ducting, metal window frame with timber sill, timber door and frame, concrete floor.
Renaissance Hotel	Electrical riser	7th Floor – Electrical riser	Concrete ceiling, brick walls, electrics with timber back panel, timber doors and frames, concrete floor.
Renaissance Hotel	Lift lobby	7th Floor – Lift lobby	Modern suspended ceiling with concrete deck, modern services and MMMF insulated pipework to void, solid plastered and plasterboard walls with MMMF insulation to some cavities, metal window frames with insulating board infill panels above and below, timber doors and frames, metal framed lift access, metal radiator and pipework, carpet to concrete floor.
Renaissance Hotel	Linen riser	7th Floor – Linen riser	Concrete ceiling, plasterboard walls with MMMF insulation to cavities, timber door and frame, textured coating to metal linen chute, concrete floor.
Renaissance Hotel	Risers	7th Floor – Risers	12no riser cupboards - concrete ceiling, plasterboard walls with MMMF insulation, timber doors and frames, modern metal ducting, MMMF insulated pipework, plastic cisterns, concrete floors.
Renaissance Hotel	Services	7th Floor – Services	Modern suspended ceiling with concrete deck, MMMF insulated and bare metal pipework to void, plasterboard walls with MMMF insulation to cavities, timber boxing housing MMMF insulated plastic pipework, timber doors and frames, metal radiator and pipework, modern vinyl to concrete floor.
			Modern suspended ceiling and board bulkhead with concrete deck, bare metal and

Renaissance Hotel	Staff lobby	7th Floor – Staff lobby	plastic pipework to void, solid plastered and plasterboard walls, metal window frame with timber sill, timber doors and frames, modern metal lift access, modern vinyl flooring to concrete floor.
Renaissance Hotel	Stair 1	7th Floor – Stair 1	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Stair 2	7th Floor – Stair 2	Concrete ceiling, MMMF insulated pipework, solid plastered walls, metal window frames, metal doors and frames, metal and timber balustrade, vinyl tiles to concrete floor and modern vinyl to stairs.
Renaissance Hotel	Stair 3	7th Floor – Stair 3	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Store	7th Floor – Store	Modern suspended ceiling with concrete deck, bare metal and plastic pipework and modern ducting to void, plasterboard walls with MMMF insulation, plastic cistern, bare metal and plastic pipework, timber doors and frames, modern vinyl to concrete floor.
Renaissance Hotel	Wet riser	7th Floor – Wet riser	Concrete ceiling, brick walls, bare metal pipework and modern fire hose, timber doors and frame, vinyl tiles to concrete floor.
Renaissance Hotel	801	8th Floor – 801	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	802	8th Floor – 802	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF

Renaissance Hotel	803	8th Floor – 803	insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	804	8th Floor – 804	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	805	8th Floor – 805	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	806	8th Floor – 806	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	807	8th Floor – 807	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's

Renaissance Hotel	811	8th Floor – 811	with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	812	8th Floor – 812	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	813	8th Floor – 813	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	814	8th Floor – 814	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	815	8th Floor – 815	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard

Renaissance Hotel	816	8th Floor – 816	walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	Corridor 1	8th Floor – Corridor 1	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Corridor 2	8th Floor – Corridor 2	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Duct riser	8th Floor – Duct riser	Concrete ceiling, solid plastered and plasterboard walls, MMMF insulated pipework, modern metal ducting, metal window frame with timber sill, timber door and frame, concrete floor.
Renaissance Hotel	Electrical riser	8th Floor – Electrical riser	Concrete ceiling, brick walls, electrics with timber back panel, timber doors and frames, concrete floor.
Renaissance Hotel	Lift lobby	8th Floor – Lift lobby	Modern suspended ceiling with concrete deck, modern services and MMMF insulated pipework to void, solid plastered and plasterboard walls with MMMF insulation to some cavities, metal window frames with insulating board infill panels above and below, timber doors and frames, metal framed lift access, metal radiator and pipework, carpet to concrete floor.
Renaissance Hotel	Linen riser	8th Floor – Linen riser	Concrete ceiling, plasterboard walls with MMMF insulation to cavities, timber door and frame, textured coating to metal linen chute, concrete floor.
Renaissance Hotel	Risers	8th Floor – Risers	12no riser cupboards - concrete ceiling, plasterboard walls with MMMF insulation, timber doors and frames, modern metal ducting, MMMF insulated pipework, plastic cisterns, concrete floors.
Renaissance Hotel	Services	8th Floor – Services	Modern suspended ceiling with concrete deck, MMMF insulated and bare metal pipework to void, plasterboard walls with MMMF insulation to cavities, timber boxing housing MMMF insulated plastic pipework, timber doors and frames, metal radiator and pipework, modern vinyl to concrete floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF

Renaissance Hotel	901	9th Floor – 901	insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	902	9th Floor – 902	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	903	9th Floor – 903	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	904	9th Floor – 904	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	905	9th Floor – 905	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, plastic shower tray, ceramic basin and ceramic toilet and cistern, timber door and frame, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard

Renaissance Hotel	906	9th Floor – 906	walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	907	9th Floor – 907	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	908	9th Floor – 908	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	909	9th Floor – 909	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	910	9th Floor – 910	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.

Renaissance Hotel	911	9th Floor – 911	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	912	9th Floor – 912	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	913	9th Floor – 913	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	914	9th Floor – 914	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	915	9th Floor – 915	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin

			and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	916	9th Floor – 916	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	Corridor 1	9th Floor – Corridor 1	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Corridor 2	9th Floor – Corridor 2	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Duct riser	9th Floor – Duct riser	Concrete ceiling, solid plastered and plasterboard walls, MMMF insulated pipework, modern metal ducting, metal window frame with timber sill, timber door and frame, concrete floor.
Renaissance Hotel	Electrical riser	9th Floor – Electrical riser	Concrete ceiling, brick walls, electrics with timber back panel, timber doors and frames, concrete floor.
Renaissance Hotel	Lift lobby	9th Floor – Lift lobby	Modern suspended ceiling with concrete deck, modern services and MMMF insulated pipework to void, solid plastered and plasterboard walls with MMMF insulation to some cavities, metal window frames with insulating board infill panels above and below, timber doors and frames, metal framed lift access, metal radiator and pipework, carpet to concrete floor.
Renaissance Hotel	Linen riser	9th Floor – Linen riser	Concrete ceiling, plasterboard walls with MMMF insulation to cavities, timber door and frame, textured coating to metal linen chute, concrete floor.
Renaissance Hotel	Risers	9th Floor – Risers	12no riser cupboards - concrete ceiling, plasterboard walls with MMMF insulation, timber doors and frames, modern metal ducting, MMMF insulated pipework, plastic cisterns, concrete floors.
Renaissance Hotel	Services	9th Floor – Services	Modern suspended ceiling with concrete deck, MMMF insulated and bare metal pipework to void, plasterboard walls with MMMF insulation to cavities, timber boxing housing MMMF insulated plastic pipework, timber doors and frames, metal radiator and pipework, modern vinyl to concrete floor.
Renaissance Hotel	Staff lobby	9th Floor – Staff lobby	Modern suspended ceiling and board bulkhead with concrete deck, bare metal and plastic pipework to void, solid plastered and plasterboard walls, metal window frame with timber sill, timber doors and frames, modern metal lift access, modern vinyl

			flooring to concrete floor.
Renaissance Hotel	Stair 1	9th Floor – Stair 1	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Stair 2	9th Floor – Stair 2	Concrete ceiling, MMMF insulated pipework, solid plastered walls, metal window frames, metal doors and frames, metal and timber balustrade, vinyl tiles to concrete floor and modern vinyl to stairs.
Renaissance Hotel	Stair 3	9th Floor – Stair 3	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	WC	9th Floor – WC	Modern suspended ceiling with concrete deck, bare metal pipework and modern ducting to void, solid plastered and plasterboard walls with MMMF insulation, timber doors and frames, modern WC wares,modern vinyl to concrete floor.
Renaissance Hotel	Wet riser	9th Floor – Wet riser	Concrete ceiling, brick walls, bare metal pipework and modern fire hose, timber doors and frame, vinyl tiles to concrete floor.
Renaissance Hotel	Function bar	Mezzanine – Function bar	Modern suspended ceiling with concrete/clay block deck and walls, bare metal pipework to void, solid plastered and plasterboard walls with area of checker plate, timber doors and frame, timber bar with granite top, 2no modern sinks, modern coolers, modern vinyl to timber floor.
Renaissance Hotel	1001	10th Floor – 1001	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1002	10th Floor – 1002	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's

Renaissance Hotel	1003	10th Floor – 1003	with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1004	10th Floor – 1004	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1005	10th Floor – 1005	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1006	10th Floor – 1006	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1007	10th Floor – 1007	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard

Renaissance Hotel	1008	10th Floor – 1008	walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1009	10th Floor – 1009	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1010	10th Floor – 1010	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1011	10th Floor – 1011	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1012	10th Floor – 1012	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.

Renaissance Hotel	1013	10th Floor – 1013	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1014	10th Floor – 1014	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1015	10th Floor – 1015	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1016	10th Floor – 1016	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	Corridor 1	10th Floor – Corridor 1	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Corridor 2	10th Floor – Corridor 2	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.

Renaissance Hotel	Duct riser	10th Floor – Duct riser	Concrete ceiling, solid plastered and plasterboard walls, MMMF insulated pipework, modern metal ducting, metal window frame with timber sill, timber door and frame, concrete floor.
Renaissance Hotel	Electrical riser	10th Floor – Electrical riser	Concrete ceiling, brick walls, electrics with timber back panel, timber doors and frames, concrete floor.
Renaissance Hotel	Lift lobby	10th Floor – Lift lobby	Modern suspended ceiling with concrete deck, modern services and MMMF insulated pipework to void, solid plastered and plasterboard walls with MMMF insulation to some cavities, metal window frames with insulating board infill panels above and below, timber doors and frames, metal framed lift access, metal radiator and pipework, carpet to concrete floor.
Renaissance Hotel	Linen riser	10th Floor – Linen riser	Concrete ceiling, plasterboard walls with MMMF insulation to cavities, timber door and frame, textured coating to metal linen chute, concrete floor.
Renaissance Hotel	Risers	10th Floor – Risers	12no riser cupboards - concrete ceiling, plasterboard walls with MMMF insulation, timber doors and frames, modern metal ducting, MMMF insulated pipework, plastic cisterns, concrete floors.
Renaissance Hotel	Services	10th Floor – Services	Modern suspended ceiling with concrete deck, MMMF insulated and bare metal pipework to void, plasterboard walls with MMMF insulation to cavities, timber boxing housing MMMF insulated plastic pipework, timber doors and frames, metal radiator and pipework, modern vinyl to concrete floor.
Renaissance Hotel	Staff lobby	10th Floor – Staff lobby	Modern suspended ceiling and board bulkhead with concrete deck, bare metal and plastic pipework to void, solid plastered and plasterboard walls, metal window frame with timber sill, timber doors and frames, modern metal lift access, modern vinyl flooring to concrete floor.
Renaissance Hotel	Stair	10th Floor – Stair 3	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Stair 1	10th Floor – Stair 1	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Stair 2	10th Floor – Stair 2	Concrete ceiling, MMMF insulated pipework, solid plastered walls, metal window frames, metal doors and frames, metal and timber balustrade, vinyl tiles to concrete floor and modern vinyl to stairs.
Renaissance Hotel	Store	10th Floor – Store	Modern suspended ceiling with board bulkhead, concrete deck, plastic and metal pipework to void, solid plastered and plasterboard walls, metal window frames with timber sill, timber door and frame, concrete floor with area of modern vinyl.

Renaissance Hotel	Wet riser	10th Floor – Wet riser	Concrete ceiling, brick walls, bare metal pipework and modern fire hose, timber doors and frame, vinyl tiles to concrete floor.
Renaissance Hotel	Galileo suite	Mezzanine – Galileo suite	Modern suspended ceiling with concrete deck, MMMF insulated ducting and pipework and board boxing to steels to void, solid plastered and plasterboard walls, metal window frames and infill panels, timber doors, frames and skirting, plaster formed columns with concrete columns to cavity, carpet to concrete floor.
Renaissance Hotel	1101	11th Floor – 1101	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1102	11th Floor – 1102	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1103	11th Floor – 1103	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1104	11th Floor – 1104	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.

Renaissance Hotel	1105	11th Floor – 1105	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1106	11th Floor – 1106	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1107	11th Floor – 1107	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1108	11th Floor – 1108	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1109	11th Floor – 1109	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary

			glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1110	11th Floor – 1110	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1111	11th Floor – 1111	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1112	11th Floor – 1112	Bedroom and lounge - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite and WC - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, hceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1113	11th Floor – 1113	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
			Bedroom and lounge - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard

Renaissance Hotel	1114	11th Floor – 1114	over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite and WC - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, hceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1115	11th Floor – 1115	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary's with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	Corridor 1	11th Floor – Corridor 1	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Corridor 2	11th Floor – Corridor 2	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Duct riser	11th Floor – Duct riser	Concrete ceiling, solid plastered and plasterboard walls, MMMF insulated pipework, modern metal ducting, metal window frame with timber sill, timber door and frame, concrete floor.
Renaissance Hotel	Electrical riser	11th Floor – Electrical riser	Concrete ceiling, brick walls, electrics with timber back panel, timber doors and frames, concrete floor.
Renaissance Hotel	Lift lobby	11th Floor – Lift lobby	Modern suspended ceiling with concrete deck, modern services and MMMF insulated pipework to void, solid plastered and plasterboard walls with MMMF insulation to some cavities, metal window frames with insulating board infill panels above and below, timber doors and frames, metal framed lift access, metal radiator and pipework, carpet to concrete floor.
Renaissance Hotel	Linen riser	11th Floor – Linen riser	Concrete ceiling, plasterboard walls with MMMF insulation to cavities, timber door and frame, textured coating to metal linen chute, concrete floor.
Renaissance Hotel	Risers	11th Floor – Risers	12no riser cupboards - concrete ceiling, plasterboard walls with MMMF insulation, timber doors and frames, modern metal ducting, MMMF insulated pipework, plastic cisterns, concrete floors.
			Modern suspended ceiling with concrete deck, MMMF insulated and bare metal

Renaissance Hotel	Services	11th Floor – Services	pipework to void, plasterboard walls with MMMF insulation to cavities, timber boxing housing MMMF insulated plastic pipework, timber doors and frames, metal radiator and pipework, modern vinyl to concrete floor.
Renaissance Hotel	Staff lobby	11th Floor – Staff lobby	Modern suspended ceiling and board bulkhead with concrete deck, bare metal and plastic pipework to void, solid plastered and plasterboard walls, metal window frame with timber sill, timber doors and frames, modern metal lift access, modern vinyl flooring to concrete floor.
Renaissance Hotel	Stair 1	11th Floor – Stair 1	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Stair 2	11th Floor – Stair 2	Concrete ceiling, MMMF insulated pipework, solid plastered walls, metal window frames, metal doors and frames, metal and timber balustrade, vinyl tiles to concrete floor and modern vinyl to stairs.
Renaissance Hotel	Stair 3	11th Floor – Stair 3	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Store	11th Floor – Store	Modern suspended ceiling with concrete deck, bare metal and plastic pipework and modern ducting to void, plasterboard walls with MMMF insulation, plastic cistern, bare metal and plastic pipework, timber doors and frames, modern vinyl to concrete floor.
Renaissance Hotel	Wet riser	11th Floor – Wet riser	Concrete ceiling, brick walls, bare metal pipework and modern fire hose, timber doors and frame, vinyl tiles to concrete floor.
Renaissance Hotel	1201	12th Floor – 1201	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	Games lobby	Mezzanine – Games lobby	Modern suspended ceiling with concrete deck, MMMF insulated ducting and pipework to void, solid plastered and plasterboard walls, timber doors, frames and skirting, modern metal roller shutter, metal fire hose boxing, carpet to concrete floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF

Renaissance Hotel	1202	12th Floor – 1202	insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1203	12th Floor – 1203	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1204	12th Floor – 1204	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1205	12th Floor – 1205	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1206	12th Floor – 1206	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries

Renaissance Hotel	1207	12th Floor – 1207	with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1208	12th Floor – 1208	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, hceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1209	12th Floor – 1209	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, hceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1210	12th Floor – 1210	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1211	12th Floor – 1211	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
			Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries

Renaissance Hotel	1213	12th Floor – 1213	with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, ceramic tiled plasterboard walls with MMMF insulation to some cavities, metal window frames and secondary glazing, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1214	12th Floor – 1214	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, hceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	1215	12th Floor – 1215	Bedroom - Textured coating to plasterboard ceiling, plaster coving, plasterboard walls with MMMF insulation to some cavities, metal window frames and secondaries with ceiling tile used as insulation between, timber sill with plasterboard over MMMF insulation and modern board to void below window, timber and metal doors and frames, carpet to concrete floor. En-suite - Modern suspended ceiling with concrete deck, modern AHU and modern firebreak to void, hceramic tiled plasterboard walls with MMMF insulation to some cavities, metal bath with modern pad, plastic basin and ceramic toilet, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	Corridor 1	12th Floor – Corridor 1	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMF insulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Corridor 2	12th Floor – Corridor 2	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern services to void, plasterboard walls with MMMFinsulation, timber doors and frames, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Duct riser	12th Floor – Duct riser	Concrete ceiling, solid plastered and plasterboard walls, MMMF insulated pipework, modern metal ducting, metal window frame with timber sill, timber door and frame, concrete floor.
Renaissance Hotel	Electrical riser	12th Floor – Electrical riser	Concrete ceiling, brick walls, electrics with timber back panel, timber doors and frames, concrete floor.
Renaissance Hotel	Lift lobby	12th Floor – Lift lobby	Modern suspended ceiling with concrete deck, modern services and MMMF insulated pipework to void, solid plastered and plasterboard walls with MMMF insulation to some cavities, metal window frames with insulating board infill panels above and below, timber doors and frames, metal framed lift access, metal radiator

			and pipework, carpet to concrete floor.
Renaissance Hotel	Linen	12th Floor – Linen	Modern suspended ceiling and board bulkhead with concrete deck, bare metal and plastic pipework to void, solid plastered walls, metal window frames with timber sill, timber doors and frames, modern vinyl flooring to concrete floor.
Renaissance Hotel	Linen riser	12th Floor – Linen riser	Concrete ceiling, plasterboard walls with MMMF insulation to cavities, timber door and frame, textured coating to metal linen chute, concrete floor.
Renaissance Hotel	Risers	12th Floor – Risers	12no riser cupboards - concrete ceiling, plasterboard walls with MMMF insulation, timber doors and frames, modern metal ducting, MMMF insulated pipework, plastic cisterns, concrete floors.
Renaissance Hotel	Services	12th Floor – Services	Modern suspended ceiling with concrete ceiling and MMMF insulated pipework to void, plasterboard walls with MMMF insulation, timber doors and frames, modern vinyl to concrete floor.
Renaissance Hotel	Staff lobby	12th Floor – Staff lobby	Modern suspended ceiling and board bulkhead with concrete deck, bare metal and plastic pipework to void, solid plastered and plasterboard walls, metal window frame with timber sill, timber doors and frames, modern metal lift access, modern vinyl flooring to concrete floor.
Renaissance Hotel	Stair 1	12th Floor – Stair 1	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Stair 2	12th Floor – Stair 2	Concrete ceiling, MMMF insulated pipework, solid plastered walls, metal window frames, metal doors and frames, metal and timber balustrade, vinyl tiles to concrete floor and modern vinyl to stairs.
Renaissance Hotel	Stair 3	12th Floor – Stair 3	Concrete ceiling, solid plastered walls, metal window frame with board infill panel, timber door and frame with board beading, metal balustrade, timber skirting, concrete floor and stairs.
Renaissance Hotel	Wet riser	12th Floor – Wet riser	Concrete ceiling, brick walls, bare metal pipework and modern fire hose, timber doors and frame, concrete floor.
Renaissance Hotel	Lift shaft room	14th Floor – Lift shaft room	Concrete ceiling, concrete walls, corrugated plastic over louvred metal frame window, 4no lift sets of lift gear, modern electric lift controls, metal down pipe, concrete floor with timber hatches.
Renaissance Hotel	Stair 2	14th Floor – Stair 2	Concrete ceiling, MMMF insulated pipework, solid plastered walls, metal window frames, metal doors and frames, metal and timber balustrade, vinyl tiles to concrete floor and modern vinyl to stairs.
			Concrete ceiling with part timber, concrete walls, metal doors and frames, aluminium

Renaissance Hotel	Boiler House	15th Floor – Boiler House	clad and MMMF insulated pipework, modern electrics and control panels, 5no metal cylinders, 1no large MMMF insulated tank, 2no redundant Ideal standard Viscount boilers with no visible ACMs, 2no live Econoflame boilers with metal flues manufactured 1986/87, concrete floor and metal steps.
Renaissance Hotel	Lift motor room	15th Floor – Lift motor room	Concrete ceiling, steel beams, concrete walls, corrugated plastic over louvered metal frame window, 4no lift motors, 8no modern lift controls, bank of electrics, metal down pipe, concrete floor with timber hatches.
Renaissance Hotel	Stair 2	15th Floor – Stair 2	Modern suspended ceiling with concrete ceiling to void, solid plastered walls, metal window frames, metal door and frame, metal and timber balustrade, concrete floor and stairs.
Renaissance Hotel	Admin	Mezzanine – Admin	Including general manager and secretary offices - Modern suspended ceiling with concrete deck, MMMF insulated pipework, modern MMMF insulated ducting and areas of board boxing to void, solid plastered and plasterboard walls with areas of timber panelling, metal window frames and infill panels, timber and metal doors and frames, modern electrics, timber boxing hosing metal down pipes, timber and modern composite skirting, metal radiators and pipework, carpet to concrete floor.
Renaissance Hotel	Admin corridor	Mezzanine – Admin corridor	Modern suspended ceiling with concrete deck, bare metal and MMMF insulated pipework, MMMF insulated ducting to void, block walls, timber doors, frames and headers, modern electric heaters, modern vinyl to concrete floor.
Renaissance Hotel	Admin stairwell	Mezzanine – Admin stairwell	Mezzanine to ground level - concrete ceiling, brick and concrete walls, metal window frames and infills, metal pipework and down pipe, metal doors and frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Ballroom	Mezzanine – Ballroom	Modern suspended and plasterboard ceiling with non asbestos strawboard ceiling/roof deck, steel framework, MMMF firebreaks, MMMF insulated ducting and pipework to void, solid plastered and plasterboard walls, metal window frames and infill panels, timber and metal doors, frames and skirting, timber dividing door, carpet to concrete floor with area of modern vinyl.
Renaissance Hotel	Ballroom fire stair	Mezzanine – Ballroom fire stair	Mezzanine to riverside level - Plastic cladding to ceiling at Mezzanine level and concrete ceiling to remainder, concrete walls, metal window frames, metal pipework to riser and metal panelling, timber and metal doors and frames, concrete floor and stairs.
Renaissance Hotel	Ballroom store	Mezzanine – Ballroom store	Non asbestos strawboard, concrete and clay brick ceiling, concrete columns, concrete, block and timber panel walls, metal window frames and infill panels, modern chiller equipment, timber doors and frames, concrete floor. 2no risers - both formed concrete one with bare metal pipework and one with modern cabling, both with board lined doors.

Renaissance Hotel	Cellar	Mezzanine – Cellar	Modern suspended ceiling with clay brick deck and bare metal pipework to void, block and solid plastered walls, timber door and frame, modern cellar wares, concrete floor.
Renaissance Hotel	Chemical store	Mezzanine – Chemical store	Modern suspended ceiling with concrete deck and bare metal pipework to void, brick walls, modern electrics, bare metal pipework, timber door and frame, concrete floor.
Renaissance Hotel	Cloak 2	Mezzanine – Cloak 2	Modern suspended ceiling with concrete deck, bare metal pipework to void, solid plastered and plasterboard walls with empty cavities, modern electrics, timber door, frame and skirting, carpet to concrete floor.
Renaissance Hotel	Cloakroom	Mezzanine – Cloakroom	Modern suspended ceiling with concrete deck, bare metal and MMMF insulated pipework, solid plastered and plasterboard walls with empty cavities, timber doors, frames and skirting, modern vinyl to solid floor.
Renaissance Hotel	Corridor 1	Mezzanine – Corridor 1	Modern suspended ceiling with clay brick deck, bare metal pipework to void, block and plasterboard walls with empty cavities, timber and metal doors and frames, concrete floor.
Renaissance Hotel	Corridor 2	Mezzanine – Corridor 2	Modern suspended ceiling with non asbestos strawboard deck, steel framework, MMMF insulated pipework to void, block and plasterboard walls with empty cavities, board boxing to columns, metal window frames and infill panels, timber doors and frames, metal radiators and pipework, modern vinyl to concrete floor.
Renaissance Hotel	Cupboard	Mezzanine – Cupboard	Concrete ceiling, brick and concrete walls, timber door and frame, bare metal pipework, timber boarding to eve/void containing durasteel debris, concrete floor.
Renaissance Hotel	Duct room	Mezzanine – Duct room	Concrete ceiling, block walls, modern ducting and pipework with MMMF insulation, timber panelling, timber doors and frame, concrete floor.
Renaissance Hotel	DWC	Mezzanine – DWC	Modern suspended ceiling with concrete and clay brick deck, MMMF insulated pipework and ducting, solid plastered and plasterboard walls with empty cavities, modern WC wares, timber door and frame, ceramic tiled solid floor.
Renaissance Hotel	El greco/Bernini suite	Mezzanine – El greco/Bernini suite	Modern suspended ceiling with concrete ceiling, metal pipework, MMMF insulated ducting, block walls with plasterboard firebreak and board boxing to void, solid plastered walls, built-in timber cupboards, timber doors, frames and skirting, modern dividing doors, carpet to concrete floor.
Renaissance Hotel	Electrical plant	Mezzanine – Electrical plant	Concrete ceiling, brick and concrete walls, timber door and frame, various banks of switchgear, concrete floor.
Renaissance Hotel	Event store 2	Mezzanine – Event store 2	Modern suspended ceiling with non asbestos strawboard deck, steel framework, MMMF insulated and bare pipework to void, block, concrete, timber and plasterboard walls with empty cavities, modern MEM switch, metal window frames and infill panels, timber doors with timber and metal frames, metal radiators and

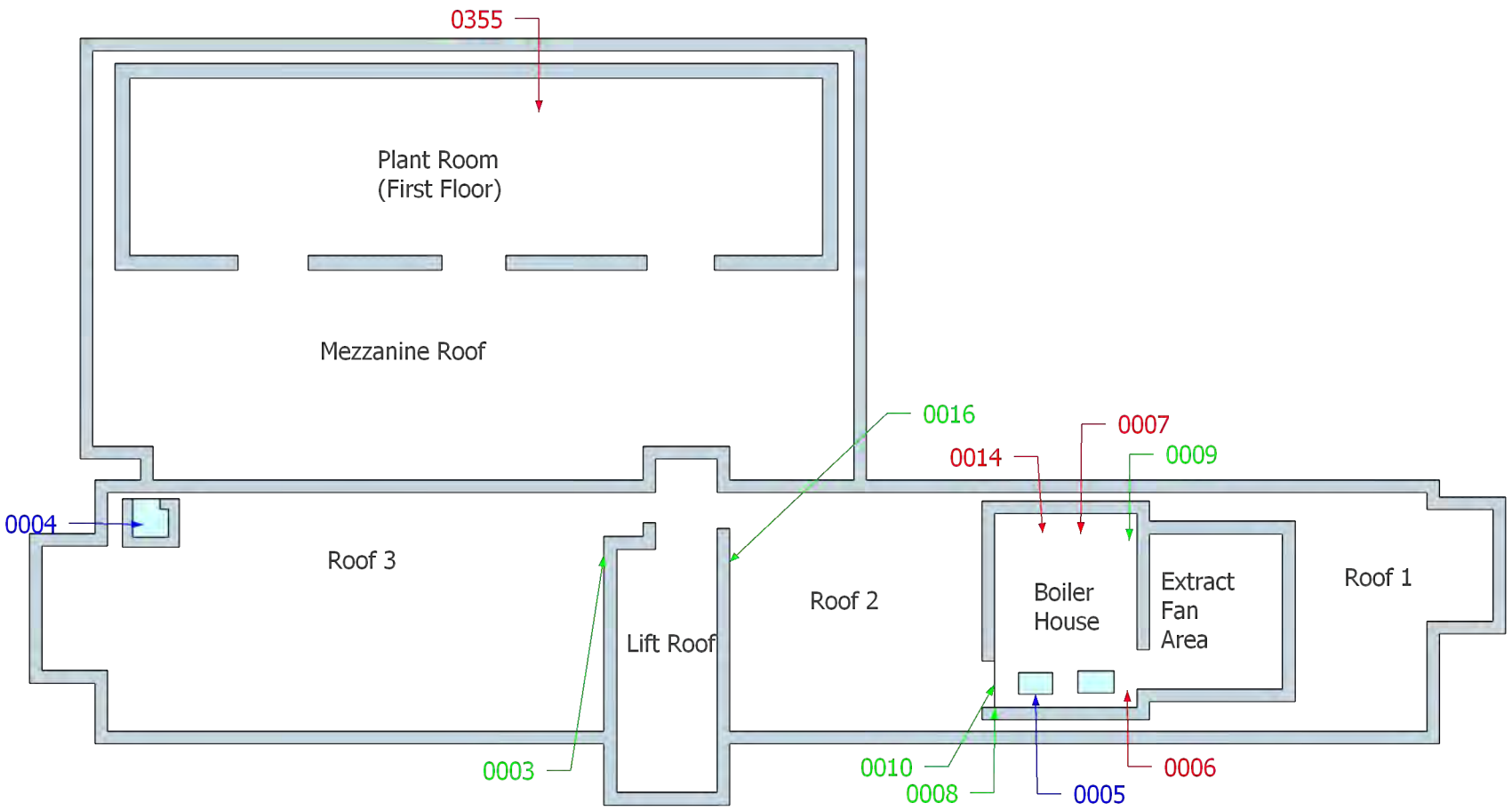
			pipework, carpet over modern vinyl to concrete floor.
Renaissance Hotel	Events corridor	Mezzanine – Events corridor	Modern suspended ceiling with concrete deck, MMMF insulated pipework and ducting, bare metal pipework to void, solid plastered and block walls, timber doors and frames, modern DB board, modern vinyl to concrete floor. Riser of same make-up housing bare metal and MMMF insulated pipework and ducting.
Renaissance Hotel	Events store	Mezzanine – Events store	Modern suspended ceiling with non asbestos strawboard deck, steel framework, MMMF insulated pipework and ducting to void, block and concrete walls with board to columns, timber doors and frames, modern electrics, modern vinyl to concrete floor.
Renaissance Hotel	Female staff changing	Mezzanine – Female staff changing	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern to void, block walls, board boxing, metal window frames and infill panels, metal radiators and pipework, timber doors and frames, modern vinyl to concrete floor.
Renaissance Hotel	Female staff WC	Mezzanine – Female staff WC	Modern suspended ceiling with concrete deck, MMMF insulated ducting and pipework to void, ceramic tiled solid walls, timber door and frame, modern ceramic WC wares, bare metal and plastic pipework, ceram8c tiled solid floor.
Renaissance Hotel	Female WC 1	Mezzanine – Female WC 1	Modern suspended ceiling with concrete deck, modern ducting bare metal and MMMF insulated pipework to void, ceramic tiled solid and plasterboard walls, timber doors and frames, modern ceramic WC wares, metal and plastic pipework within timber vanity unit, ceramic tiled solid floor.
Renaissance Hotel	Female WC 2	Mezzanine – Female WC 2	Modern suspended ceiling with concrete deck, modern ducting bare metal and MMMF insulated pipework to void, ceramic tiled solid and plasterboard walls, timber doors and frames, modern ceramic WC wares, metal and plastic pipework within timber vanity unit, ceramic tiled solid floor.
Renaissance Hotel	Finishing kitchen	Mezzanine – Finishing kitchen	Modern suspended ceiling with concrete deck, MMMF insulated pipework and ducting to void, ceramic tiled solid walls, modern extraction hood, metal window frames and infill panels, timber doors and frames with modern fibreboard infill panel to 1no door, modern kitchen wares, bare metal and plastic pipework, ceramic tiled solid floor.
Renaissance Hotel	Food store	Mezzanine – Food store	Modern suspended ceiling with concrete deck, MMMF insulated ducting and pipework, bare metal pipework to void, ceramic tiled and timber panelled solid walls, 3no modern walk-in fridge units, metal window frames and infill panels, metal sinks and unit with bitumen pads, bare metal and plastic pipework, ceramic tiled solid floor.
Renaissance Hotel	Food store lobby	Mezzanine – Food store lobby	Modern suspended ceiling with concrete deck, MMMF insulated ducting and bare metal pipework to void, solid plastered walls, timber doors and frames, metal lift access door, timber doors and frames, modern vinyl to concrete floor.

Renaissance Hotel	Garage 3	Mezzanine – Garage 3	Modern suspended ceiling with concrete deck, steel framework, MMMF firebreak, MMMF insulated pipework and ducting to void, solid plastered walls, modern electrics, timber dividing door, vinyl tiles to solid floor.
Renaissance Hotel	Laundry stairwell	Mezzanine – Laundry stairwell	Modern suspended ceiling with concrete deck, brick and concrete walls to void, solid plastered walls, timber boxing to metal pipework, metal balustrade, modern vinyl to concrete floor and stairs with modern nosing.
Renaissance Hotel	Lobby 1	Mezzanine – Lobby 1	Modern suspended ceiling with concrete deck, MMMF insulated pipework and ducting to void, solid plastered walls, timber doors, frames and skirting, 2no phone booths with timber ceilings, solid plastered and plasterboard walls, carpet to concrete floor.
Renaissance Hotel	Lobby bar	Mezzanine – Lobby bar	Modern suspended ceiling with concrete deck, MMMF insulated pipework and ducting to void, solid plastered and plasterboard walls, timber boxing housing foam insulated pipework, timber bar, metal sinks with non asbestos pads, modern vinyl to concrete floor.
Renaissance Hotel	Lobby bar lounge	Mezzanine – Lobby bar lounge	Plasterboard ceilings with timber raised area and MMMF insulated pipework and ducting, modern AHUs to void, solid plastered and plasterboard walls with empty cavities, plasterboard columns, timber doors, frames and skirting, modern lift access, carpet and modern vinyl to concrete floor.
Renaissance Hotel	Male staff changing	Mezzanine – Male staff changing	Modern suspended ceiling with concrete deck, MMMF insulated pipework and modern to void, block walls, board boxing, metal window frames and infill panels, metal radiators and pipework, timber doors and frames, modern vinyl to concrete floor.
Renaissance Hotel	Male staff WC	Mezzanine – Male staff WC	Modern suspended ceiling with concrete deck, MMMF insulated ducting and pipework to void, ceramic tiled solid walls, timber door and frame, modern ceramic WC wares, bare metal and plastic pipework, ceramic tiled solid floor.
Renaissance Hotel	Male WC 1	Mezzanine – Male WC 1	Modern suspended ceiling with concrete deck, bare metal and MMMF insulated pipework to void, ceramic tiled solid and plasterboard walls, timber doors and frames, modern ceramic WC wares, metal and plastic pipework within timber boxing, ceramic tiled solid floor.
Renaissance Hotel	Male WC 2	Mezzanine – Male WC 2	Modern suspended ceiling with concrete deck, modern ducting bare metal and MMMF insulated pipework to void, ceramic tiled solid and plasterboard walls and riser housing metal down pipe, timber doors and frames, modern ceramic WC wares, metal and plastic pipework within timber vanity unit, ceramic tiled solid floor. Void housing plastic cisterns and pipework, block wLls and concrete floor.
Renaissance Hotel	Michaelangelo 1&2	Mezzanine – Michaelangelo 1&2	Modern suspended ceiling with concrete deck, bare metal pipework, MMMF insulated ducting, block walls and areas of board boxing to void, solid plastered walls, metal window frames and infill panels, timber doors, frames and skirting,

			modern dividing doors, carpet to concrete floor.
Renaissance Hotel	Plant room	Mezzanine – Plant room	Concrete ceiling with area of modern board, board boxing to some beams, MMMF insulated and bare pipework, MMMF insulated ducting, concrete walls, concrete floor.
Renaissance Hotel	Pre-function	Mezzanine – Pre-function	Modern suspended ceiling with concrete deck, MMMF insulated pipework and ducting to void, solid plastered walls, metal window frames and infill panels, timber doors, frames and skirting, carpet to concrete floor.
Renaissance Hotel	Prep stores	Mezzanine – Prep stores	Modern suspended ceiling with concrete deck, MMMF insulated ducting and bare metal pipework to void, ceramic tiled solid walls, modern metal shutter, metal work benches with bitumen pads, ceramic tiled solid floor.
Renaissance Hotel	Projector store	Mezzanine – Projector store	Modern suspended ceiling with concrete deck, bare metal, plastic and MMMF insulated pipework to void, block walls, board boxing, metal window frames and infill panels, metal door and frame, metal radiator and pipework, modern vinyl flooring to concrete floor.
Renaissance Hotel	Public corridor	Mezzanine – Public corridor	Modern suspended ceiling with concrete deck, MMMF insulated pipework and ducting to void, solid plastered walls, timber boxing to metal downpipes, timber doors, frames and skirting, modern metal roller shutter, carpet to concrete floor.
Renaissance Hotel	Raphael suite	Mezzanine – Raphael suite	Modern suspended ceiling with concrete ceiling, metal pipework, MMMF insulated ducting, block walls with platerboard firebreak and board boxing to void, solid plastered walls, built-in timber cupboards, timber doors, frames and skirting, modern dividing doors, carpet to concrete floor.
Renaissance Hotel	Reception stairwell	Mezzanine – Reception stairwell	Solid plastered and board ceilings with concrete deck and walls, bare metal pipework to void, solid plastered, board and timber walls, timber door and frame, timber and metal balustrade, vinyl tiles to concrete floor and stairs.
Renaissance Hotel	Sales stairwell	Mezzanine – Sales Stairwell	Mezzanine to riverside level - timber panelled and concrete ceilings, concrete walls, metal window frames, metal pipework to riser with timber and metal panelling, timber and metal doors and frames, concrete floor and stairs.
Renaissance Hotel	Server room	Mezzanine – Server room	Modern suspended ceiling with concrete ceiling and block walls, modern AC unit, MMMF insulated pipework/ducting to void, block and concrete walls, timber door and frame, modern electrics/server equipment, modern vinyl flooring to concrete floor. Â
Renaissance Hotel	Service corridor	Mezzanine – Service corridor	Modern suspended ceiling with concrete deck, block walls, MMMF insulation ducting and pipework to void, block walls with areas of plaster with areas of metal checker plate to low level, modern roller shutters, timber doors and frames, bl9ck built waiter stations with ceramic tiled walls, modern vinyl flooring to concrete floor with ceramic tiles to waiter station floor.

Renaissance Hotel	Service lift lobby	Mezzanine – Service lift lobby	Modern suspended ceiling with concrete ceiling and brick walls, MMMF insulated pipework and ducting to void, solid plastered walls, timber doors, frames and metal lift door, modern vinyl flooring to concrete floor. Â Â
Renaissance Hotel	Staff canteen	Mezzanine – Staff canteen	Modern suspended ceiling with concrete deck, MMMF insulated pipework/ducting, bare metal pipework and modern ducting to void, block plastered walls with area of ceramic tiles, metal window frames and infill panels with timber panelling at low level, timber boxing housing metal pipework, modern metal extract hood, modern metal hotplate, metal sinks, ceramic tiled solid floor.
Renaissance Hotel	Staff room	Mezzanine – Staff room	Modern suspended ceiling with concrete deck, bare metal and plastic pipework to void, block walls, board boxing, timber boxing housing bare metal and plastic pipework, metal window frames and infill panels, timber door, frame and skirting, modern laminate flooring to concrete floor.
Renaissance Hotel	Stair 1	Mezzanine – Stair 1	Mezzanine to ground - Textured coating to concrete ceiling, solid plastered walls, timber doors and frame, metal window frames with board and timber infill panels, carpet to concrete floor and stairs with metal balustrade.
Renaissance Hotel	Stair 1 lobby	Mezzanine – Stair 1 lobby	Modern suspended ceiling with concrete deck, metal pipework and MMMF insulated ducting to void, solid and plasterboard walls with empty cavities, timber doors, frames and skirting, metal window frames and infill panels, metal radiator and pipework, carpet and modern vinyl to concrete floor.
Renaissance Hotel	Stair 2	Mezzanine – Stair 2	Plastered concrete ceiling, solid plastered walls, metal radiators and pipework, metal and timber balustrade, modern vinyl to solid floor and stairs with modern nosing.
Renaissance Hotel	Stair 3	Mezzanine – Stair 3	Mezzanine to riverside level - Solid plaster ceilings and walls, metal window frames and infill panels, metal balustrade, metal fire exit door to riverside, concrete floor and stairs.
Renaissance Hotel	Store	Mezzanine – Store	Modern suspended ceiling with concrete deck, MMMF insulated pipework and ducting to void, ceramic tiled solid walls, metal window frames and infill panels, timber door and frames, bare metal and plastic pipework, ceramic tiled solid floor.
Renaissance Hotel	Table store	Mezzanine – Table store	Modern suspended ceiling with concrete deck and brick walls, MMMF insulated pipework/ducting to void, ceramic tiled solid walls, timber doors and frames, modern electrics, ceramic tiled solid floor.
Renaissance Hotel	Tudor suite	Mezzanine – Tudor suite	Plasterboard ceiling with concrete deck, MMMF insulated ducting to void, solid plastered and plasterboard walls with empty cavities, timber door, frame and skirting, carpet to concrete floor.
Renaissance Hotel	Vasari suite	Mezzanine – Vasari suite	Modern suspended ceiling with concrete deck, metal pipework, MMMF insulated ducting, block walls and plasterboard to void, solid plastered walls, built-in timber cupboards, timber doors, frames and skirting, modern dividing doors, carpet to

			concrete floor.
Renaissance Hotel	Void	Mezzanine – Void	Concrete ceiling, metal pipework and ducting to void, block walls, timber door and frame, plastic cisterns and pipework, concrete floor.
Renaissance Hotel	WC corridor	Mezzanine – WC corridor	Modern suspended ceiling with concrete deck, metal pipework and MMMF insulated ducting to void, solid and plasterboard walls with empty cavities, timber doors, frames and skirting, carpet to concrete floor. Â Â



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

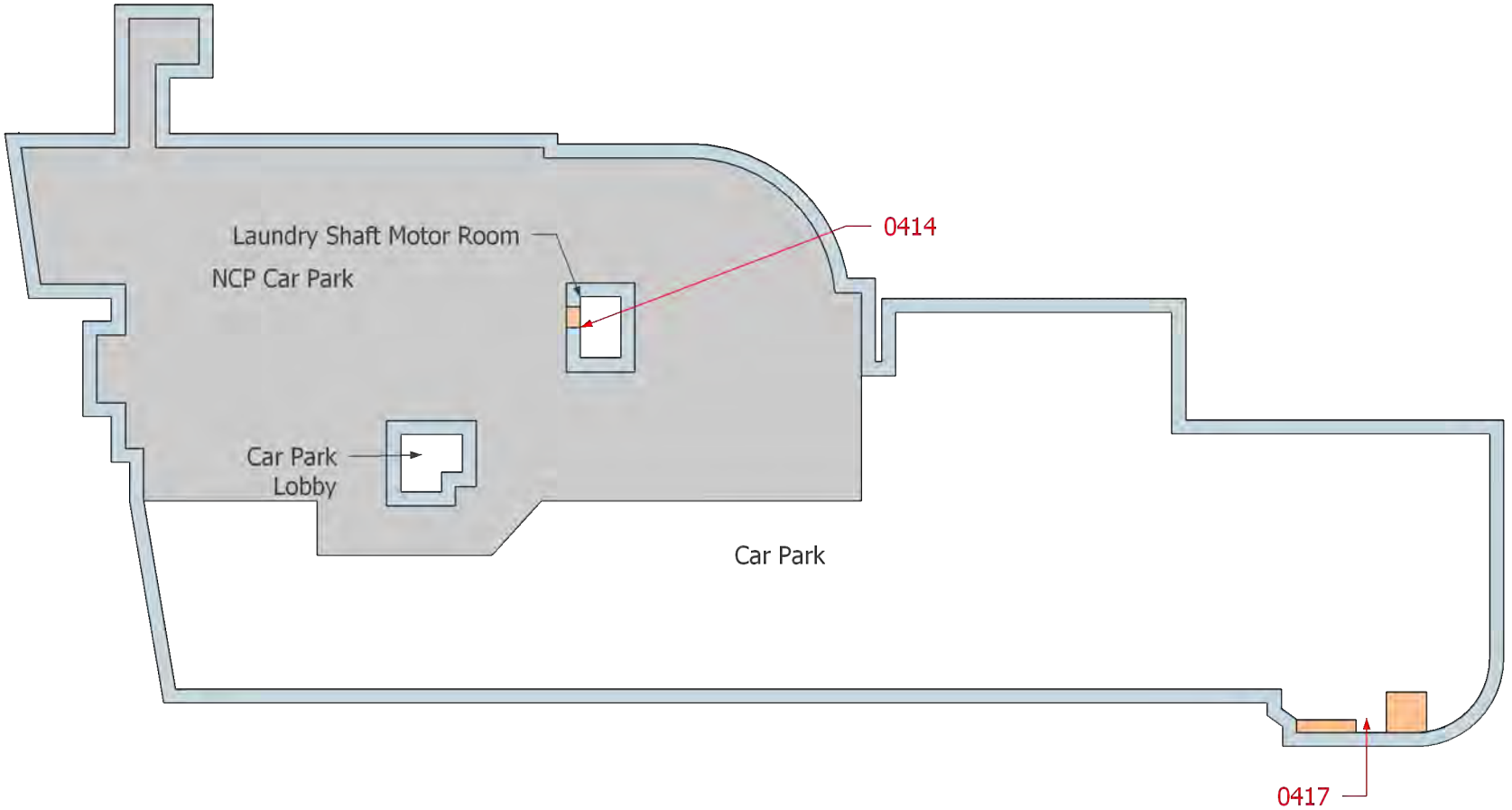
Survey reference:
J48314

Survey date:
February 2021

Building:
Main

Floor:
External & plant rooms

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

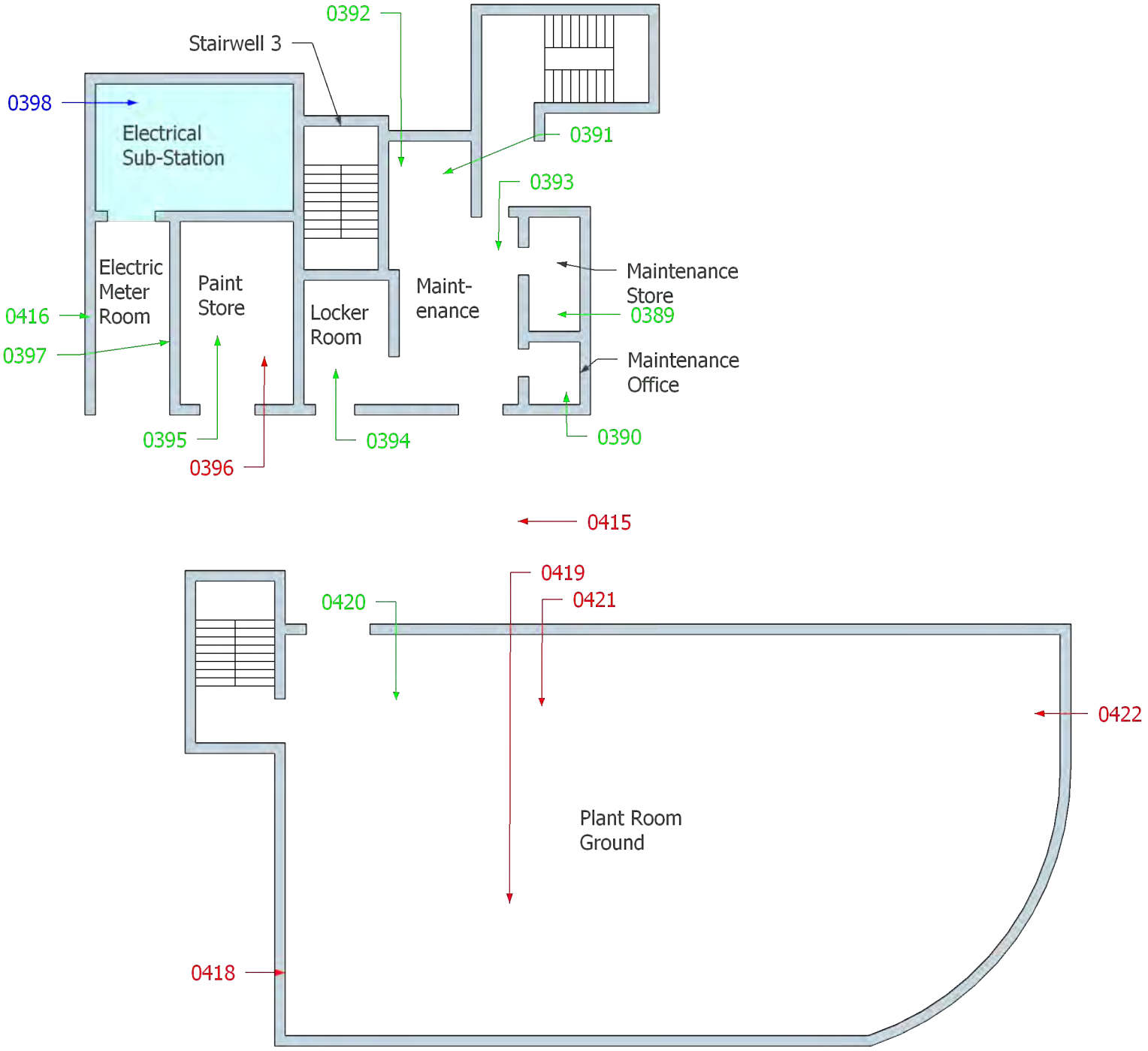
Survey reference:
J48314

Survey date:
February 2021

Building:
Main

Floor:
Basement

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

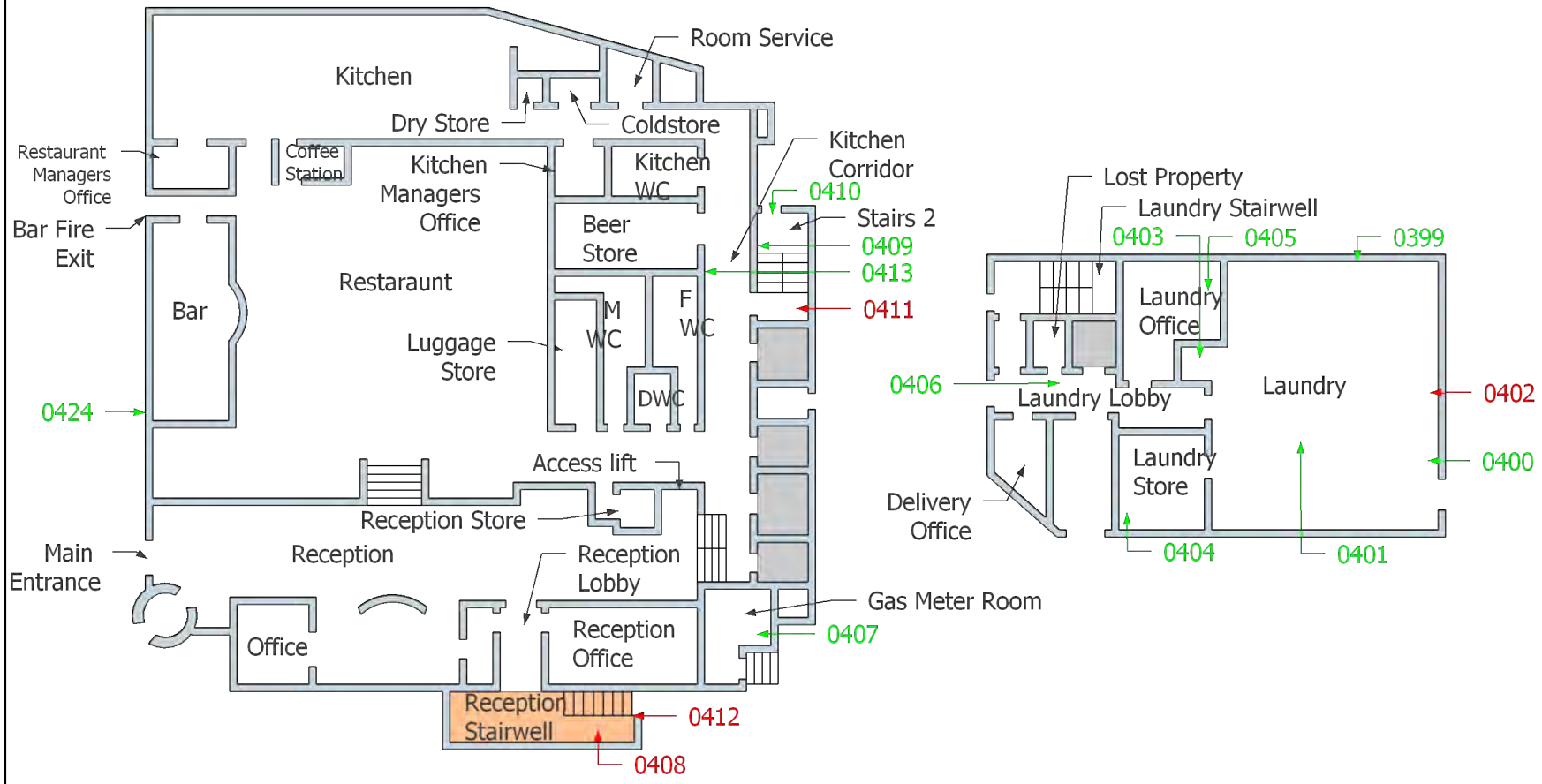
Survey reference:
J48314

Survey date:
February 2021

Building:
Main

Floor:
Ground 02

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

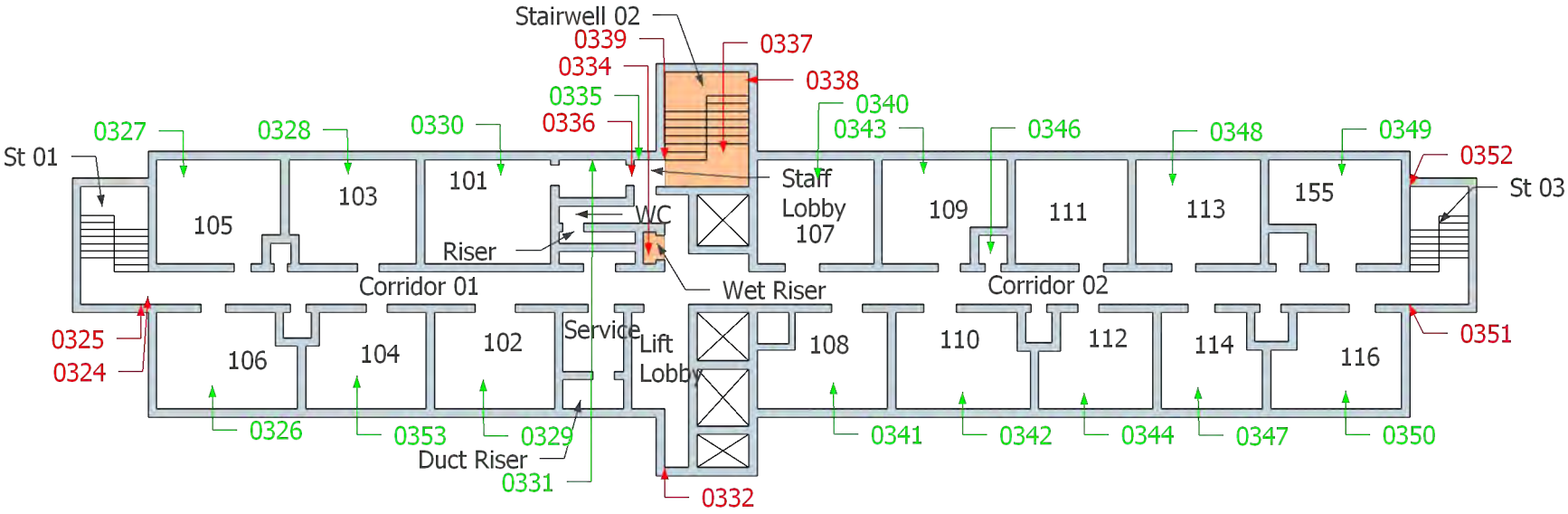
Survey reference:
J48314

Survey date:
February 2021

Building:
Main

Floor:
Ground 01

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

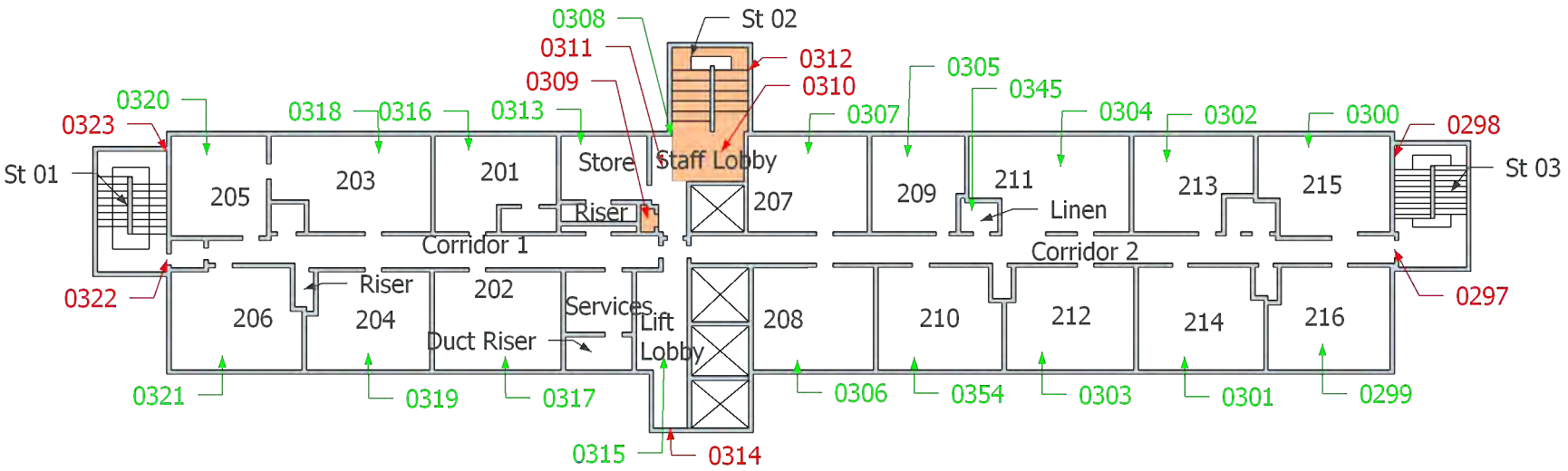
Survey reference:
J48314

Survey date:
February 2021

Building:
Main

Floor:
First

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

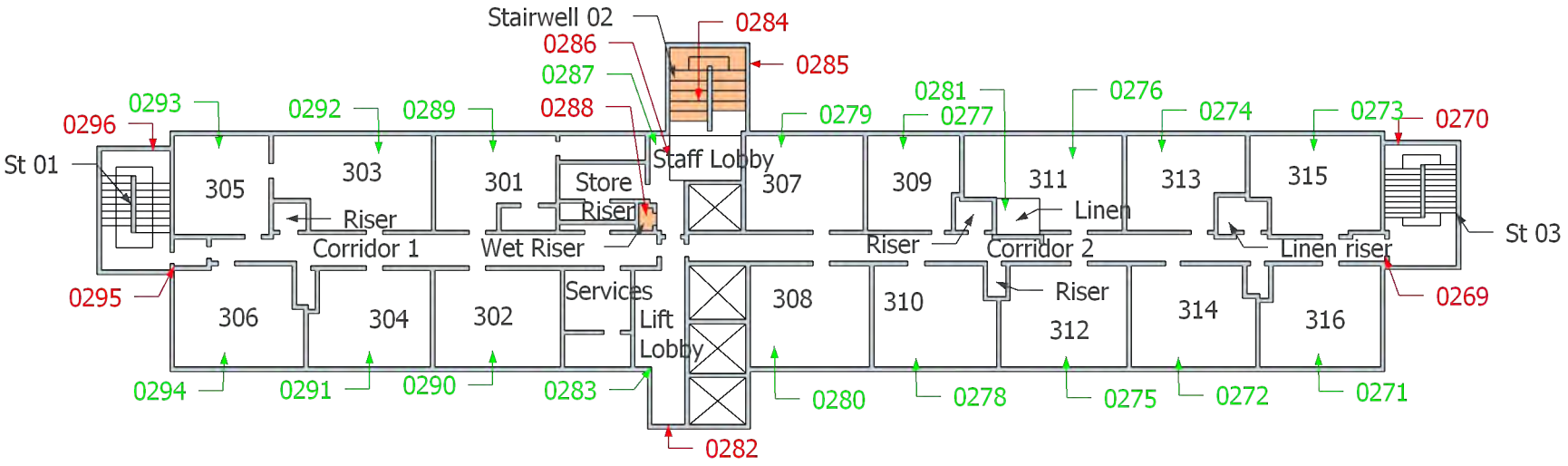
Survey reference:
J48314

Survey date:
February 2021

Building:
Main

Floor:
Second

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

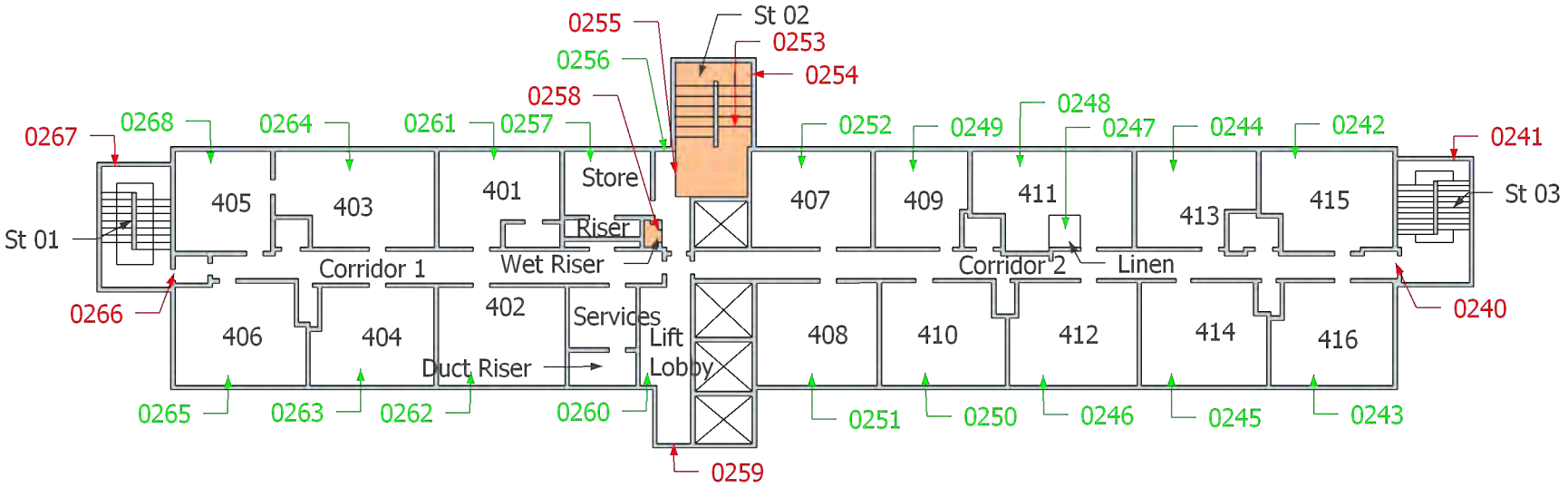
Survey reference:
J48314

Survey date:
February 2021

Building:
Main

Floor:
Third

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

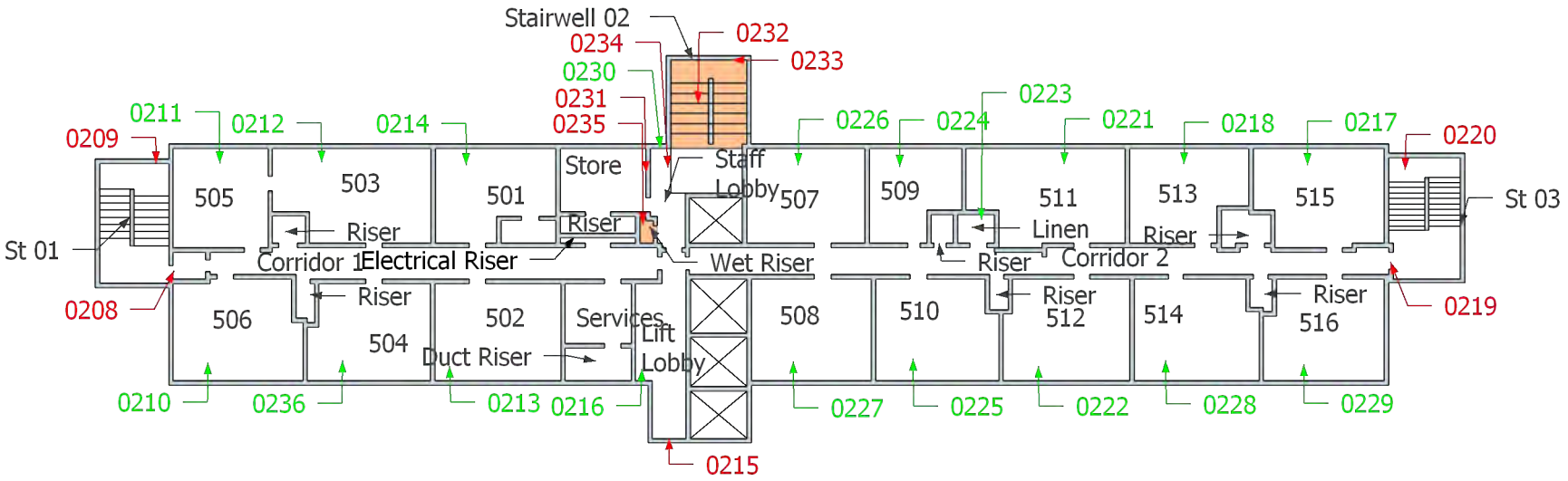
Survey reference:
J48314

Survey date:
February 2021

Building:
Main

Floor:
Fourth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

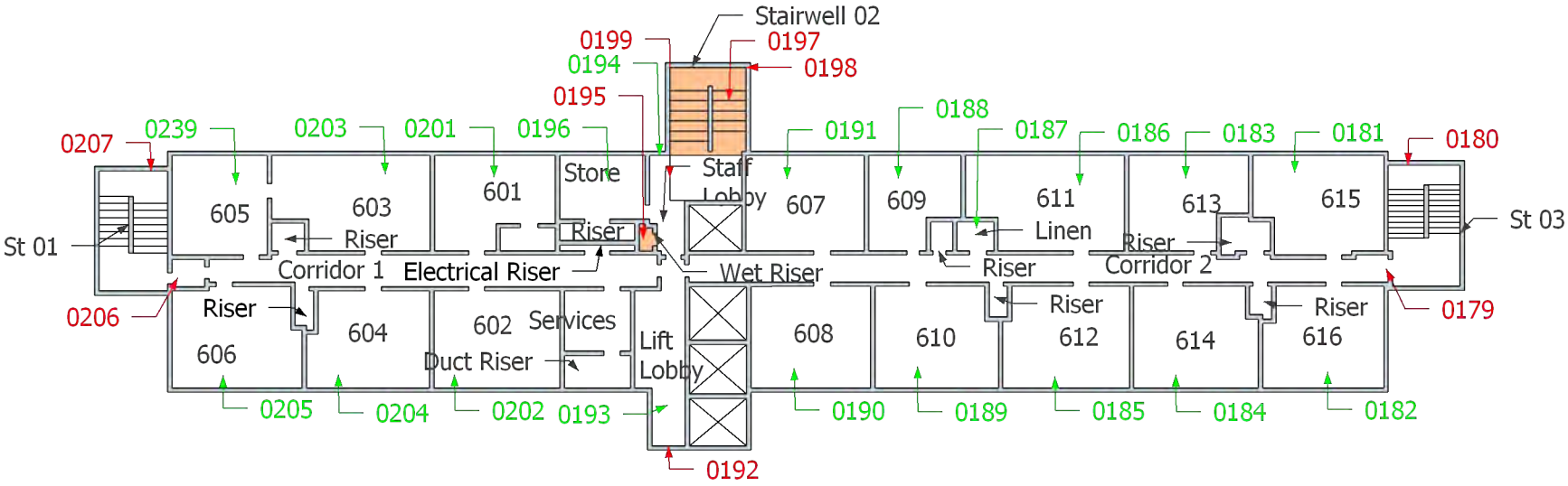
Survey reference:
J48314

Survey date:
February 2021

Building:
Main

Floor:
Fifth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

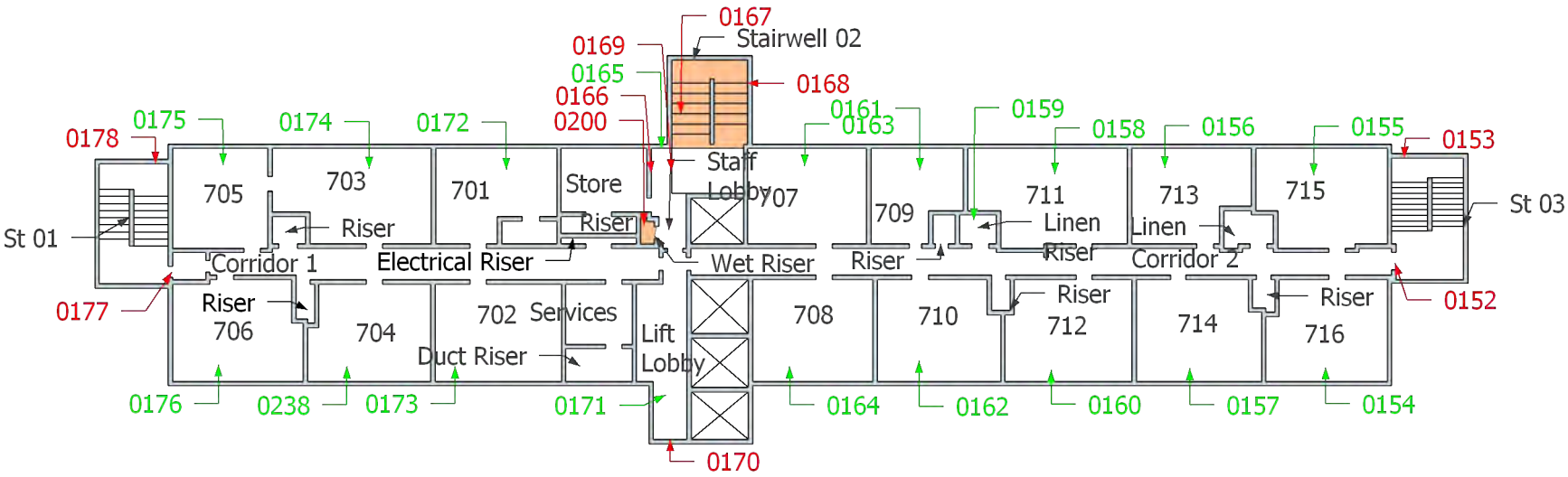
Survey reference:
J48314

Survey date:
February 2021

Building:
Main

Floor:
Sixth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

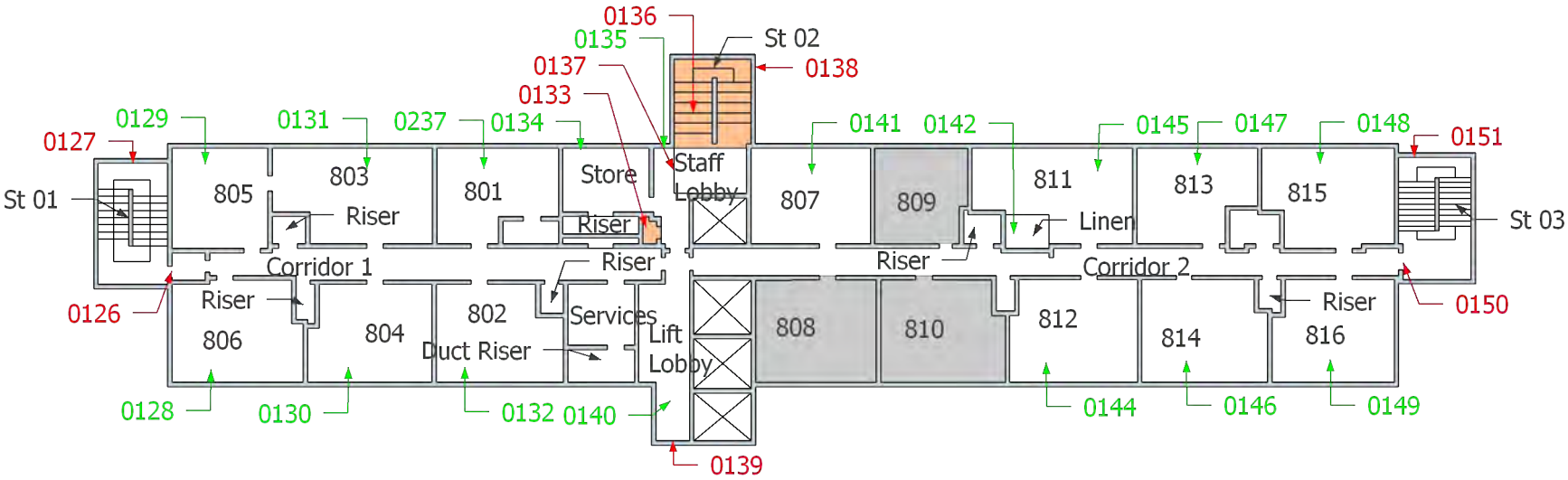
Survey reference:
J48314

Survey date:
February 2021

Building:
Main

Floor:
Seventh

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

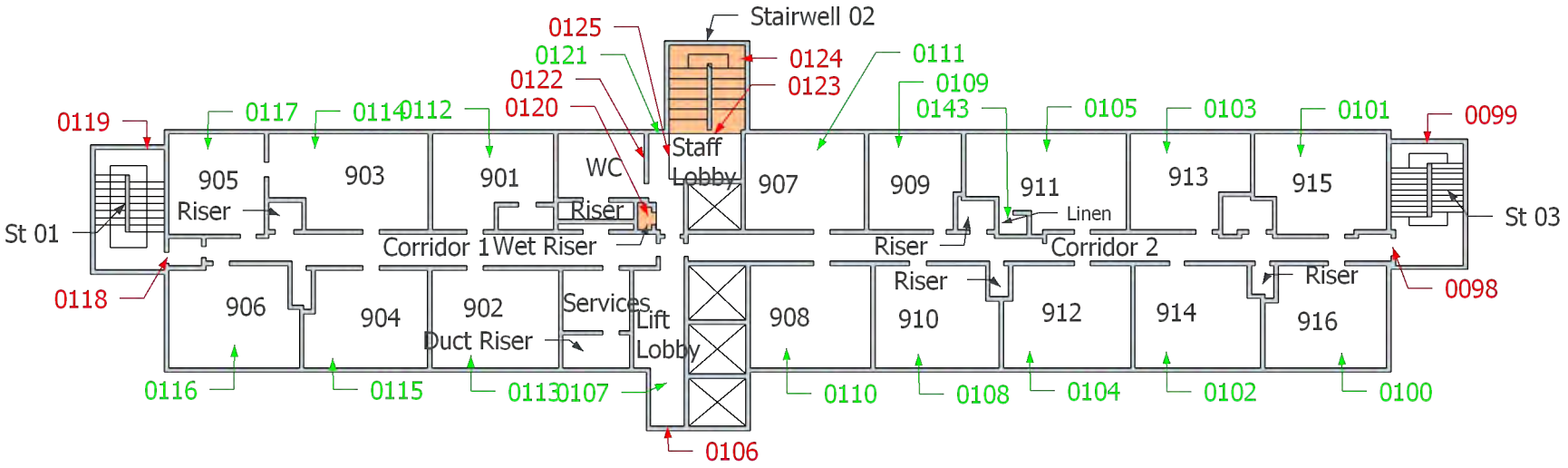
Survey reference:
J48314

Survey date:
February 2021

Building:
Main

Floor:
Eighth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

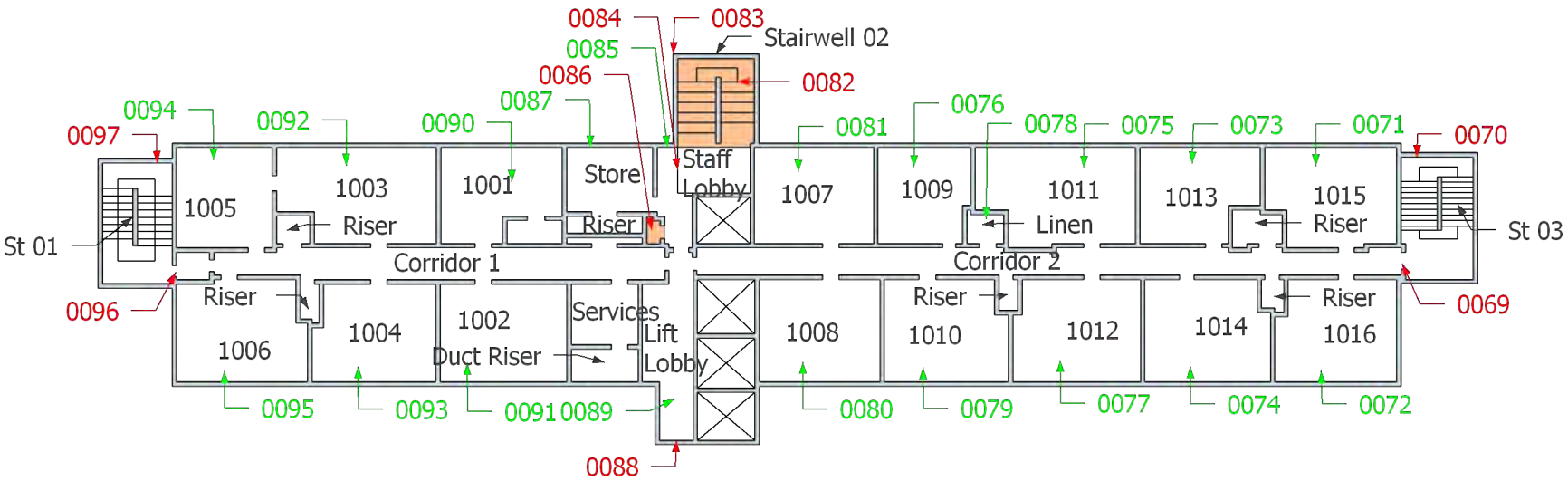
Survey reference:
J48314

Survey date:
February 2021

Building:
Main

Floor:
Ninth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

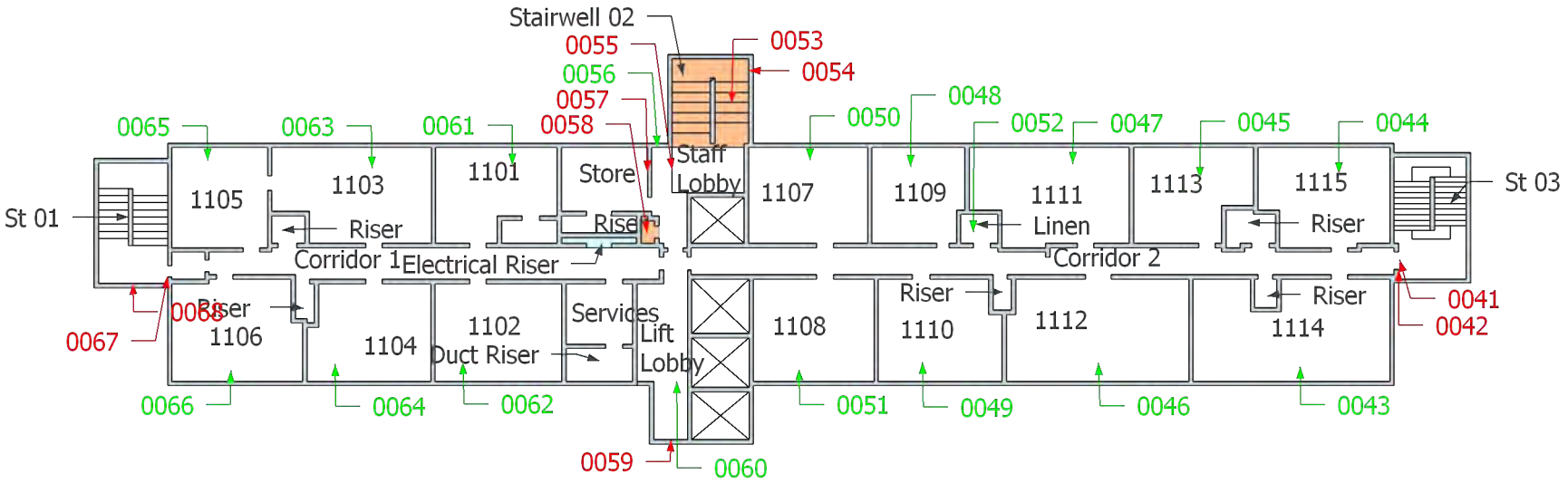
Survey reference:
J48314

Survey date:
February 2021

Building:
Main

Floor:
Tenth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

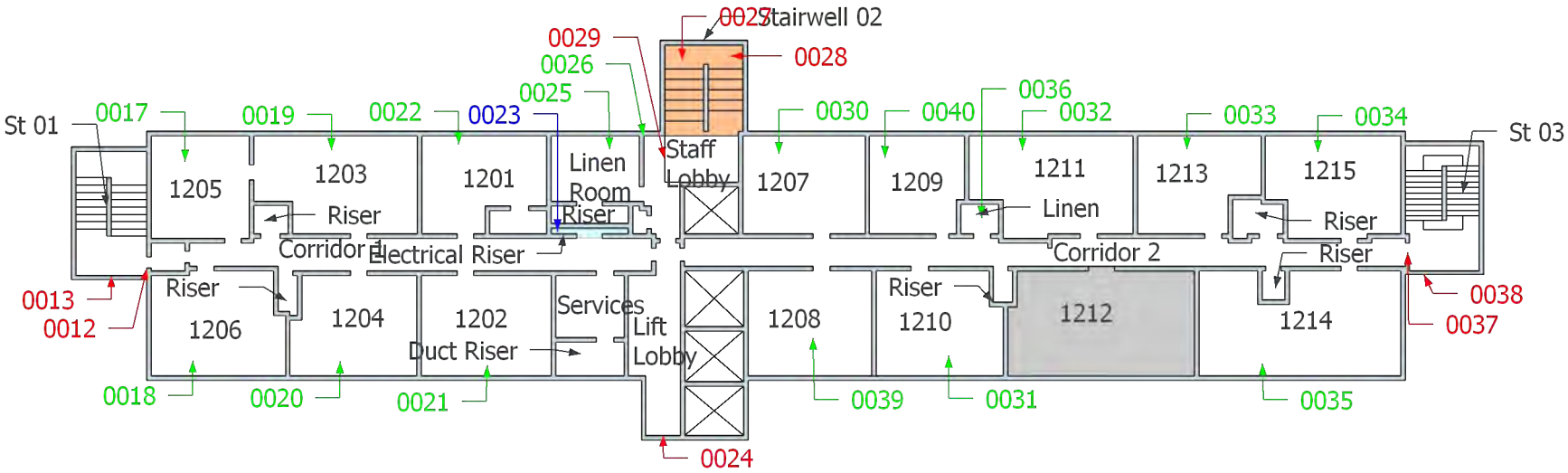
Survey reference:
J48314

Survey date:
February 2021

Building:
Main

Floor:
Eleventh

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

Survey reference:
J48314

Survey date:
February 2021

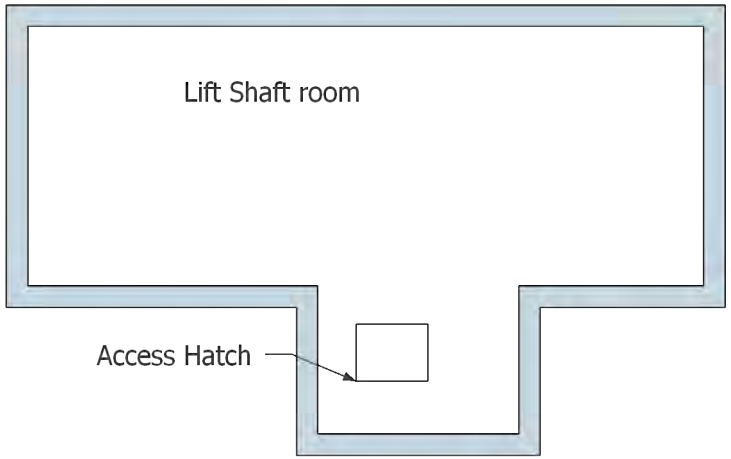
Building:
Main

Floor:
Twelfth

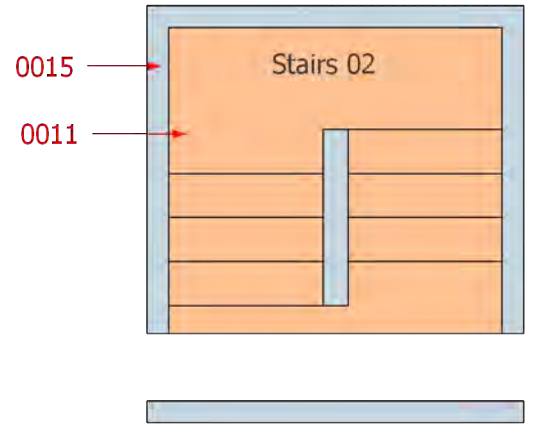
Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ

Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

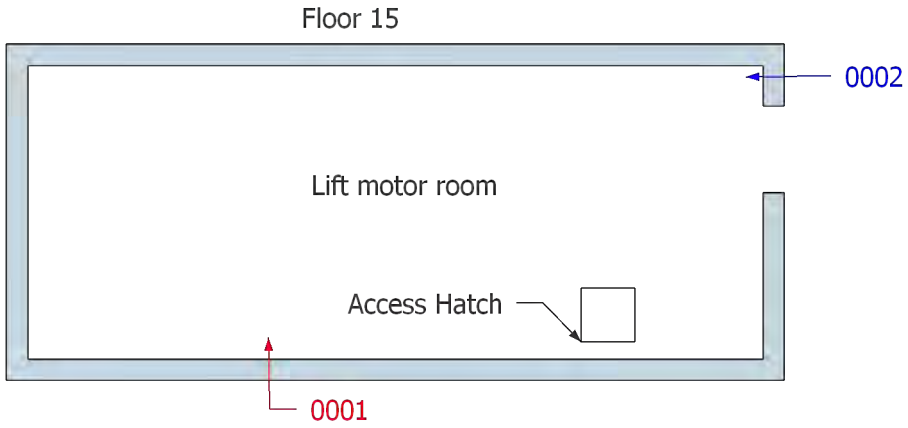
Floor 14



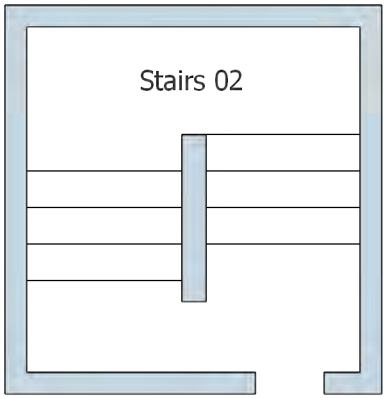
Floor 14



Floor 15



Floor 15



Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

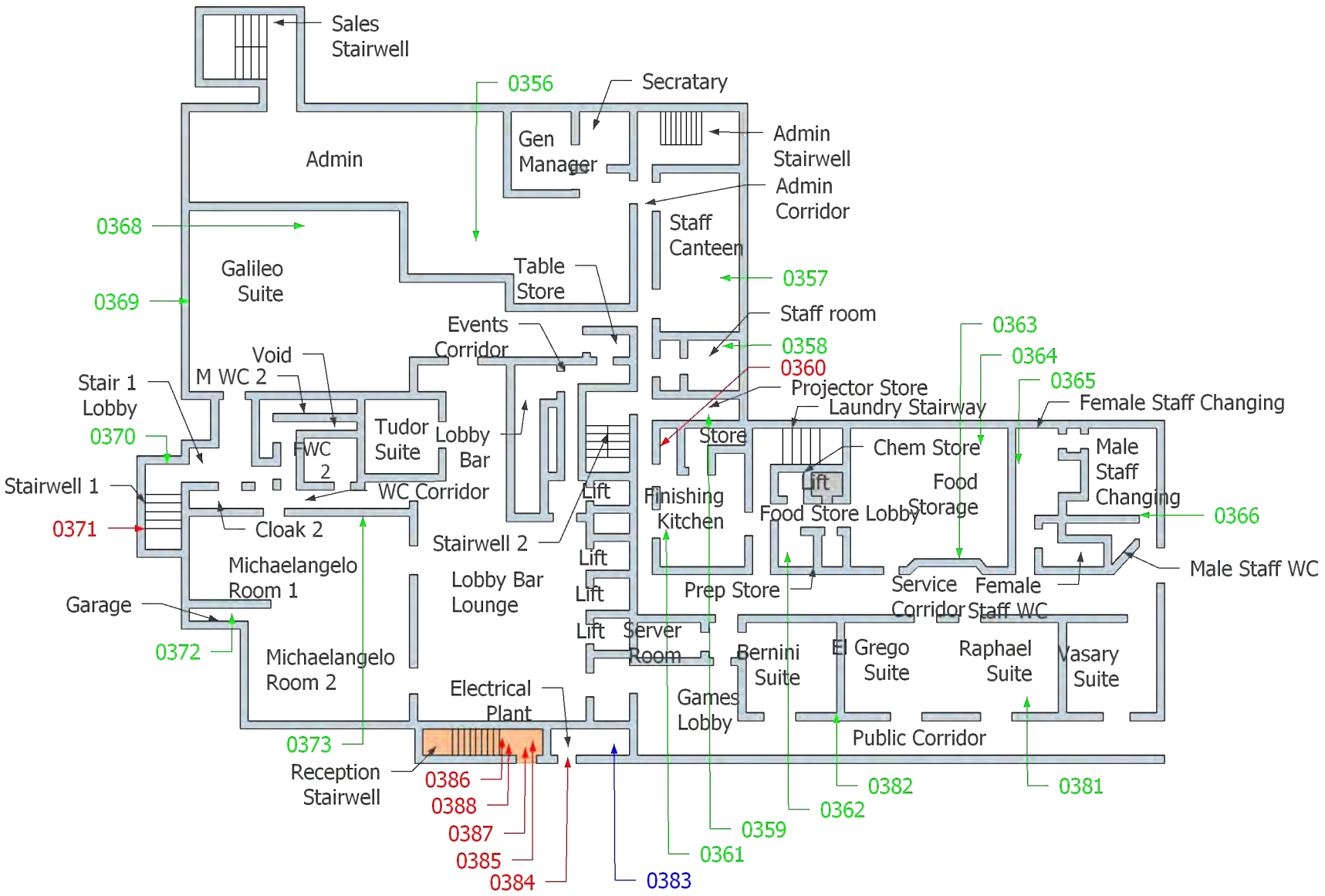
Survey reference:
J48314

Survey date:
February 2021

Building:
Main

Floor:
Fourteenth & Fifteenth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

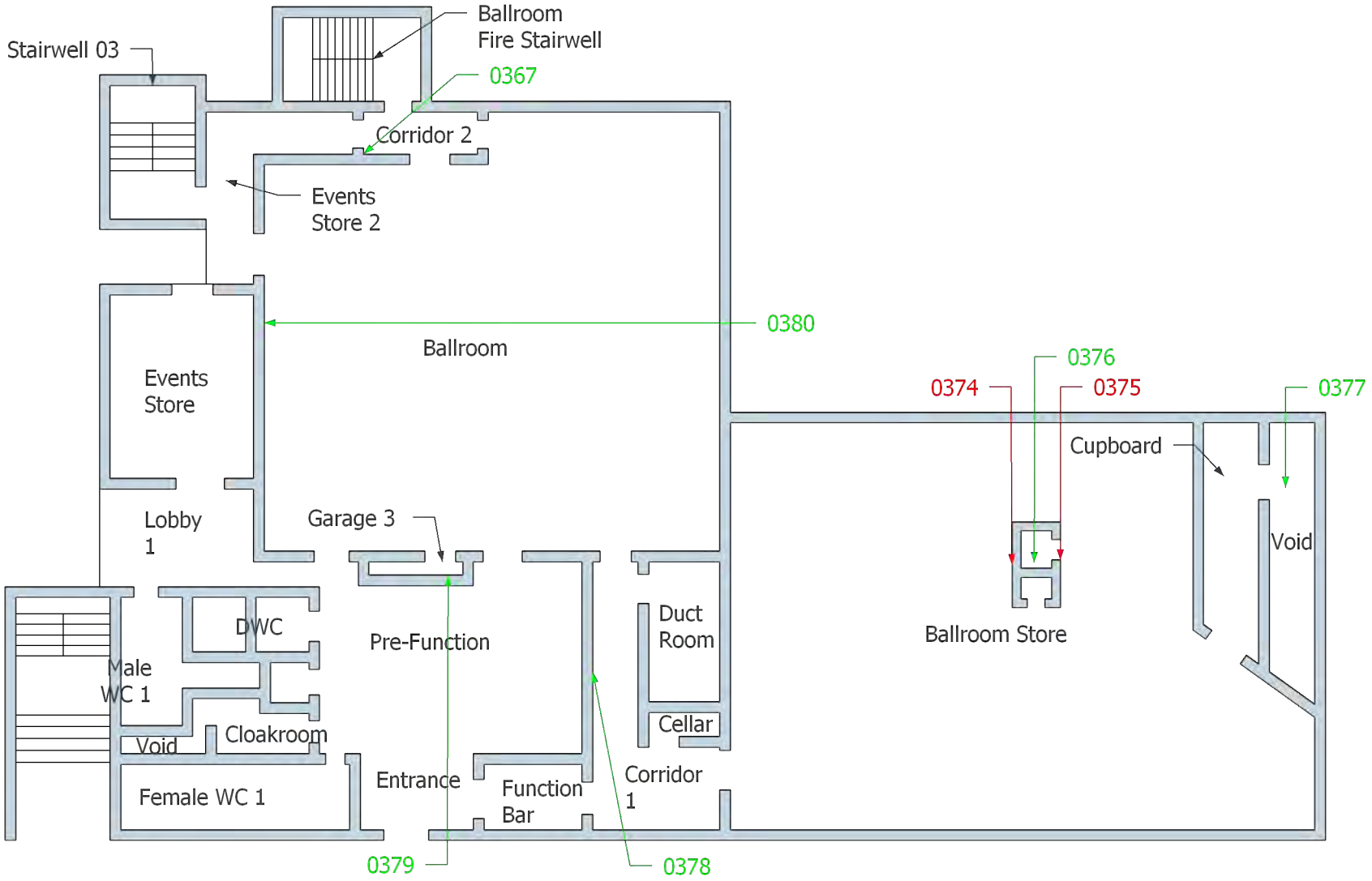
Survey reference:
J48314

Survey date:
February 2021

Building:
Main

Floor:
Mezzanine 01

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

Survey reference:
J48314

Survey date:
February 2021

Building:
Main

Floor:
Mezzanine 02

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ

End of report

APPENDIX B

Existing Asbestos Information

MANAGEMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS

CLIENT: Urban & Civic plc

SITE: Renaissance Manchester Hotel, Blackfriars Street, Manchester,M3 2EQ

Job number	J028958
Number of high risk materials	0
Number of medium risk materials	3
Number of low/ very low risk materials	135

Issue	Date	Status
Version 1	14/02/2019	Issued

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Eton Environmental Group Ltd Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH tel: 01325 366886 Fax: 01325 366914
info@etongroup.co.uk

Registered office: Eton Environmental Group Ltd, 135 Slough Road, Datchet, SL3 9AE No. 05145774

SECTION 1 - EXECUTIVE SUMMARY

TYPE OF SURVEY: Management Survey

SCOPE & EXTENT OF SURVEY: All areas of the hotel building.

Locations of asbestos containing materials (ACMs) and actions

Action	Floor/ room
	Renaissance Hotel / 10th Floor / Lift Lobby - Insulating board infill, Renaissance Hotel / 10th Floor / Stairwell 01 - Insulating board beading, Renaissance Hotel / 10th Floor / Stairwell 01 - Insulating board infill, Renaissance Hotel / 10th Floor / Stairwell 02 - Grey vinyl tiles and Adhesive, Renaissance Hotel / 10th Floor / Stairwell 02 - Insulating board , Renaissance Hotel / 10th Floor / Stairwell 02 - Insulating board beading, Renaissance Hotel / 10th Floor / Stairwell 03 - Insulating board beading, Renaissance Hotel / 10th Floor / Stairwell 03 - Insulating board infill, Renaissance Hotel / 10th Floor / Wet riser - Vinyl tiles and adhesive, Renaissance Hotel / 11th Floor / Lift Lobby - Insulating board infill, Renaissance Hotel / 11th Floor / Staff lobby - Insulating board beading , Renaissance Hotel / 11th Floor / Stairwell 01 - Insulating board beading, Renaissance Hotel / 11th Floor / Stairwell 01 - Insulating board infill, Renaissance Hotel / 11th Floor / Stairwell 02 - Grey vinyl tiles and Adhesive, Renaissance Hotel / 11th Floor / Stairwell 02 - Insulating board , Renaissance Hotel / 11th Floor / Stairwell 02 - Insulating board beading, Renaissance Hotel / 11th Floor / Stairwell 03 - Insulating board beading, Renaissance Hotel / 11th Floor / Stairwell 03 - Insulating board infill, Renaissance Hotel / 11th Floor / Wet riser - Vinyl tiles and adhesive, Renaissance Hotel / 12th Floor / Lift Lobby - Board, Renaissance Hotel / 12th Floor / Stairwell 01 - Insulating board beading, Renaissance Hotel / 12th Floor / Stairwell 01 - Insulating board Infill, Renaissance Hotel / 12th Floor / Stairwell 02 - Grey vinyl tiles and Adhesive , Renaissance Hotel / 12th Floor / Stairwell 02 - Insulating board , Renaissance Hotel / 12th Floor / Stairwell 02 - Insulating board beading, Renaissance Hotel / 12th Floor / Stairwell 03 - Insulating board beading, Renaissance Hotel / 12th Floor / Stairwell 03 - Insulating board infill, Renaissance Hotel / 13th Floor / Staff lobby - Insulating board beading , Renaissance Hotel / 13th Floor / Stairwell 01 - Insulating board beading, Renaissance Hotel / 13th Floor / Stairwell 02 - Grey vinyl tiles and Adhesive, Renaissance Hotel / 13th Floor / Stairwell 02 - Insulating board , Renaissance Hotel / 13th Floor / Stairwell 02 - Insulating board beading, Renaissance Hotel / 13th Floor / Stairwell 03 - Insulating board beading, Renaissance Hotel / 14th Floor / Stairwell 02 - Grey vinyl tiles and Adhesive, Renaissance Hotel / 14th Floor / Stairwell 02 - Insulating board, Renaissance Hotel / 15th Floor / Lift motor room - Bake pads, Renaissance Hotel / 1st Floor / Plant room - Gaskets, Renaissance Hotel / 1st Floor / Stairwell 01 - Insulating board beading, Renaissance Hotel / 1st Floor / Stairwell 01 - Insulating board infill, Renaissance Hotel / 1st Floor / Stairwell 02 - Grey vinyl tiles and Adhesive, Renaissance Hotel / 1st Floor / Stairwell 02 - Insulating board , Renaissance Hotel / 1st Floor / Stairwell 02 - Insulating board beading, Renaissance Hotel / 1st Floor / Wet Riser - Vinyl tiles and Adhesive , Renaissance Hotel / 2nd Floor / Lift Lobby - Insulating board infill, Renaissance Hotel / 2nd Floor / Stairwell 01 - Insulating board beading, Renaissance Hotel / 2nd Floor / Stairwell 01 - Insulating board infill, Renaissance Hotel / 2nd Floor / Stairwell 02 - Grey vinyl tiles and Adhesive, Renaissance Hotel / 2nd Floor / Stairwell 02 - Insulating board , Renaissance Hotel / 2nd Floor / Stairwell 02 - Insulating board beading, Renaissance Hotel / 2nd Floor / Stairwell 03 - Insulating board beading, Renaissance Hotel / 2nd Floor / Stairwell 03 - Insulating board infill, Renaissance Hotel / 2nd Floor / Wet Riser - Vinyl tiles and Adhesive , Renaissance Hotel / 3rd Floor / Lift Lobby - Insulating board infill, Renaissance Hotel / 3rd Floor / Stairwell 01 - Insulating board beading, Renaissance Hotel / 3rd Floor / Stairwell 01 - Insulating board infill, Renaissance Hotel / 3rd Floor / Stairwell 02 - Grey vinyl tiles and Adhesive, Renaissance Hotel / 3rd Floor / Stairwell 02 - Insulating board ,

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Manage	Renaissance Hotel / 3rd Floor / Stairwell 02 - Insulating board beading, Renaissance Hotel / 3rd Floor / Stairwell 03 - Insulating board beading, Renaissance Hotel / 3rd Floor / Stairwell 03 - Insulating board infill, Renaissance Hotel / 3rd Floor / Wet riser - Bitumen, Renaissance Hotel / 4th Floor / Lift Lobby - Insulating board Infill, Renaissance Hotel / 4th Floor / Stairwell 01 - Insulating board beading, Renaissance Hotel / 4th Floor / Stairwell 01 - Insulating board infill, Renaissance Hotel / 4th Floor / Stairwell 02 - Grey vinyl tiles and Adhesive, Renaissance Hotel / 4th Floor / Stairwell 02 - Insulating board , Renaissance Hotel / 4th Floor / Stairwell 02 - Insulating board beading, Renaissance Hotel / 4th Floor / Stairwell 03 - Insulating board beading, Renaissance Hotel / 4th Floor / Stairwell 03 - Insulating board infill, Renaissance Hotel / 4th Floor / Wet riser - Bitumen, Renaissance Hotel / 5th Floor / Lift Lobby - Insulating board infill, Renaissance Hotel / 5th Floor / Staff lobby - Insulating board beading , Renaissance Hotel / 5th Floor / Stairwell 01 - Insulating board beading, Renaissance Hotel / 5th Floor / Stairwell 01 - Insulating board infill, Renaissance Hotel / 5th Floor / Stairwell 02 - Grey vinyl tiles and Adhesive, Renaissance Hotel / 5th Floor / Stairwell 02 - Insulating board , Renaissance Hotel / 5th Floor / Stairwell 02 - Insulating board beading, Renaissance Hotel / 5th Floor / Stairwell 03 - Insulating board beading, Renaissance Hotel / 5th Floor / Stairwell 03 - Insulating board infill, Renaissance Hotel / 5th Floor / Wet riser - Bitumen, Renaissance Hotel / 6th Floor / Lift Lobby - Insulating board infill, Renaissance Hotel / 6th Floor / Stairwell 01 - Insulating board beading, Renaissance Hotel / 6th Floor / Stairwell 01 - Insulating board infill, Renaissance Hotel / 6th Floor / Stairwell 02 - Grey vinyl tiles and Adhesive, Renaissance Hotel / 6th Floor / Stairwell 02 - Insulating board , Renaissance Hotel / 6th Floor / Stairwell 02 - Insulating board beading, Renaissance Hotel / 6th Floor / Stairwell 03 - Insulating board beading, Renaissance Hotel / 6th Floor / Stairwell 03 - Insulating board infill, Renaissance Hotel / 6th Floor / Wet riser - Bitumen, Renaissance Hotel / 7th Floor / Lift Lobby - Insulating board infill, Renaissance Hotel / 7th Floor / Staff lobby - Insulating board beading , Renaissance Hotel / 7th Floor / Stairwell 01 - Insulating board beading, Renaissance Hotel / 7th Floor / Stairwell 01 - Insulating board infill, Renaissance Hotel / 7th Floor / Stairwell 02 - Grey vinyl tiles and Adhesive, Renaissance Hotel / 7th Floor / Stairwell 02 - Insulating board , Renaissance Hotel / 7th Floor / Stairwell 02 - Insulating board beading, Renaissance Hotel / 7th Floor / Stairwell 03 - Insulating board beading, Renaissance Hotel / 7th Floor / Stairwell 03 - Insulating board infill, Renaissance Hotel / 7th Floor / Wet riser - Bitumen, Renaissance Hotel / 8th Floor / Lift Lobby - Insulating board infill, Renaissance Hotel / 8th Floor / Stairwell 01 - Insulating board beading, Renaissance Hotel / 8th Floor / Stairwell 01 - Insulating board infill, Renaissance Hotel / 8th Floor / Stairwell 02 - Grey vinyl tiles and Adhesive, Renaissance Hotel / 8th Floor / Stairwell 02 - Insulating board , Renaissance Hotel / 8th Floor / Stairwell 02 - Insulating board beading, Renaissance Hotel / 8th Floor / Stairwell 03 - Insulating board beading, Renaissance Hotel / 8th Floor / Stairwell 03 - Insulating board infill, Renaissance Hotel / 8th Floor / Wet riser - Bitumen, Renaissance Hotel / 9th Floor / Lift Lobby - Insulating board infill, Renaissance Hotel / 9th Floor / Staff lobby - Insulating board beading , Renaissance Hotel / 9th Floor / Stairwell 01 - Insulating board beading, Renaissance Hotel / 9th Floor / Stairwell 01 - Insulating board infill, Renaissance Hotel / 9th Floor / Stairwell 02 - Grey vinyl tiles and Adhesive, Renaissance Hotel / 9th Floor / Stairwell 02 - Insulating board , Renaissance Hotel / 9th Floor / Stairwell 02 - Insulating board beading, Renaissance Hotel / 9th Floor / Stairwell 03 - Insulating board beading, Renaissance Hotel / 9th Floor / Stairwell 03 - Insulating board infill, Renaissance Hotel / 9th Floor / Wet Riser - Vinyl tiles and Adhesive , Renaissance Hotel / External / Roof top boiler house - Gasket debris, Renaissance Hotel / External / Roof top boiler house - Gaskets, Renaissance Hotel / External / Roof top boiler house - Rope seal, Renaissance Hotel / Ground Floor / Gas meter room - Gaskets, Renaissance Hotel / Ground Floor / Laundry - Gaskets, Renaissance Hotel / Ground Floor / Paint store - Gaskets , Renaissance Hotel / Ground Floor / Plant room - Bitumen , Renaissance Hotel / Ground Floor / Plant room - Gaskets, Renaissance Hotel / Ground Floor / Plant room - Geskets , Renaissance Hotel / Ground Floor / Reception stairwell - Grey vinyl tiles and adhesive, Renaissance Hotel / Ground Floor / Reception stairwell - Insulating board , Renaissance Hotel / Lift Shaft / Laundry Lift shaft and motor room - Insulating board lining, Renaissance Hotel / Mezzanine / Stairwell 01 - Insulating board infill, Renaissance Hotel / Mezzanine / Staiwell 03 - Insulating board infill
Encapsulate	Renaissance Hotel / Basement 1 / Car park - Cement boxing, Renaissance Hotel / Ground Floor / Plant room - Gaskets

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Enclose	None recorded
Remove	Renaissance Hotel / 13th Floor / Store - Loose board, Renaissance Hotel / 14th Floor / Lift shaft room - Loose board
Restrict Access	None recorded
Inspect Prior to Disturbance	None recorded
Restrict access and remove	None recorded

Areas where no access recorded

Floor/ room
Renaissance Hotel/External/Roof top boiler house – No access to boilers - live services
Renaissance Hotel/External/Roof top boiler house – No access to void and pipe runs - confined space limitations
Renaissance Hotel/Ground Floor/Electrical sub station – Sub station owned by third party (electricity board)
Renaissance Hotel/Ground Floor/Reception stairwell – No access within lift/shaft - outside of demise
Renaissance Hotel/1st Floor/108 – No access within bathroom - locked, no key available at time of survey
Renaissance Hotel/2nd Floor/Riser 02 – No access - stored items prevent access
Renaissance Hotel/5th Floor/Riser 02 – No access - stored items prevent access
Renaissance Hotel/5th Floor/Electrical riser – No access to electrics - live electrics
Renaissance Hotel/6th Floor/Riser 02 – No access - stored items prevent access
Renaissance Hotel/6th Floor/Electrical riser – No access to electrics - live services
Renaissance Hotel/7th Floor/Riser 02 – No access - stored items prevent access
Renaissance Hotel/7th Floor/Electrical riser – No access to electrics - live services
Renaissance Hotel/8th Floor/Riser 02 – No access - stored items prevent access
Renaissance Hotel/8th Floor/Electrical riser – No access to electrics to all bedroom floors - live services
Renaissance Hotel/10th Floor/Electrical riser – No access to electrics to all bedroom floor - live services
Renaissance Hotel/11th Floor/Duct riser – No access - stored items prevent access
Renaissance Hotel/11th Floor/Electrical riser – No access to electrics - live services
Renaissance Hotel/12th Floor/Duct riser – No access - stored items prevent access

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Renaissance Hotel/12th Floor/Electrical Riser – No access to electrics - live services
Renaissance Hotel/13th Floor/Electrical Riser – No access to electrics - live services
Renaissance Hotel/15th Floor/Lift motor room – No access to electrics - live services
Renaissance Hotel/Mezzanine/Electrical plant room – No access to electrics - live services
Renaissance Hotel/Mezzanine/Galileo suite – No access in to void - paint sealed, beyond damage limitations

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SECTION 2 - INTRODUCTION

The purpose of the survey is to assist duty holders in managing asbestos within premises. The survey is to provide sufficient information for an asbestos register and plan to be prepared, a suitable risk assessment to be carried out and a written plan to manage the risks to be produced.

In most cases the survey will have three main aims:

- it must as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs;
- it must inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs;
- it should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.

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SITE DETAILS

Site description, age and construction
The site is a multi-storey hotel facility with carpark below. It is constructed of concrete, solid block and brick internally lined with plaster and plasterboard. It has a flat felt roofs. It is estimated to have been constructed in the 1960s.
Use and occupation of site
The site is in use as a hotel and was occupied by staff and visitors at the time of survey.
Scope of survey
This survey report covers those areas controlled by client only. These areas are those shown on the attached plans. The areas surveyed were at the direction of the client and their representatives on site.

SECTION 3 - GENERAL SITE INFORMATION

Survey information	
Client	Urban & Civic plc
Client address	Westminster, St. Mark's Court, Teesdale, Stockton on Tees,TS17 6QP
Client Contact	Paul Spensley
Site address	Renaissance Manchester Hotel, Blackfriars Street, Manchester,M3 2EQ
Type of Survey	Management Survey
Survey Start Date	14 Jan 2019
Survey End Date	25 Jan 2019
Surveyor/s	Matthew Douglas
Job number	J028958

Report index	
Section 1	Executive summary
Section 2	Introduction
Section 3	General site information
Section 4	Survey results table
Section 5	Conclusions and actions
Section 6	Limitations of survey
Appendix A	Non-asbestos samples and assessments
Appendix B	Material assessment records & photographs
Appendix C	Certificates of bulk sample analysis
Appendix D	Sample/ assessment location plans
Appendix E	General observations

Report prepared by			
Matthew Douglas	Surveyor		14 Feb 2019

Report verified by			
Michael Stewart	Technical Reviewer		14 Feb 2019

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Eton Environmental Group Ltd were instructed to undertake a survey for asbestos containing materials at these premises in accordance with the instructions received from the client. The scope of the survey is summarised below, and is in accordance with HSE document HSG264 “Asbestos: The survey guide” and our documented in-house quality system as accredited by UKAS to ISO17020.

SURVEY INSTRUCTIONS

Survey type instructed	Management Survey
Included areas	All areas of the hotel building were included in this survey.
Excluded areas	N/A
Agreed exclusions, inaccessible areas and any variations from the method	
Areas outside of hotel demise.	

It is strongly recommended that this report is used as a whole document. Use of individual sections e.g. plans or survey results table alone may lead to misinterpretation for which Eton Environmental Group Ltd cannot be held responsible. This report is a technical document in line with current legislation and guidance. Should clarification be required contact Eton Environmental Group Ltd.

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Material & Priority Risk Assessments

Material Risk Assessment:

HSE document HSG264 states that a material assessment score for asbestos containing materials (ACMs) should be calculated and recorded as part of the survey. The material risk is determined by four parameters, which will assess the risk of fibre release from an ACM when subject to normal disturbance; product type, extent of damage or deterioration, surface treatment and asbestos type.
Each parameter is given a risk score: 3 = high, 2 = medium, 1 = low and 0 = very low.
The total material risk score is the sum total with materials with a score of 10 or more are regarded as having a high fibre release potential, between 7 and 9 a medium fibre release potential, 5 and 6 as a low fibre release potential. Scores of 4 or less are regarded as having a very low fibre release potential. Non-asbestos containing materials are not scored.
Based upon the material risk score, recommendations for control actions and management actions are derived to ensure areas of concern are made safe and remaining ACMs are suitably managed.

Priority Risk Assessment:

Priority risk scoring is outside of the scope of Eton Environmental Group Ltd accreditation to ISO17020. The Control of Asbestos Regulations (CAR) 2012 requires the duty holder to assess the risks associated with the activities on the premises, additional to those considered within the material risk. Although the duty holder has a responsibility for the priority score, Eton Environmental Group Ltd may collect this information with assistance from the client.

Scores will be between 0 and 12 (10-12 high, 6-9 moderate, 3-5 low and 1-2 very low). Where the priority assessment has not been undertaken, these fields will be left blank for the duty holder to complete. Non-asbestos containing materials are not scored and the priority assessment fields do not appear for these materials.

Total Risk Scores:

The total risk scores are calculated by addition of the material & priority risk scores to give an indication of the relative risk of each ACM, total risk scores between 19-24 are high risk, scores between 13-18 are moderate risk, scores between 9-12 are low risk and scores below 9 are considered as very low risk. Where the priority assessment has not been undertaken, this field will be left blank for the duty holder to complete.

Recommendations:

Recommendations are made to the client based upon all factors including risk scoring. These recommendations fall into two categories, management actions and control actions. Control actions are used to describe actions that will have to be undertaken to the ACM directly and may require specialist treatment or works e.g. encapsulation, repair or removal. Management actions are used to describe actions that should be undertaken that do not necessarily involve direct treatment to the ACM e.g. labelling of ACMs, regular inspection for damage/ deterioration, informing tenants/ staff/ contractors or isolation.

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SECTION 4 - SURVEY RESULTS TABLE

The data contained within this table shows the known asbestos containing materials (ACMs) for this site as identified at the time of the survey.

The results were compiled by Eton Environmental Group Ltd in accordance with the Health and Safety Executive document HSG264, the Control of Asbestos Regulations (CAR) 2012 and our documented in-house quality procedures as accredited by UKAS to ISO17020.

The data shown may refer to historical data and information provided by the client. Eton Environmental Group Ltd cannot be held responsible for the accuracy of the data included where it is supplied by the client (including the interpretation of any supplied information).

The information in this survey report should be used to form the asbestos register which is a key component of the management plan. The survey report itself will generally not be the asbestos register. The asbestos register will be a simpler document and will not contain most of the information in the survey report, e.g. the bulk analysis results or survey site information.

Regulation 4 of the Control of Asbestos Regulations 2012 dictates that the duty holder should make a written record of the location and condition of known and presumed ACMs and keep the record up to date. This should include regular inspections of the known ACMs and the records updated accordingly. This information must be given to any persons liable to disturb ACMs (e.g. maintenance operatives).

Regulation 11 of the Control of Asbestos Regulations 2012 requires all employers to prevent the exposure of employees and contractors to asbestos as far as reasonably practicable.

The information within this register/ report is provided to the client and Eton Environmental Group Ltd cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to any works in areas that may contain or conceal ACMs, professional advice from a competent organisation or person should be sought. It is strongly recommended that any remedial works to be undertaken to ACMs identified should be based upon a written specification, site visit and other relevant documentation of works and not solely on this report.

Actions listed in the table and MARs in appendix B indicate the following recommendations:

Action	Recommendation
Manage	Inform staff/ contractors, label, re-inspect on a regular basis as per asbestos management plan
Encapsulate	Paint with a suitable proprietary sealant by competent persons and manage as above
Enclose	Box in/ surround with rigid material e.g. timber board and manage as above
Remove	Removal to be undertaken by competent persons
Restrict Access	Take immediate steps to prevent exposure e.g. warning signs, locking rooms, informing staff/ contractors

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The table below shows the known ACMs for this site as identified at the time of the survey. Areas of no access should be presumed to contain asbestos until proven otherwise. If this table is blank then no ACMs have been detected within the scope of the survey. Further details of actions recommended are in section 5.

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	External / Roof top boiler house	001	No access to boilers	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	External / Roof top boiler house	002	Rope seal to internals of redundant boilers	Textiles	Surface Sealed	Low Damage	4no.	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Renaissance Hotel	External / Roof top boiler house	003	No access to void and pipe runs	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	External / Roof top boiler house	004	Gaskets to pipe manifolds throughout	Gaskets	Surface Sealed	Low Damage	Throughout	Occasionally likely to be disturbed	Identified	Chrysotile	(5) Low	-	Manage
Renaissance Hotel	External / Roof top boiler house	005	Gasket debris to floor under pumps	Gaskets	Surface Sealed	High Damage	0.5m²	Easily disturbed	Strongly Presumed	Chrysotile	(7) Medium	-	Manage
Renaissance Hotel	Basement 1 / Car park	665	Cement boxing to 3no areas by entrance ramp	Cement	Surface Sealed	Low Damage	10m²	Occasionally likely to be disturbed	Identified	Amosite	(5) Low	-	Encapsulate
Renaissance Hotel	Ground Floor / Plant room	592	Gaskets pipework to large water tank	Gaskets	Surface Sealed	Low Damage	12no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Manage
Renaissance Hotel	Ground Floor / Plant room	593	Bitumen seal to water tank	Bitumen	Completely Sealed	Low Damage	100lm	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Manage
Renaissance Hotel	Ground Floor / Plant room	594	Gaskets to water booster pipework	Gaskets	Surface Sealed	Low Damage	16no.	Occasionally likely to be disturbed	Identified	Chrysotile	(5) Low	-	Encapsulate
Renaissance Hotel	Ground Floor / Plant room	595	Geskets to pipework to ground and mezzanine plant rooms	Gaskets	Surface Sealed	Low Damage	Throughout	Usually inaccessible or unlikely to be disturbed	Presumed	Chrysotile	(5) Low	-	Manage

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	Ground Floor / Laundry	601	Gaskets to pipework	Gaskets	Surface Sealed	Low Damage	2no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Manage
Renaissance Hotel	Ground Floor / Electrical sub station	603	No access to Sub station	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	Ground Floor / Paint store	605	Gaskets to pipework	Gaskets	Surface Sealed	Low Damage	2no.	Occasionally likely to be disturbed	Identified	Chrysotile	(5) Low	-	Manage
Renaissance Hotel	Ground Floor / Gas meter room	606	Gaskets to pipework	Gaskets	Surface Sealed	Low Damage	25no.	Occasionally likely to be disturbed	Identified	Chrysotile	(5) Low	-	Manage
Renaissance Hotel	Ground Floor / Reception stairwell	608	Grey vinyl tiles and adhesive to floor below carpet	Vinyl Floor Tiles	Completely Sealed	Low Damage	40m²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Manage
Renaissance Hotel	Ground Floor / Reception stairwell	609	No access within lift/shaft	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	Ground Floor / Reception stairwell	663	Insulating board panels to wall	Board	Surface Sealed	Low Damage	9m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Renaissance Hotel	1st Floor / Stairwell 02	165	Grey vinyl tiles and Adhesive to floor	Thermoplastic Tiles	Completely Sealed	Good Condition	24m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	1st Floor / Stairwell 02	166	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	1st Floor / Stairwell 02	167	Insulating board to panel below 2md floor window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	1st Floor / Wet Riser	169	Vinyl tiles and Adhesive To floor	Thermoplastic Tiles	Completely Sealed	Good Condition	1m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	1st Floor / Stairwell 01	195	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	1st Floor / Stairwell 01	196	Insulating board infill to window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	1st Floor / Plant room	172	Gaskets to pipework	Gaskets	Surface Sealed	Good Condition	Throughout	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(4) Very low	-	Manage
Renaissance Hotel	1st Floor / 108	623	No access within bathroom	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	2nd Floor / Wet Riser	164	Vinyl tiles and Adhesive To floor	Thermoplastic Tiles	Completely Sealed	Good Condition	1m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	2nd Floor / Stairwell 02	158	Grey vinyl tiles and Adhesive to floor	Thermoplastic Tiles	Completely Sealed	Good Condition	12m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	2nd Floor / Stairwell 02	159	Insulating board beading to door	Board	Surface Sealed	Low Damage	9m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	2nd Floor / Stairwell 02	160	Insulating board to panel above window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	2nd Floor / Stairwell 01	193	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	2nd Floor / Stairwell 01	194	Insulating board infill to window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	2nd Floor / Stairwell 03	222	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	2nd Floor / Stairwell 03	223	Insulating board infill above windows	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	2nd Floor / Stairwell 03	224	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	2nd Floor / Stairwell 03	225	Insulating board infill above windows	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	2nd Floor / Riser 02	163	No access	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	2nd Floor / Lift Lobby	586	Insulating board infill above and below window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	3rd Floor / Stairwell 02	152	Grey vinyl tiles and Adhesive to floor	Thermoplastic Tiles	Completely Sealed	Good Condition	12	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	3rd Floor / Stairwell 02	153	Insulating board beading to door	Board	Surface Sealed	Low Damage	9lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	3rd Floor / Stairwell 02	154	Insulating board to panel above window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	3rd Floor / Wet riser	157	Bitumen to floor	Bitumen	Completely Sealed	Good Condition	1m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	3rd Floor / Stairwell 01	191	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	3rd Floor / Stairwell 01	192	Insulating board infill to window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	3rd Floor / Stairwell 03	220	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	3rd Floor / Stairwell 03	221	Insulating board infill above windows	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	3rd Floor / Lift Lobby	585	Insulating board infill above and below window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	4th Floor / Stairwell 02	145	Grey vinyl tiles and Adhesive to floor	Thermoplastic Tiles	Completely Sealed	Good Condition	12m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	4th Floor / Stairwell 02	146	Insulating board beading to door	Board	Surface Sealed	Low Damage	9lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	4th Floor / Stairwell 02	147	Insulating board to panel above window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	4th Floor / Wet riser	151	Bitumen to floor	Bitumen	Completely Sealed	Good Condition	1m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	4th Floor / Stairwell 01	189	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	4th Floor / Stairwell 01	190	Insulating board infill to window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	4th Floor / Stairwell 03	218	Insulating board beading to door	Board	Surface Sealed	Low Damage	4lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	4th Floor / Stairwell 03	219	Insulating board infill above windows	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	4th Floor / Lift Lobby	584	Insulating board Infill above and below window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Renaissance Hotel	5th Floor / Staff lobby	141	Insulating board beading to glass header panel above door	Board	Surface Sealed	Low Damage	2lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	5th Floor / Stairwell 02	138	Grey vinyl tiles and Adhesive to floor	Thermoplastic Tiles	Completely Sealed	Good Condition	12m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	5th Floor / Stairwell 02	139	Insulating board beading to door	Board	Surface Sealed	Low Damage	9lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	5th Floor / Stairwell 02	140	Insulating board to panel above window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	5th Floor / Wet riser	144	Bitumen to floor	Bitumen	Completely Sealed	Good Condition	1m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	5th Floor / Stairwell 01	187	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	5th Floor / Stairwell 01	188	Insulating board infill to window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	5th Floor / Riser 02	143	No access	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	5th Floor / Stairwell 03	216	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	5th Floor / Stairwell 03	217	Insulating board infill above windows	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	5th Floor / Lift Lobby	583	Insulating board infill above and below window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	5th Floor / Electrical riser	582	No access to electrics	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	6th Floor / Stairwell 02	131	Grey vinyl tiles and Adhesive to floor	Thermoplastic Tiles	Completely Sealed	Good Condition	12m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	6th Floor / Stairwell 02	132	Insulating board beading to door	Board	Surface Sealed	Low Damage	9m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	6th Floor / Stairwell 02	133	Insulating board to panel above window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	6th Floor / Wet riser	137	Bitumen to floor	Bitumen	Completely Sealed	Good Condition	1m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	6th Floor / Stairwell 01	185	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	6th Floor / Stairwell 01	186	Insulating board infill to window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	6th Floor / Riser 02	136	No access	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	6th Floor / Stairwell 03	214	Insulating board beading to door	Board	Surface Sealed	Low Damage	4lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	6th Floor / Stairwell 03	215	Insulating board infill above windows	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	6th Floor / Lift Lobby	579	Insulating board infill above and below window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	6th Floor / Electrical riser	580	No access to electrics	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	7th Floor / Staff lobby	127	Insulating board beading to glass header panel above door	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	7th Floor / Riser 02	129	No access	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	7th Floor / Stairwell 02	124	Grey vinyl tiles and Adhesive to floor	Thermoplastic Tiles	Completely Sealed	Good Condition	12m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	7th Floor / Stairwell 02	125	Insulating board beading to door	Board	Surface Sealed	Low Damage	9lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	7th Floor / Stairwell 02	126	Insulating board to panel above window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	7th Floor / Wet riser	130	Bitumen to floor	Bitumen	Completely Sealed	Good Condition	1m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	7th Floor / Stairwell 01	183	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	7th Floor / Stairwell 01	184	Insulating board infill to window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	7th Floor / Stairwell 03	212	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	7th Floor / Stairwell 03	213	Insulating board infill above windows	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	7th Floor / Lift Lobby	413	Insulating board infill above and below window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	7th Floor / Electrical riser	581	No access to electrics	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	8th Floor / Stairwell 02	117	Grey vinyl tiles and Adhesive to floor	Thermoplastic Tiles	Completely Sealed	Good Condition	12	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	8th Floor / Stairwell 02	118	Insulating board beading to door	Board	Surface Sealed	Low Damage	9lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	8th Floor / Stairwell 02	119	Insulating board to panel above window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	8th Floor / Stairwell 01	181	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	8th Floor / Stairwell 01	182	Insulating board infill to window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	8th Floor / Stairwell 03	210	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	8th Floor / Stairwell 03	211	Insulating board infill above windows	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	8th Floor / Riser 02	122	No access	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	8th Floor / Wet riser	123	Bitumen to floor	Bitumen	Completely Sealed	Good Condition	1m²	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	8th Floor / Lift Lobby	415	Insulating board infill above and below window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	8th Floor / Electrical riser	638	No access to electrics to all bedroom floors	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	9th Floor / Staff lobby	113	Insulating board beading to glass header panel above door	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	9th Floor / Stairwell 01	179	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	9th Floor / Stairwell 01	180	Insulating board infill to window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	9th Floor / Stairwell 03	208	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	9th Floor / Stairwell 03	209	Insulating board infill above windows	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	9th Floor / Wet Riser	115	Vinyl tiles and Adhesive To floor	Thermoplastic Tiles	Completely Sealed	Good Condition	1m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	9th Floor / Stairwell 02	110	Grey vinyl tiles and Adhesive to floor	Thermoplastic Tiles	Completely Sealed	Good Condition	12	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	9th Floor / Stairwell 02	111	Insulating board beading to door	Board	Surface Sealed	Low Damage	9lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	9th Floor / Stairwell 02	112	Insulating board to panel above window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	9th Floor / Lift Lobby	333	Insulating board infill above and below window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	10th Floor / Wet riser	109	Vinyl tiles and adhesive To floor	Thermoplastic Tiles	Completely Sealed	Good Condition	1m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	10th Floor / Stairwell 01	177	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	10th Floor / Stairwell 01	178	Insulating board infill to window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	10th Floor / Stairwell 03	206	Insulating board beading to door	Board	Surface Sealed	Low Damage	4lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	10th Floor / Stairwell 03	207	Insulating board infill above windows	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	10th Floor / Stairwell 02	101	Grey vinyl tiles and Adhesive to floor	Thermoplastic Tiles	Completely Sealed	Good Condition	12m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	10th Floor / Stairwell 02	102	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	10th Floor / Stairwell 02	103	Insulating board to panel above window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	10th Floor / Lift Lobby	296	Insulating board infill above and below window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	10th Floor / Electrical riser	331	No access to electrics to all bedroom floors	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	11th Floor / Staff lobby	096	Insulating board beading to glass header panel above door	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	11th Floor / Stairwell 02	091	Grey vinyl tiles and Adhesive to floor	Thermoplastic Tiles	Completely Sealed	Good Condition	12m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	11th Floor / Stairwell 02	092	Insulating board beading to door	Board	Surface Sealed	Low Damage	9lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	11th Floor / Stairwell 02	093	Insulating board to panel above window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	11th Floor / Wet riser	098	Vinyl tiles and adhesive to floor	Thermoplastic Tiles	Completely Sealed	Good Condition	1m²	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	11th Floor / Stairwell 01	175	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	11th Floor / Stairwell 01	176	Insulating board infill to window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	11th Floor / Stairwell 03	204	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	11th Floor / Stairwell 03	205	Insulating board infill above windows	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	11th Floor / Lift Lobby	282	Insulating board Infill above and below window	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Renaissance Hotel	11th Floor / Duct riser	280	No access	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	11th Floor / Electrical riser	283	No access to electrics	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	12th Floor / Duct riser	068	No access	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	12th Floor / Stairwell 01	069	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Renaissance Hotel	12th Floor / Stairwell 01	071	Insulating board Infill to window	Board	Surface Sealed	Low Damage	0.5m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Renaissance Hotel	12th Floor / Electrical Riser	073	No access to electrics	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	12th Floor / Lift Lobby	075	Board to panel below window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	12th Floor / Stairwell 02	085	Grey vinyl tiles and Adhesive to floor	Thermoplastic Tiles	Completely Sealed	Good Condition	12m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	12th Floor / Stairwell 02	086	Insulating board beading to door	Board	Surface Sealed	Low Damage	9lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	12th Floor / Stairwell 02	087	Insulating board to panel above window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	12th Floor / Stairwell 03	080	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	12th Floor / Stairwell 03	081	Insulating board infill to window	Board	Surface Sealed	Low Damage	0.5	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	13th Floor / Stairwell 02	016	Grey vinyl tiles and Adhesive to floor	Thermoplastic Tiles	Completely Sealed	Good Condition	20m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	13th Floor / Stairwell 02	082	Insulating board beading to door	Board	Surface Sealed	Low Damage	3lm	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Renaissance Hotel	13th Floor / Stairwell 02	084	Insulating board to panel above window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	13th Floor / Staff lobby	094	Insulating board beading to glass header panel above door	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	13th Floor / Store	021	Loose board to wall rear of room	Board	Unsealed	Medium Damage	1m²	Easily disturbed	Identified	Chrysotile + Amosite	(8) Medium	-	Remove
Renaissance Hotel	13th Floor / Stairwell 03	088	Insulating board beading to door	Board	Surface Sealed	Low Damage	3lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	13th Floor / Electrical Riser	053	No access to electrics	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	13th Floor / Stairwell 01	070	Insulating board beading to door	Board	Surface Sealed	Low Damage	7lm	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	14th Floor / Stairwell 02	012	Grey vinyl tiles and Adhesive to floor	Thermoplastic Tiles	Completely Sealed	Good Condition	12m²	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(2) Very low	-	Manage
Renaissance Hotel	14th Floor / Stairwell 02	083	Insulating board to window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	14th Floor / Lift shaft room	014	Loose board stood on wall	Board	Unsealed	Low Damage	1m²	Easily disturbed	Identified	Chrysotile + Amosite	(7) Medium	-	Remove
Renaissance Hotel	15th Floor / Lift motor room	013	Bake pads to lift motors	Gaskets	Surface Sealed	Low Damage	8no.	Routinely disturbed	Identified	Chrysotile	(5) Low	-	Manage
Renaissance Hotel	15th Floor / Lift motor room	015	No access to electrics	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Renaissance Hotel	Lift Shaft / Laundry Lift shaft and motor room	611	Insulating board lining to door	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Identified	Chrysotile + Amosite	(6) Low	-	Manage
Renaissance Hotel	Mezzanine / Staiwell 03	226	Insulating board infill above windows	Board	Surface Sealed	Low Damage	3m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	Mezzanine / Stairwell 01	634	Insulating board infill to window	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed	Amosite	(6) Low	-	Manage
Renaissance Hotel	Mezzanine / Electrical plant room	664	No access to electrics	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Renaissance Hotel	Mezzanine / Galileo suite	668	No access in to void	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance

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SECTION 5 - CONCLUSIONS AND ACTIONS

Asbestos Containing Materials and Specific Recommendations:

Eighty-three samples were taken on site, twenty-four of which were confirmed to contain asbestos upon analysis. A further one-hundred and thirteen assessment strongly presumed asbestos. One assessment presumed asbestos.

General Recommendations:

This was a management survey.

The asbestos insulating board is a licensed asbestos product and its removal will require the services of a licensed asbestos contractor.

Removal of licensed asbestos materials may require a fourteen-day notification period to the relevant enforcing authority prior to works being carried out.

Although the other asbestos materials are non-licensed asbestos products any work upon, or removal of, these materials will need to be done by competent persons and items removed disposing of as asbestos waste. Removal of non-licensed asbestos materials may require notification to the relevant enforcing authority prior to works being carried out.

The ACMs to remain and be managed have low or very low material risk scores; it is therefore recommended that the materials are suitably labelled and re-inspected on a regular basis as part of the on-going management system.

Any works to these products, such as drilling, cutting or any other abrasive works that may disturb the asbestos, should be prevented.

It is also recommended that staff and contractors are made aware of the presence of all asbestos containing materials to prevent disturbance. This information should be provided to external contractors (e.g. plumbers) pre-contract commencement or prior to their arrival on site. This will enable contractors to plan their work accordingly to reduce the risk of exposure to asbestos.

It should be noted that this report only forms part of an asbestos management plan and does not necessarily provide full compliance with regulation 4 of CAR 2012.

Further information can be obtained from the following asbestos related publications:

Regulations:

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The Control of Asbestos Regulations 2012.

Approved Codes of Practice:

“Managing and working with asbestos” (L143) 2013

Guidance:

“Asbestos: The survey guide” (HSG264) 2012

“Asbestos: The analysts' guide for sampling, analysis and clearance procedures” (HSG248) 2005

“Asbestos: The licensed contractors' guide” (HSG247) 2006

“A comprehensive guide to managing asbestos in premises” (HSG227) 2004

“A short guide to managing asbestos in premises” (revision 3) (INDG223) 2004

“Asbestos Essentials Task Manual” (HSG210) 2012

The above documents are published by the Health and Safety Executive and are available from HSE Books, PO Box 1999, Sudbury, Suffolk CO10 2WA
And;
www.books.hse.gov.uk

The above list should not be considered exhaustive.

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SECTION 6 - LIMITATIONS OF SURVEY

This asbestos survey was undertaken in accordance with the requirements of HSE documents HSG264 “Asbestos: The survey guide” and HSG248 “Asbestos: The analysts guide for sampling, analysis and clearance procedures” and also Eton Environmental Group Ltd documented in house quality procedures as accredited by UKAS to ISO17020.

Part of the scope of a survey is to collect bulk samples from suspect ACMs found for analysis by a UKAS accredited laboratory to confirm or refute the surveyor’s judgement. If a material is found to contain asbestos other similar homogenous materials used in the same way within the building may be strongly presumed to contain asbestos. The number of samples taken is dependent on the homogeneity of the material but the number should be sufficient for the surveyor to make an assessment of whether asbestos is present or not.

When a sample cannot be taken but the surveyor suspects that asbestos is present within the material, two levels of presumption can be made: one where there is a strong presumption that the material does contain asbestos but a laboratory identification has not been undertaken to confirm this; and a default situation where it must be presumed to contain asbestos because there is insufficient evidence to suggest it is not an ACM.

It should be noted that whilst the surveyor makes every effort to locate all suspect ACMs as far as is reasonably practicable, it can not be guaranteed that all ACMs have been located. Some materials may be hidden within the fabric of the building or in other non-accessible areas, and may only come to light during a more intrusive survey prior to the building being refurbished or demolished.

Where suspect ACMs are located during the survey it is not the policy of Eton Environmental Group Ltd to disturb this material in any way except to take a representative sample. Therefore, no responsibility can be accepted for the presence of further ACMs behind a suspect ACM.

Asbestos cement is a non-licensed asbestos material. Asbestos insulating board (AIB) is a licensed asbestos material. A competent, experienced surveyor will normally be able to visually identify most asbestos cement products. But, if visual identification is inconclusive, analysis will be needed to establish the asbestos type(s). If, after analysis of the asbestos types, there is still doubt about whether a material is an asbestos cement product, a water absorption measurement will be

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needed, following the methodology set out at www.hse.gov.uk/asbestos/essentials/cement.htm to decide whether the material is asbestos cement.

All material extent figures are as accurate as reasonably practicable and therefore not necessarily definitive for the purpose of tendering for removal without further conformation if required. Plans/ drawings within this report are not to scale.

If, at the time of the survey, access was not possible to certain areas, these are noted on the assessment reports. Until such time that these areas are inspected they should be presumed to have asbestos containing materials for the purposes of the asbestos management plan.

All reasonable efforts are made to locate ducts, cavities, voids, under-crofts etc as part of the survey. However, some of these areas may not come to light until after the survey has been completed e.g. because the information was not supplied prior to the survey.

This is a building survey only and does not include for any ground investigation outside of the footprint of the structure or structures surveyed or below the lowest level slab before the ground/ ground-bearing slab.

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APPENDIX A - TABLE OF NON-ASBESTOS SAMPLES AND ASSESSMENTS

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	External / Extraction fan area	006	Mastic to metal ducting	Well Bound Material	-	-	12lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	External / Extraction fan area	007	Bitumen to floor	Bitumen	-	-	56m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	External / Roof 01	008	Bitumen to roof 01	Bitumen	-	-	56m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	External / Roof 02	009	Bitumen to roof 02	Bitumen	-	-	100m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	External / Roof 03	010	Bitumin to floor	Bitumen	-	-	120m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	External / Roof 03	011	Mastic to metal ducting	Well Bound Material	-	-	10lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	External / Mezzanine Roof	174	Felt to roof	Bitumen	-	-	300m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	External / Service road	662	Board boxing to ceiling	Board	-	-	30lm	-	Identified	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	Ground Floor / Stairwell 02	607	Board lining to navigator entrance	Board	-	-	2m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Maintenence office	587	Insulating board boxing to steel beams	Board	-	-	2.5lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Maintenence store	588	Insulating board boxing to steel beams	Board	-	-	8lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Maintenence	589	Insulating board boxing to steel beams	Board	-	-	20lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Maintenence	590	Bitumen pad to underside of sink	Bitumen	-	-	2no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Locker room	591	Insulating board boxing to steel beams	Board	-	-	5lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Laundry lobby	597	Insulating board boxing to steelwork	Board	-	-	8lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Laundry store	598	Insulating board boxing to steelwork	Board	-	-	6lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	Ground Floor / Laundry office	599	Insulating board boxing to steelwork	Board	-	-	12lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Laundry	600	Insulating board boxing to steelwork	Board	-	-	40lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Electric meter room	602	Insulating board boxing to steelwork	Board	-	-	6lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Paint store	604	Insulating board to steelwork	Board	-	-	6lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Kitchen corridor	636	Insulating board boxing to void	Board	-	-	3lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Room service	637	Bitumen pad to underside of units and sink	Bitumen	-	-	4no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Kitchen	666	Bitumen pads to various units and sinks	Bitumen	-	-	5no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	Ground Floor / Coffee station	667	Bitumen pads to metal units	Bitumen	-	-	5no.	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	1st Floor / Riser 02	170	Mastic to metal ducting	Well Bound Material	-	-	5lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / Staff lobby	168	Insulating board to end panel of suspended ceiling	Board	-	-	1lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / Stairwell 01	197	Textured coating to ceiling	Textured Coating	-	-	14m²	-	Identified	No Asbestos Detected	From half first to mezzanine level
Renaissance Hotel	1st Floor / Plant room	171	Straw board to part ceiling	Board	-	-	80m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / Plant room	173	Mastic to ducting	Well Bound Material	-	-	200lm	-	Identified	No Asbestos Detected	Approx 200lm presumed to run to all ducting
Renaissance Hotel	1st Floor / 102	548	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / 104	549	Textured coating to ceiling	Textured Coating	-		30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / 103	550	Textured coating to ceiling	Textured Coating	-	-	30	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	1st Floor / 103	551	Insulating board between glazing	Board	-	-	7lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / 105	552	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / 105	553	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / 106	554	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / 106	555	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / 101 Crew lounge	556	Bitumen pad to underside of sink	Bitumen	-	-	2no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	1st Floor / 107	557	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / 107	558	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	1st Floor / 110	559	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / Linen	659	Textured coating to linen chute	Textured Coating	-	-	3lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / Linen	660	Rope seal to linen chute	Textiles	-	-	0.5lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / Corridor Risers	661	Mastic to ducting	Well Bound Material	-	-	Throughout	-	Strongly Presumed	No Asbestos Detected	to all joints to ducting in all cupboards
Renaissance Hotel	1st Floor / 109	560	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / 109	561	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / 112	562	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / 112	563	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	1st Floor / 111	564	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / 111	565	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / 114	566	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / 114	567	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / 113	568	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / 113	569	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / 115	570	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / 115	571	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	1st Floor / 116	572	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	1st Floor / 116	573	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 214	531	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / Store	162	Insulating board to end panel of suspended ceiling	Board	-	-	3m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / Staff lobby	161	Insulating board to end panel of suspended ceiling	Board	-	-	1m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 216	525	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 216	526	Insulating board between glazing	Board	-	-	7lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 215	527	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	2nd Floor / 215	528	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 213	529	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 213	530	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / Corridor Risers	656	Mastic to ducting	Well Bound Material	-	-	Throughout	-	Strongly Presumed	No Asbestos Detected	to all joints to ducting in all cupboards
Renaissance Hotel	2nd Floor / Linen	657	Textured coating to linen chute	Textured Coating	-	-	3lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / Linen	658	Rope seal to linen chute	Textiles	-	-	1lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 211	532	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 211	533	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	2nd Floor / 212	534	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 212	535	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 210	536	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 201	537	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 201	538	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 202	539	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 202	540	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 204	541	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	2nd Floor / 203	542	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 203	543	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 205	544	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 205	545	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 206	546	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 206	547	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 207	574	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 207	575	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	2nd Floor / 208	576	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 209	577	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	2nd Floor / 209	578	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / Staff lobby	155	Insulating board to end panel of suspended ceiling	Board	-	-	1m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / Riser 02	156	Mastic to metal ducting	Well Bound Material	-	-	5lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 302	500	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 301	499	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / Corridor Risers	653	Mastic to ducting	Well Bound Material	-	-	Throughout	-	Strongly Presumed	No Asbestos Detected	to all joints to ducting in all cupboards

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	3rd Floor / Linen	654	Textured coating to linen chute	Textured Coating	-	-	3lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / Linen	655	Rope seal to linen chute	Textiles	-	-	0.5lm	-	Strongly Presumed	No Asbestos Detected	one small piece of rope seal left
Renaissance Hotel	3rd Floor / 303	501	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 303	502	Insulating board between glazing	Board	-	-	7lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 304	503	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 304	504	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 306	505	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 306	506	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	3rd Floor / 316	507	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 316	508	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 315	509	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 315	510	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 314	511	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 314	512	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 311	513	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 311	514	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	3rd Floor / 312	515	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 312	516	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 309	517	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 309	518	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 310	519	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 310	520	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 308	521	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 308	522	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	3rd Floor / 307	523	Textured coating to ceiling	Textured Coating	-	-	30lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	3rd Floor / 307	524	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / Riser 02	150	Mastic to metal ducting	Well Bound Material	-	-	5lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / Store	148	Insulating board to end panel of suspended ceiling	Board	-	-	3m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / Staff lobby	149	Insulating board to end panel of suspended ceiling	Board	-	-	1m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 413	468	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / 413	469	Insulating board Infill between glazing	Board	-	-	7lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	4th Floor / Corridor Risers	650	Mastic to ducting	Well Bound Material	-	-	Throughout	-	Strongly Presumed	No Asbestos Detected	to all joints to ducting in all cupboards

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	4th Floor / Linen	651	Textured coating to linen chute	Textured Coating	-	-	3lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / Linen	652	Rope seal to linen chute	Textiles	-	-	1no.	-	Strongly Presumed	No Asbestos Detected	one small piece of rope seal left
Renaissance Hotel	4th Floor / 416	472	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 416	473	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 414	474	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 414	475	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 412	476	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 412	477	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	4th Floor / 411	478	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 411	479	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 409	480	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 409	481	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 410	482	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 410	483	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 407	484	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 407	485	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	4th Floor / 408	486	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 401	487	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 401	488	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 402	489	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 402	490	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 403	491	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 403	492	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 404	493	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	4th Floor / 404	494	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 405	495	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 405	496	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 406	497	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 406	498	Insulating board between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 415	470	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	4th Floor / 415	471	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / Staff lobby	142	Insulating board to end panel of suspended ceiling	Board	-	-	1m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	5th Floor / 501	438	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 501	439	Insulating board infill between glazing	Board	-	-	7m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 503	440	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 503	441	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 505	442	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 505	443	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 506	444	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 506	445	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	5th Floor / 504	446	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 504	447	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 507	448	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 507	449	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 509	450	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 509	451	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 511	452	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 511	453	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	5th Floor / 513	454	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 513	455	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 515	456	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 515	457	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 516	458	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 516	459	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 514	460	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 514	461	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	5th Floor / Corridor Risers	647	Mastic to ducting	Well Bound Material	-	-	Throughout	-	Strongly Presumed	No Asbestos Detected	to all joints to ducting in all cupboards
Renaissance Hotel	5th Floor / Linen	648	Textured coating to linen chute	Textured Coating	-	-	3lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / Linen	649	Rope seal to linen chute	Textiles	-	-	1lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 512	462	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 512	463	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 510	464	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 510	465	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	5th Floor / 508	466	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	5th Floor / 508	467	Insulating board infill between glazing	Board	-	-	2lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / Staff lobby	134	Insulating board to end panel of suspended ceiling	Board	-	-	1m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / Store	135	Insulating board to end panel of suspended ceiling	Board	-	-	2m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / 615	418	Textured coating to ceiling	Textured Coating	-	-	30lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / 615	419	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / 616	420	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / 616	421	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / 614	422	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	6th Floor / 612	423	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / 609	424	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / 609	425	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / 610	426	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / 610	427	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / 608	428	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / 608	429	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / 607	430	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	6th Floor / 607	431	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / 601	432	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / 601	433	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / 602	434	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / 602	435	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / 603	436	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / 603	437	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / Linen	644	Textured coating to linen chute	Textured Coating	-	-	3lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	6th Floor / Linen	645	Rope seal to linen chute	Textiles	-	-	1lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	6th Floor / Corridor Risers	646	Mastic to ducting	Well Bound Material	-	-	Throughout	-	Strongly Presumed	No Asbestos Detected	to all joints to ducting in all cupboards
Renaissance Hotel	7th Floor / Staff lobby	128	Insulating board to end panel of suspended ceiling	Board	-	-	1m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / Lift Lobby	412	Spray coating to steel beam	Sprayed Coating	-	-	3lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / Linen	642	Textured coating to linen chute	Textured Coating	-	-	3lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / Linen	643	Rope seal to linen chute	Textiles	-	-	0.5lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 708	388	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	7th Floor / 708	389	Insulating board Infill between glazing	Board	-	-	7lm	-	Identified	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	7th Floor / 707	390	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 707	391	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 711	392	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 711	393	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 712	394	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 712	395	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 714	396	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 714	397	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	7th Floor / 713	398	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 713	399	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 701	400	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 701	401	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 702	402	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 702	403	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 704	404	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 704	405	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	7th Floor / 703	406	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 703	407	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 705	408	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 705	409	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 706	410	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / 706	411	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	7th Floor / Corridor Risers	641	Mastic to ducting	Well Bound Material	-	-	Throughout	-	Strongly Presumed	No Asbestos Detected	to all joints to ducting in all cupboards
Renaissance Hotel	8th Floor / Store	121	Insulating board to end panel of suspended ceiling	Board	-	-	3m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	8th Floor / Staff lobby	120	Insulating board to end panel of suspended ceiling	Board	-	-	1m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 806	198	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	8th Floor / 806	199	Insulating board Infill between glazing	Board	-	-	7lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	8th Floor / 802	200	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 802	201	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 808	202	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 808	203	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 816	368	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	8th Floor / 816	369	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 815	370	Textured coating to ceiling	Textured Coating	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 815	371	Insulating board infill between glazing	Board	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 813	372	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 813	373	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 812	374	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 812	375	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 809	376	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	8th Floor / 809	377	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 810	378	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 810	379	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 807	380	Textured coating to ceiling	Textured Coating	-	-	30lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 807	381	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / Corridor Risers	639	Mastic to ducting	Well Bound Material	-	-	Throughout	-	Strongly Presumed	No Asbestos Detected	to all joints to ducting in all cupboards
Renaissance Hotel	8th Floor / Linen	640	Textured coating to linen chute	Textured Coating	-	-	3lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 803	382	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	8th Floor / 803	383	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 804	384	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 804	385	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 801	386	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 801	387	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / Lift Lobby	414	Spray coating to steel beam	Sprayed Coating	-	-	3lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 814	416	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	8th Floor / 814	417	Insulating board infill between glazing	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	9th Floor / Staff lobby	114	Insulating board to end panel of suspended ceiling	Board	-	-	1m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / Riser 02	116	Mastic to metal ducting	Well Bound Material	-	-	5m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 904	338	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	9th Floor / 904	339	Board to sill below window	Board	-	-	7lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	9th Floor / Lift Lobby	332	Spray coating to steel beam	Sprayed Coating	-	-	3lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / Corridor 1 Risers	334	Mastic to ducting	Well Bound Material	-	-	Throughout	-	Strongly Presumed	No Asbestos Detected	to all joints to ducting
Renaissance Hotel	9th Floor / Linen	336	Textured coating to linen chute	Textured Coating	-	-	3lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / Linen	337	Rope seal to linen chute	Textiles	-	-	0.5lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	9th Floor / 915	340	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 915	341	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 911	342	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 911	343	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 916	344	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 916	345	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 913	346	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 913	347	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	9th Floor / Corridor 2 Risers	335	Mastic to ducting	Well Bound Material	-	-	Throughout	-	Strongly Presumed	No Asbestos Detected	to all joints to ducting
Renaissance Hotel	9th Floor / 914	348	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 914	349	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 912	350	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 912	351	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 909	352	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 909	353	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 910	354	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	9th Floor / 910	355	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 907	356	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 907	357	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 908	358	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 908	359	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 901	360	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 901	361	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 902	362	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	9th Floor / 902	363	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 903	364	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 903	365	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 906	366	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	9th Floor / 906	367	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / Store	106	Insulating board to end panel of suspended ceiling	Board	-	-	2m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / Store	107	Mastic to metal ducting	Well Bound Material	-		2lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / Riser 02	108	Mastic to metal ducting	Well Bound Material	-	-	5lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	10th Floor / Staff lobby	105	Insulating board to end panel of suspended ceiling	Board	-	-	1m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1006	297	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1006	298	Board to sill below window	Board	-	-	7lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	10th Floor / Lift Lobby	295	Spray coating to steel beam	Sprayed Coating	-	-	3lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / Linen	327	Textured coating to linen chute	Textured Coating	-	-	3lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / Linen	328	Rope seal to linen chute	Textiles	-	-	0.5lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / Corridor 2 Risers	329	Mastic to ducting	Well Bound Material	-	-	Throughout	-	Strongly Presumed	No Asbestos Detected	to all joints to ducting
Renaissance Hotel	10th Floor / 1005	299	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	10th Floor / 1005	300	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / Corridor 1 Risers	330	Mastic to ducting	Well Bound Material	-	-	Throughout	-	Strongly Presumed	No Asbestos Detected	to all joints to ducting
Renaissance Hotel	10th Floor / 1003	301	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1003	302	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1004	303	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1004	304	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1002	305	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1002	306	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	10th Floor / 1001	307	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1001	308	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1007	309	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1007	310	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1008	311	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1008	312	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1010	313	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1010	314	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	10th Floor / 1009	315	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1009	316	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1011	317	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1011	318	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1014	319	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1014	320	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1013	321	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1013	322	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	10th Floor / 1015	323	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1015	324	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1016	325	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	10th Floor / 1016	326	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / Staff lobby	099	Insulating board to end panel of suspended ceiling	Board	-	-	1m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	11th Floor / Riser 02	097	Mastic to metal ducting	Well Bound Material	-	-	5lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1116	259	Textured coating to ceiling	Textured Coating	-		38m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1116	260	Board to sill below window	Board	-	-	10lm	-	Identified	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	11th Floor / Lift Lobby	281	Spray coating to steel beam	Sprayed Coating	-	-	3lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1115	261	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1115	262	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1113	263	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1113	264	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1112	265	Textured coating to ceiling	Textured Coating	-	-	38m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1112	266	Board to sill below window	Board	-	-	10lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1111	267	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	11th Floor / 1111	268	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / Linen	269	Textured coating to linen chute	Textured Coating	-	-	3lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	11th Floor / Linen	270	Rope seal to linen chute	Textiles	-	-	0.5lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1109	271	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1109	272	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1110	273	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1110	274	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1108	275	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	11th Floor / 1108	276	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1107	277	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1107	278	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / Corridor 2 Risers	279	Mastic to ducting	Well Bound Material	-	-	Throughout	-	Identified	No Asbestos Detected	to all joints to ducting
Renaissance Hotel	11th Floor / Corridor 1 Risers	284	Mastic to ducting	Well Bound Material	-	-	Throughout	-	Strongly Presumed	No Asbestos Detected	to all joints to ducting
Renaissance Hotel	11th Floor / 1106	285	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1105	286	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1105	287	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	11th Floor / 1103	288	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1103	289	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1104	290	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1104	291	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1102	292	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1101	293	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	11th Floor / 1101	294	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / Staff lobby	100	Insulating board to end panel of suspended ceiling	Board	-	-	1m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	12th Floor / 1204	066	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1204	067	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / Corridor 01 Risers	072	Mastic to metal ducting	Well Bound Material	-	-	5lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	12th Floor / Lift Lobby	074	Spray coating to steel beam	Sprayed Coating	-	-	2.5lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	12th Floor / Corridor 02 Risers	076	Mastic to metal ducting	Well Bound Material	-	-	5lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / Corridor 02 Risers	077	Spray coating to steel beam in Riser 03	Sprayed Coating	-	-	3m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / Linen 02	078	Rope seal to linen chute	Textiles	-		1lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / Linen 02	079	Textured coating to chute ducting	Textured Coating	-	-	4m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	12th Floor / Linen room	104	Insulating board to end panel of suspended ceiling	Board	-	-	2m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / Riser 02	090	Mastic to metal ducting	Well Bound Material	-	-	5lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1203	235	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1203	236	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1205	237	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1205	238	Board to sill below window	Board	-	-	5lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1206	239	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1206	240	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	12th Floor / 1202	241	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1202	242	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1201	243	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1201	244	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1207	245	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1207	246	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1210	247	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1210	248	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	12th Floor / 1209	249	Textured coating to ceiling	Textured Coating	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1209	250	Board to sill below window	Board	-	-	5lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1211	251	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1211	252	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1212	253	Textured coating to ceiling	Textured Coating	-	-	38m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1212	254	Board to sill below window	Board	-	-	10lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1216	255	Textured coating to ceiling	Textured Coating	-	-	38m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1216	256	Board to sill below window	Board	-	-	10lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	12th Floor / 1215	257	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	12th Floor / 1215	258	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / Staff lobby	017	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	8m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / Wet riser	018	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	1m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / Wet riser	019	Spray coating debris to floor	Sprayed Coating	-	-	1m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / Store	020	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	2m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / Riser 02	022	Spray coating to ceiling	Sprayed Coating	-	-	1m²	-	Strongly Presumed	No Asbestos Detected	Overspray to ceiling and tops of walls - small amount
Renaissance Hotel	13th Floor / Riser 02	023	Mastic to metal ducting	Well Bound Material	-	-	2lm	-	Identified	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	13th Floor / Riser 02	024	Putty to internal door surround	Well Bound Material	-	-	2lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / Lift Lobby	025	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	24m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / Lift Lobby	026	Textile packer to top of wall	Hard Set Lagging	-	-	1no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1308	027	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1308	028	Board to sill below window	Board	-	-	8lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1308	029	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	6m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1308	030	Mastic to ducting	Well Bound Material	-	-	1lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1310	031	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	13th Floor / 1310	032	Board to sill below window	Board	-	-	8lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1310	033	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	6m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1310	034	Mastic to ducting	Well Bound Material	-	-	<1lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1311	035	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1311	036	Board to sill below window	Board	-	-	8lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1311	037	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	6m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1315	038	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1315	039	Board to sill below window	Board	-	-	8lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	13th Floor / 1315	040	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	6m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / Stair lobby 03	041	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	3m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / Corridor 02	042	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	60m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / Corridor 02 Risers	043	Spray coating to ceiling	Sprayed Coating	-	-	5m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / Corridor 02 Risers	044	Mastic to metal ducting	Well Bound Material	-	-	2lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / Linen 01	045	Spray coating to ceiling	Sprayed Coating	-	-	2m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / Linen 01	046	Rope seal to linen chute	Textiles	-	-	1lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	13th Floor / Linen 01	047	Textured coating to chute ducting	Textured Coating	-	-	2m²	-	Identified	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	13th Floor / Services	048	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	10m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / Duct Riser	049	Spray coating to ceiling	Sprayed Coating	-	-	5m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / Duct Riser	050	Mastic to metal ducting	Well Bound Material	-	-	3lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / Corridor 01 Risers	051	Spray coating to ceiling	Sprayed Coating	-	-	5m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / Corridor 01 Risers	052	Mastic to metal ducting	Well Bound Material	-	-	5m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / Corridor 01	054	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	55m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / Stair lobby 01	055	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	4m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1305	056	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	13th Floor / 1305	057	Board to sill below window	Board	-	-	8lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1305	058	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	5m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1304	059	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	4m²	-	Strongly Presumed	No Asbestos Detected	Within en-suite
Renaissance Hotel	13th Floor / 1303	060	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1303	061	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1303	062	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	4m²	-	Strongly Presumed	No Asbestos Detected	Witin en-suite
Renaissance Hotel	13th Floor / 1314	063	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1314	064	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	13th Floor / 1314	065	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	4m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1301	227	Textured coating to ceiling	Textured Coating	-	-	35m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1301	228	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1301	229	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	4m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1302	230	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1302	232	Spray coating to ceiling above suspended ceiling	Sprayed Coating	-	-	4m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1312	233	Textured coating to ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	13th Floor / 1312	234	Board to sill below window	Board	-	-	7lm	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	Mezzanine / Plant room	596	Insulating board to ceiling and beams	Board	-	-	20m²	-	Identified	No Asbestos Detected	Remediation required to broken edges.
Renaissance Hotel	Mezzanine / Staff canteen	610	Bitumen pad to underside of sink	Bitumen	-	-	3no.	-	Identified	No Asbestos Detected	also to unit beside sink
Renaissance Hotel	Mezzanine / Ballroom	612	Strawboard to ceiling/roof deck	Board	-	-	400m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Garage 3	613	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	-	-	9.5m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Ballroom store	614	Strawboard to ceiling	Board	-	-	135m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Corridor 1	615	Insulating board boxing to wall	Board	-	-	6lm	-	Identified	No Asbestos Detected	area to void not encapsulated.
Renaissance Hotel	Mezzanine / Corridor 2	616	Insulating board boxing to wall	Board	-		6lm	-	Strongly Presumed	No Asbestos Detected	area to void not encapsulated.
Renaissance Hotel	Mezzanine / Events store	617	Strawboard to ceiling/roof deck	Board	-	-	24m²	-	Strongly Presumed	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	Mezzanine / Events store	618	Insulating board boxing and fire break	Board	-	-	20m²	-	Identified	No Asbestos Detected	boxing to columns and firebreak to void boxing to room level encapsulated.
Renaissance Hotel	Mezzanine / Events store 2	619	Strawboard to ceiling/roof deck	Board	-	-	25m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Events store 2	620	Insulating board boxing and fire break to void	Board	-	-	12m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Raphael suite	621	Insulating board boxing to void	Board	-	-	15m²	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Garage 1	622	Grey vinyl tiles and adhesive to floor	Vinyl Floor Tiles	-	-	3m²	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Male staff changing	624	Insulating board boxing to wall by door	Board	-	-	4lm	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Female staff changing	625	Insulating board boxing to wall by door	Board	-	-	4lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Prep store	626	Bitumen pads to underside of metal surfaces	Bitumen	-		6no.	-	Identified	No Asbestos Detected	

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Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Renaissance Hotel	Mezzanine / Food store	627	Bitumen pad to underside of sink	Bitumen	-	-	5no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Finishing kitchen	629	Bitumen pad underside of prep area	Bitumen	-	-	1no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Finishing kitchen store	628	Bitumen pads to underside of sinks	Bitumen	-	-	2no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Staff room	630	Insulating board boxing to wall beside window	Board	-	-	4lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Admin	631	Insulating board boxing to wall adjoining Galileo suite	Board	-	-	8lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Lobby bar	632	Bitumen pad to underside of sink with drainer	Bitumen	-	-	2no.	-	Identified	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Projector store	633	Isulating board boxing to walls by windows	Board	-	-	6lm	-	Strongly Presumed	No Asbestos Detected	
Renaissance Hotel	Mezzanine / Stairwell 01	635	Textured coating to ceiling	Textured Coating	-	-	45m²	-	Strongly Presumed	No Asbestos Detected	From half first to mezzanine level

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APPENDIX B - MATERIAL ASSESSMENT RECORDS

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	External / Roof top boiler house	No access to boilers - live services	
Assessment no.	001	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to boilers				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	External / Roof top boiler house	4No visable, may run through out boiler unabke to access internals	
Assessment no.	002	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	**Condition**	Low Damage		
Extent	4no.	**Asbestos Type**	Amosite		
Location/ position	Rope seal to internals of redundant boilers				
Surface treatment	Surface Sealed				
Product type	Textiles				
Material risk	Low	**Material risk score**	6		
Action	Manage				

Priority Risk			
Normal occupant activity		**No. occupants**	
		Frequency of use	
Location		**Average time each use**	
Accessibility		**Mean score**	
Extent/amount			
Mean score		**Priority risk score**	
Type of maintenance activity		**Total risk score**	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	External / Roof top boiler house	No access to void and pipe runs - confined space limitations	
Assessment no.	003	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to void and pipe runs				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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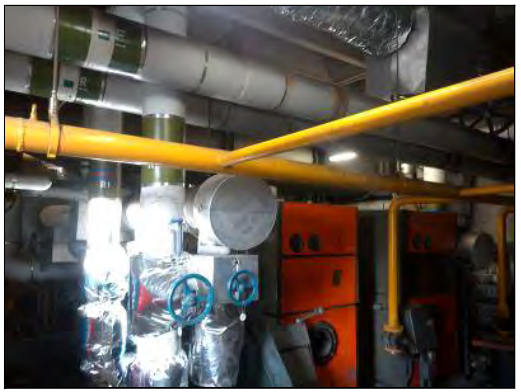
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	External / Roof top boiler house		
Assessment no.	004	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	Throughout	Asbestos Type	Chrysotile		
Location/ position	Gaskets to pipe manifolds throughout				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	External / Roof top boiler house		
Assessment no.	005	**Accessibility**	Easily disturbed		
Material Risk					
Identification	Strongly Presumed	**Condition**	High Damage		
Extent	0.5m²	**Asbestos Type**	Chrysotile		
Location/ position	Gasket debris to floor under pumps				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Medium	**Material risk score**	7		
Action	Manage				

Priority Risk			
Normal occupant activity		**No. occupants**	
		Frequency of use	
Location		**Average time each use**	
Accessibility		**Mean score**	
Extent/amount			
Mean score		**Priority risk score**	
Type of maintenance activity		**Total risk score**	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	External / Extraction fan area		
Assessment no.	006	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to metal ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	External / Extraction fan area		
Assessment no.	007	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen to floor				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	External / Roof 01		
Assessment no.	008	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen to roof 01				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	External / Roof 02		
Assessment no.	009	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen to roof 02				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	External / Roof 03		
Assessment no.	010	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumin to floor				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	External / Roof 03		
Assessment no.	011	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to metal ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	14th Floor / Stairwell 02		
Assessment no.	012	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Good Condition		
Extent	12m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and Adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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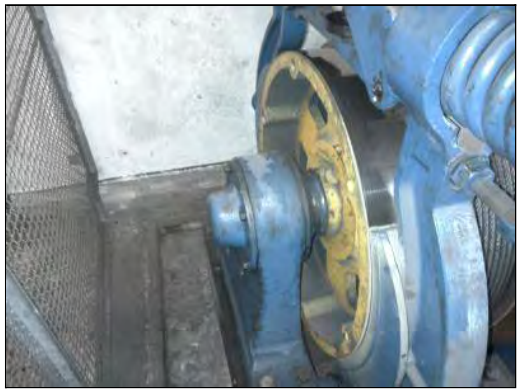
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	15th Floor / Lift motor room		
Assessment no.	013	Accessibility	Routinely disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	8no.	Asbestos Type	Chrysotile		
Location/ position	Bake pads to lift motors				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity			
Frequency of maintenance activity		Total risk score	
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	14th Floor / Lift shaft room		
Assessment no.	014	Accessibility	Easily disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	1m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Loose board stood on wall				
Surface treatment	Unsealed				
Product type	Board				
Material risk	Medium	Material risk score	7		
Action	Remove				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity			
Frequency of maintenance activity		Total risk score	
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	15th Floor / Lift motor room	No access to electrics - live services	
Assessment no.	015	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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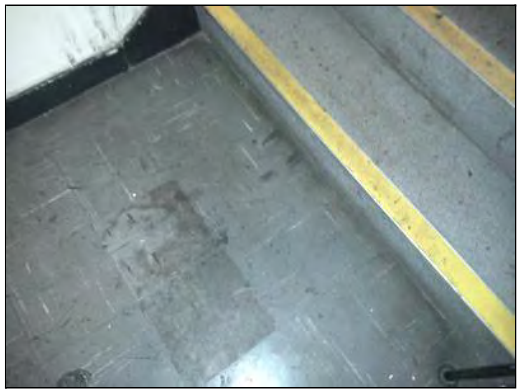
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	13th Floor / Stairwell 02		
Assessment no.	016	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	20m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and Adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Staff lobby		
Assessment no.	017	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Wet riser		
Assessment no.	018	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Wet riser		
Assessment no.	019	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating debris to floor				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Store		
Assessment no.	020	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Store		
Assessment no.	021	**Accessibility**	Easily disturbed		
Material Risk					
Identification	Identified	**Condition**	Medium Damage		
Extent	1m²	**Asbestos Type**	Chrysotile + Amosite		
Location/ position	Loose board to wall rear of room				
Surface treatment	Unsealed				
Product type	Board				
Material risk	Medium	**Material risk score**	8		
Action	Remove				

Priority Risk			
Normal occupant activity		**No. occupants**	
		Frequency of use	
Location		**Average time each use**	
Accessibility		**Mean score**	
Extent/amount			
Mean score		**Priority risk score**	
Type of maintenance activity			
Frequency of maintenance activity		**Total risk score**	
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Riser 02	Overspray to ceiling and tops of walls - small amount	
Assessment no.	022	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Riser 02		
Assessment no.	023	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to metal ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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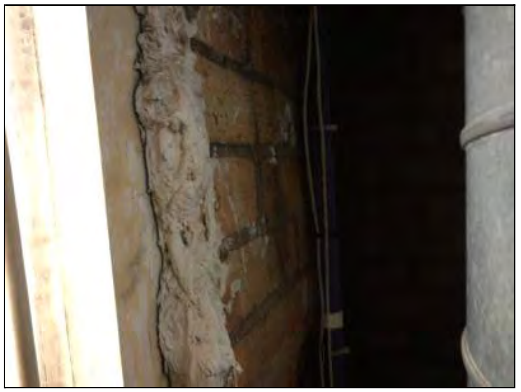
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Riser 02		
Assessment no.	024	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Putty to internal door surround				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	13th Floor / Lift Lobby		
Assessment no.	025	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Lift Lobby		
Assessment no.	026	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textile packer to top of wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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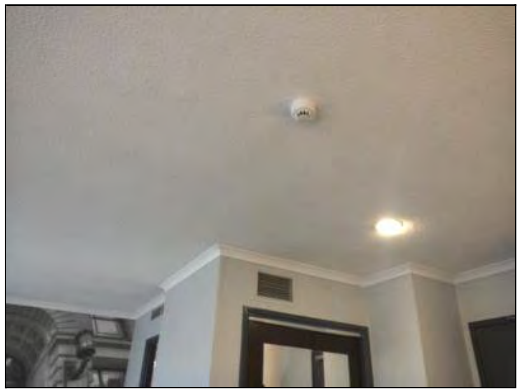
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	13th Floor / 1308		
Assessment no.	027	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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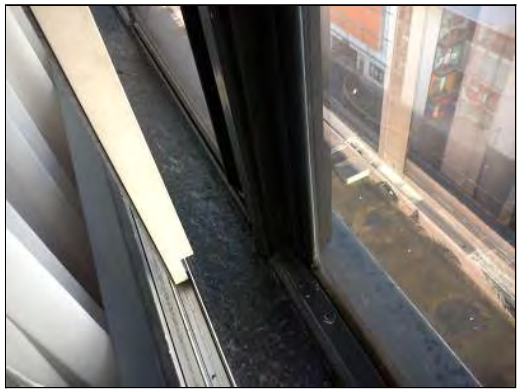
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1308		
Assessment no.	028	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	13th Floor / 1308		
Assessment no.	029	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1308		
Assessment no.	030	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1310		
Assessment no.	031	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1310		
Assessment no.	032	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1310		
Assessment no.	033	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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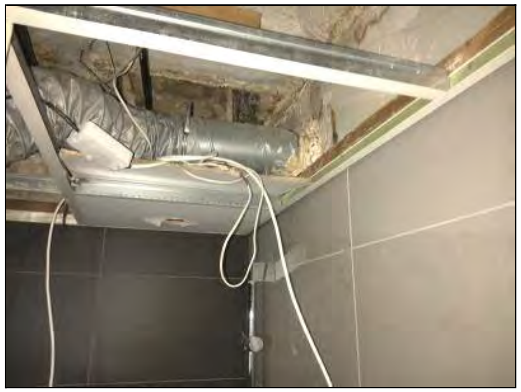
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	13th Floor / 1310		
Assessment no.	034	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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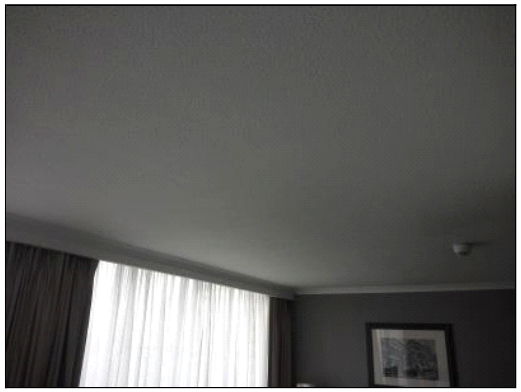
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1311		
Assessment no.	035	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1311		
Assessment no.	036	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1311		
Assessment no.	037	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1315		
Assessment no.	038	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1315		
Assessment no.	039	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	13th Floor / 1315		
Assessment no.	040	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Stair lobby 03		
Assessment no.	041	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Corridor 02		
Assessment no.	042	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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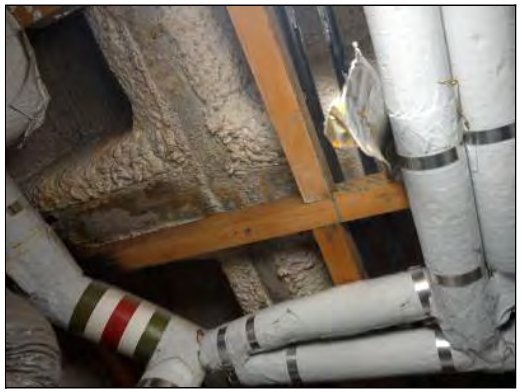
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Corridor 02 Risers		
Assessment no.	043	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Corridor 02 Risers		
Assessment no.	044	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to metal ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Linen 01		
Assessment no.	045	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Linen 01		
Assessment no.	046	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Rope seal to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Linen 01		
Assessment no.	047	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to chute ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Services		
Assessment no.	048	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Duct Riser		
Assessment no.	049	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Duct Riser		
Assessment no.	050	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to metal ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Corridor 01 Risers		
Assessment no.	051	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Corridor 01 Risers		
Assessment no.	052	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to metal ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Electrical Riser	No access to electrics - live services	
Assessment no.	053	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Corridor 01		
Assessment no.	054	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / Stair lobby 01		
Assessment no.	055	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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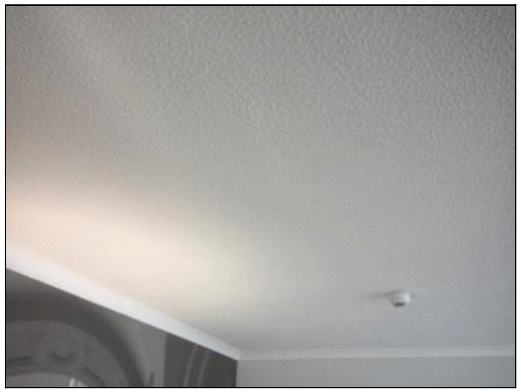
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1305		
Assessment no.	056	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1305		
Assessment no.	057	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1305		
Assessment no.	058	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1304	Within en-suite	
Assessment no.	059	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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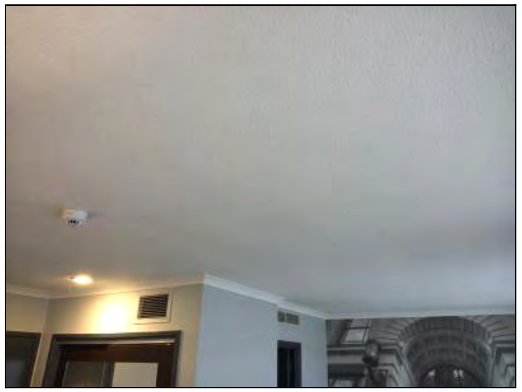
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1303		
Assessment no.	060	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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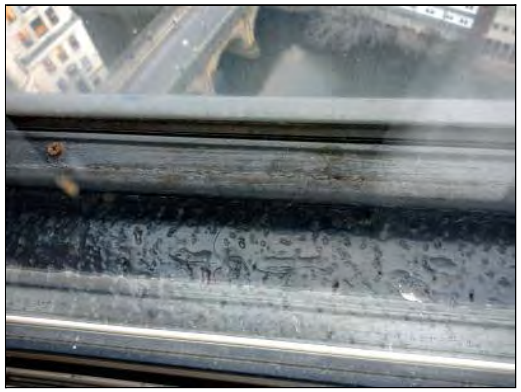
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1303		
Assessment no.	061	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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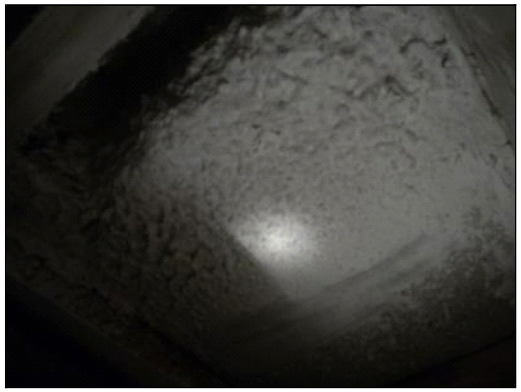
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1303	Witin en-suite	
Assessment no.	062	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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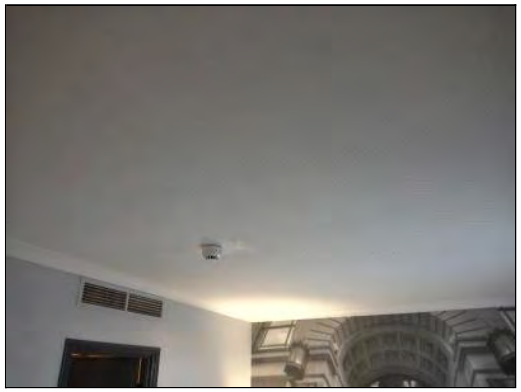
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1314		
Assessment no.	063	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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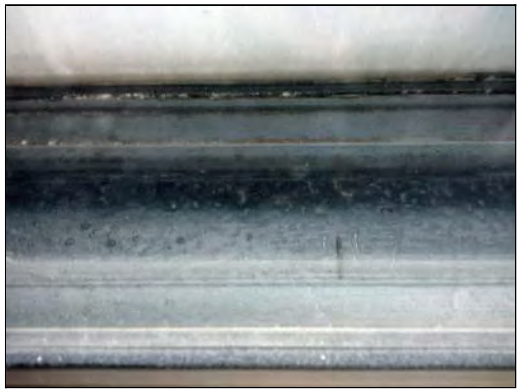
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1314		
Assessment no.	064	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1314		
Assessment no.	065	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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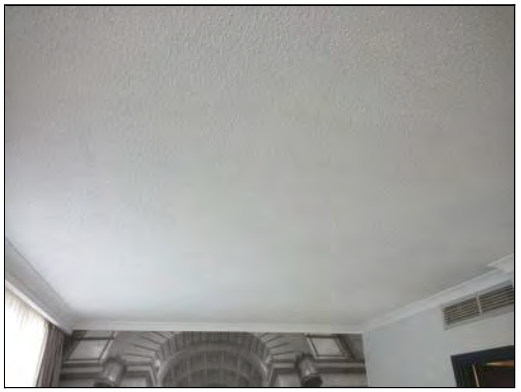
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1204		
Assessment no.	066	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1204		
Assessment no.	067	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / Duct riser	No access - stored items prevent access	
Assessment no.	068	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	12th Floor / Stairwell 01	Beading to both sides of door, painted black	
Assessment no.	069	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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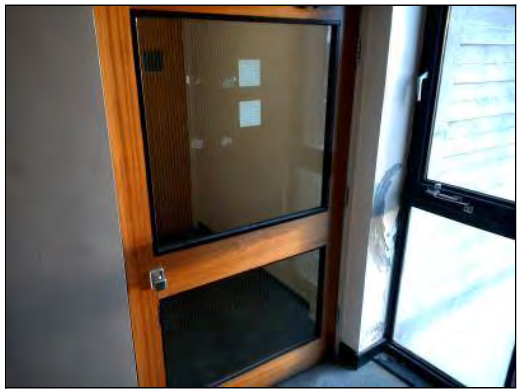
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	13th Floor / Stairwell 01	Beading to both sides of door, painted black	
Assessment no.	070	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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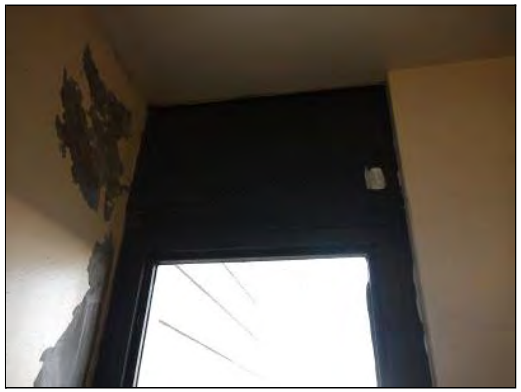
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	12th Floor / Stairwell 01		
Assessment no.	071	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	0.5m²	Asbestos Type	Amosite		
Location/ position	Insulating board Infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / Corridor 01 Risers		
Assessment no.	072	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to metal ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / Electrical Riser	No access to electrics - live services	
Assessment no.	073	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / Lift Lobby		
Assessment no.	074	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to steel beam				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	12th Floor / Lift Lobby		
Assessment no.	075	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Board to panel below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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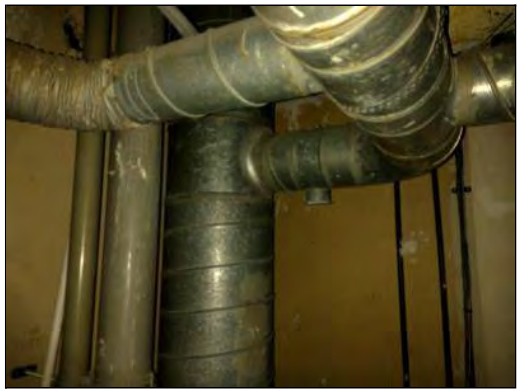
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / Corridor 02 Risers		
Assessment no.	076	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to metal ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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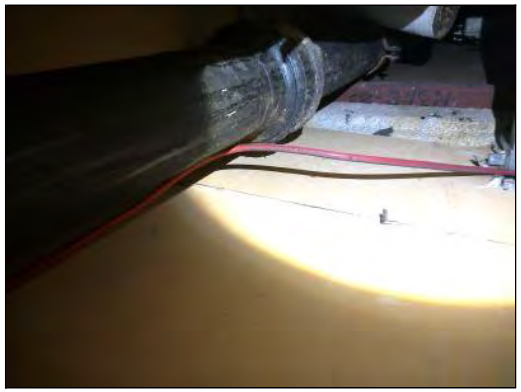
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / Corridor 02 Risers		
Assessment no.	077	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to steel beam in Riser 03				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / Linen 02		
Assessment no.	078	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Rope seal to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / Linen 02		
Assessment no.	079	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to chute ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	12th Floor / Stairwell 03	Beading to both sides of door.	
Assessment no.	080	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	12th Floor / Stairwell 03		
Assessment no.	081	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	0.5	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	13th Floor / Stairwell 02	Only beading to lower window and header panel	
Assessment no.	082	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	3lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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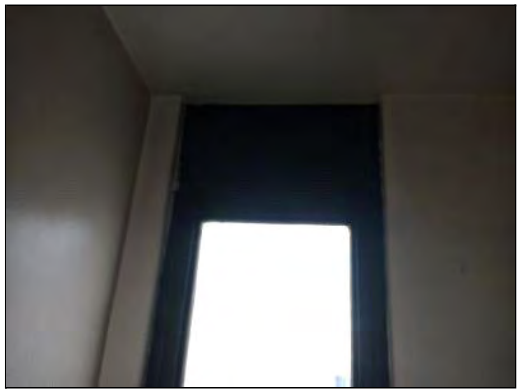
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	14th Floor / Stairwell 02	2No header panels	
Assessment no.	083	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	13th Floor / Stairwell 02		
Assessment no.	084	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board to panel above window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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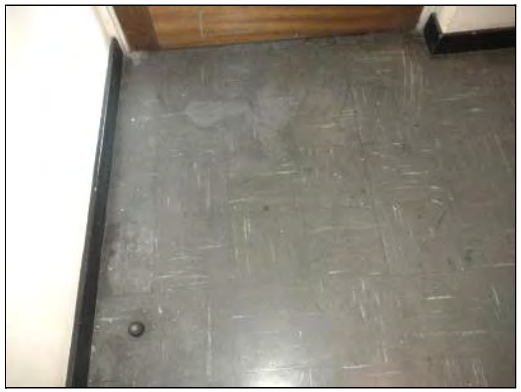
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	12th Floor / Stairwell 02		
Assessment no.	085	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	12m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and Adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	12th Floor / Stairwell 02	to both sides of door and header window	
Assessment no.	086	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	9lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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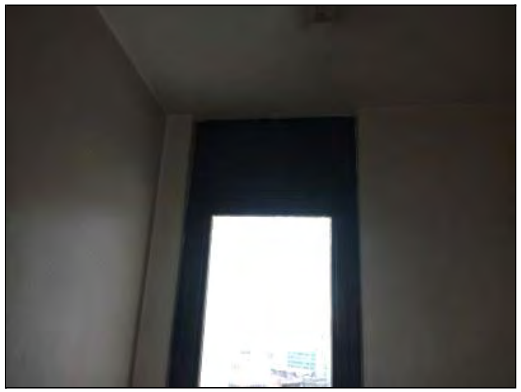
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	12th Floor / Stairwell 02	2 No header panels	
Assessment no.	087	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board to panel above window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	13th Floor / Stairwell 03	Only to lower window panel	
Assessment no.	088	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	3lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / Riser 02		
Assessment no.	090	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to metal ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Stairwell 02		
Assessment no.	091	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	12m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and Adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Stairwell 02	to both sides of door and header window	
Assessment no.	092	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	9lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Stairwell 02	2 No header panels	
Assessment no.	093	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board to panel above window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	13th Floor / Staff lobby	Beading to both sides of glass panel.	
Assessment no.	094	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	2m²	Asbestos Type	Amosite		
Location/ position	Insulating board beading to glass header panel above door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Staff lobby	Beading to both sides of glass panel.	
Assessment no.	096	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	2m²	Asbestos Type	Amosite		
Location/ position	Insulating board beading to glass header panel above door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / Riser 02		
Assessment no.	097	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to metal ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Wet riser		
Assessment no.	098	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Good Condition		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Vinyl tiles and adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / Staff lobby		
Assessment no.	099	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to end panel of suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / Staff lobby		
Assessment no.	100	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to end panel of suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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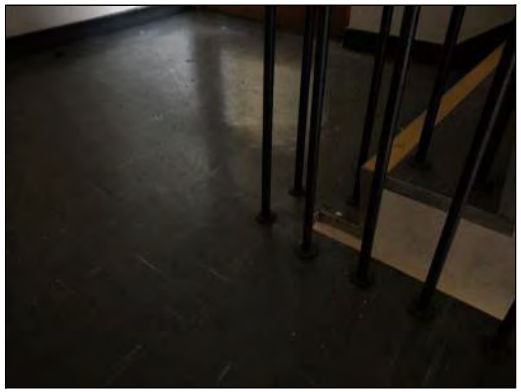
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / Stairwell 02		
Assessment no.	101	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	12m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and Adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / Stairwell 02	to both sides of door	
Assessment no.	102	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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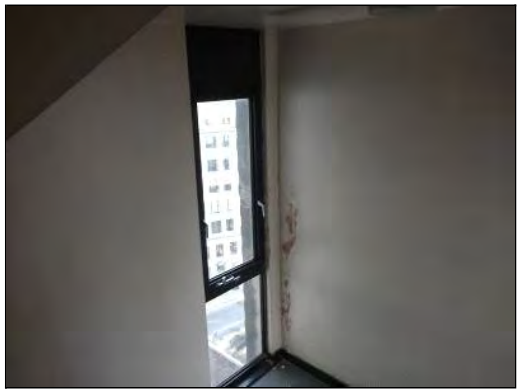
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / Stairwell 02	2 No header panels	
Assessment no.	103	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board to panel above window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / Linen room		
Assessment no.	104	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to end panel of suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / Staff lobby		
Assessment no.	105	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to end panel of suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / Store		
Assessment no.	106	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to end panel of suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / Store		
Assessment no.	107	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to metal ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / Riser 02		
Assessment no.	108	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to metal ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / Wet riser		
Assessment no.	109	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Vinyl tiles and adhesive To floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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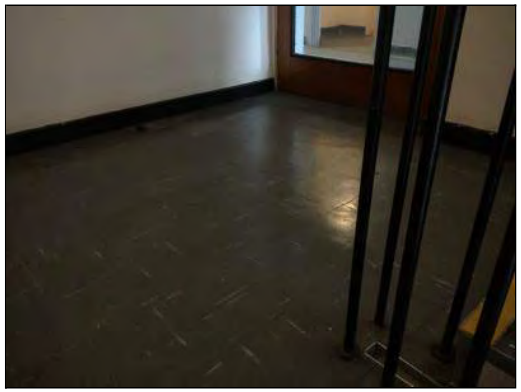
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Stairwell 02		
Assessment no.	110	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	12	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and Adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Stairwell 02		
Assessment no.	111	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	9lm	Asbestos Type	Amosite	to both sides of door	
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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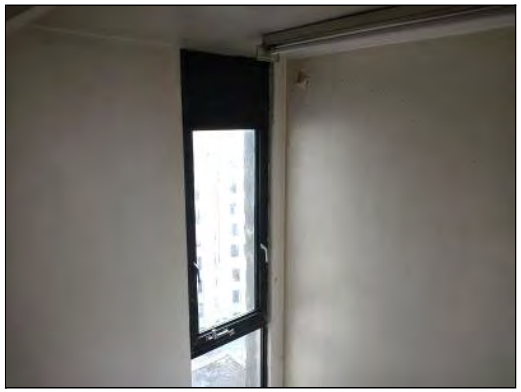
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Stairwell 02	2 No header panels	
Assessment no.	112	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board to panel above window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Staff lobby	Beading to both sides of glass panel.	
Assessment no.	113	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	2m²	Asbestos Type	Amosite		
Location/ position	Insulating board beading to glass header panel above door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / Staff lobby		
Assessment no.	114	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to end panel of suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Wet Riser		
Assessment no.	115	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Vinyl tiles and Adhesive To floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / Riser 02		
Assessment no.	116	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to metal ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / Stairwell 02		
Assessment no.	117	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	12	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and Adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / Stairwell 02	to both sides of door	
Assessment no.	118	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	9lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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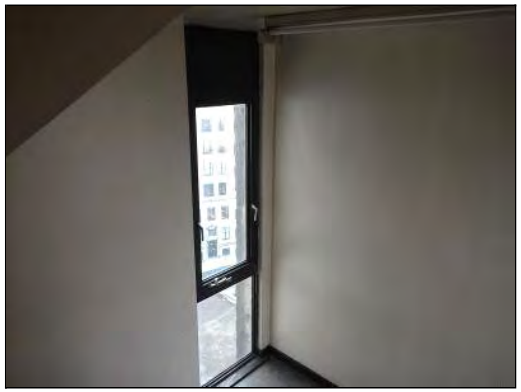
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / Stairwell 02	2 No header panels	
Assessment no.	119	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board to panel above window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / Staff lobby		
Assessment no.	120	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to end panel of suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / Store		
Assessment no.	121	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to end panel of suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / Riser 02	No access - stored items prevent access	
Assessment no.	122	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / Wet riser		
Assessment no.	123	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Good Condition		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Bitumen to floor				
Surface treatment	Completely Sealed				
Product type	Bitumen				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Stairwell 02		
Assessment no.	124	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	12m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and Adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Stairwell 02	to both sides of door	
Assessment no.	125	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	9lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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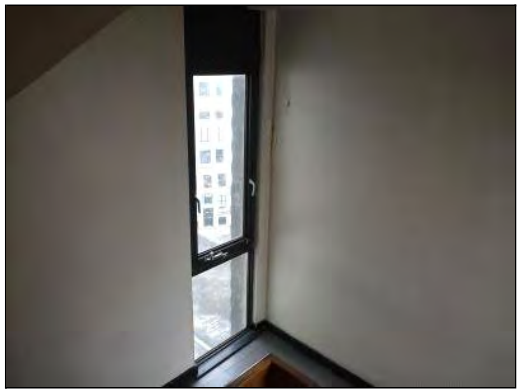
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Stairwell 02	2 No header panels	
Assessment no.	126	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board to panel above window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Staff lobby	Beading to both sides of glass panel.	
Assessment no.	127	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board beading to glass header panel above door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / Staff lobby		
Assessment no.	128	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to end panel of suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / Riser 02	No access - stored items prevent access	
Assessment no.	129	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Wet riser		
Assessment no.	130	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Bitumen to floor				
Surface treatment	Completely Sealed				
Product type	Bitumen				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / Stairwell 02		
Assessment no.	131	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	12m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and Adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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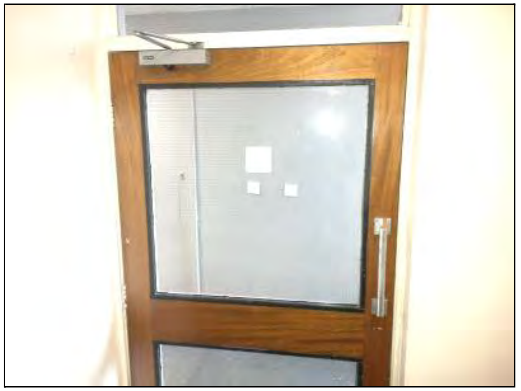
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / Stairwell 02	to both sides of door	
Assessment no.	132	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	9m²	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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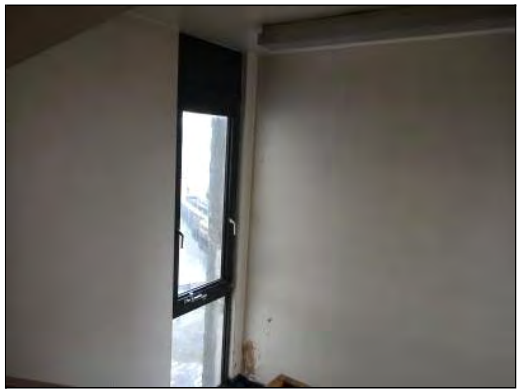
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / Stairwell 02	2 No header panels	
Assessment no.	133	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board to panel above window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / Staff lobby		
Assessment no.	134	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to end panel of suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / Store		
Assessment no.	135	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to end panel of suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / Riser 02	No access - stored items prevent access	
Assessment no.	136	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / Wet riser		
Assessment no.	137	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Bitumen to floor				
Surface treatment	Completely Sealed				
Product type	Bitumen				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Stairwell 02		
Assessment no.	138	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	12m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and Adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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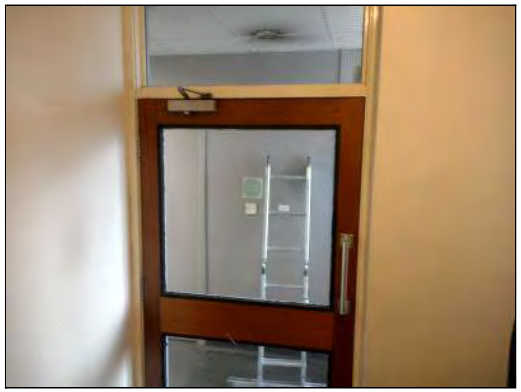
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Stairwell 02	to both sides of door	
Assessment no.	139	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	9lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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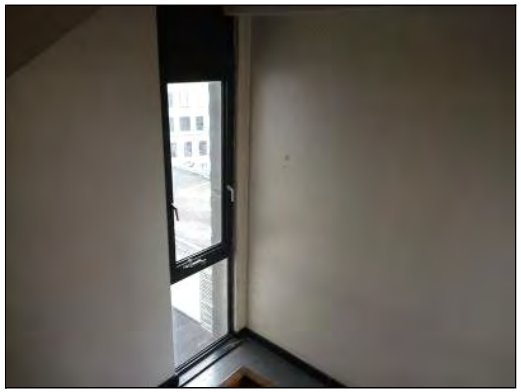
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Stairwell 02	2 No header panels	
Assessment no.	140	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board to panel above window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Staff lobby	Beading to both sides of glass panel.	
Assessment no.	141	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	2lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to glass header panel above door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / Staff lobby		
Assessment no.	142	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to end panel of suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / Riser 02	No access - stored items prevent access	
Assessment no.	143	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Wet riser		
Assessment no.	144	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Bitumen to floor				
Surface treatment	Completely Sealed				
Product type	Bitumen				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / Stairwell 02		
Assessment no.	145	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	12m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and Adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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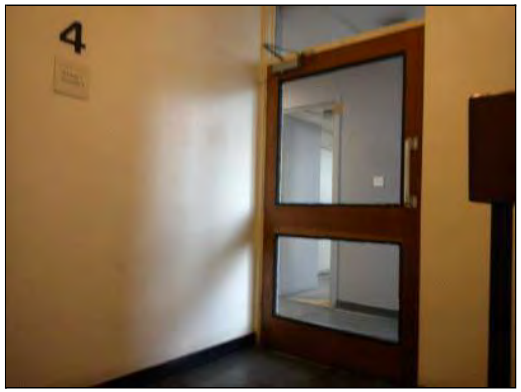
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / Stairwell 02		
Assessment no.	146	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	9lm	Asbestos Type	Amosite	to both sides of door	
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				



Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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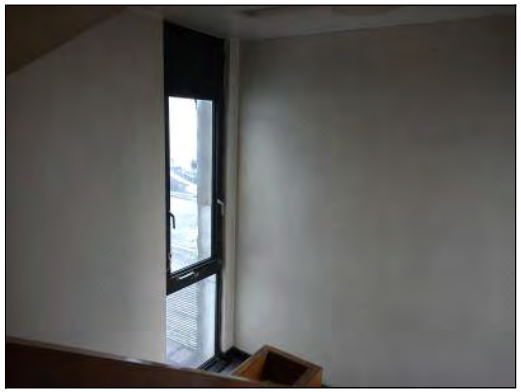
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / Stairwell 02	2 No header panels	
Assessment no.	147	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board to panel above window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / Store		
Assessment no.	148	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to end panel of suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / Staff lobby		
Assessment no.	149	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to end panel of suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / Riser 02		
Assessment no.	150	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to metal ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / Wet riser		
Assessment no.	151	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Bitumen to floor				
Surface treatment	Completely Sealed				
Product type	Bitumen				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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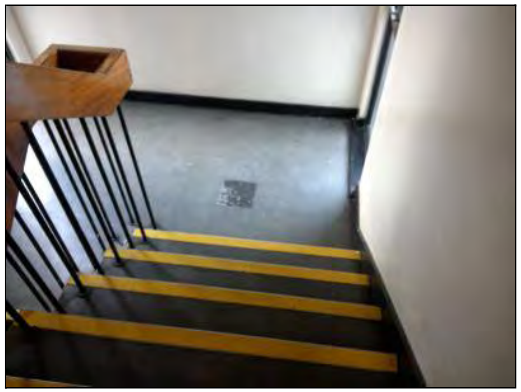
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	3rd Floor / Stairwell 02		
Assessment no.	152	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	12	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and Adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	3rd Floor / Stairwell 02	to both sides of door	
Assessment no.	153	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	9lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	3rd Floor / Stairwell 02	2 No header panels	
Assessment no.	154	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board to panel above window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / Staff lobby		
Assessment no.	155	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to end panel of suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / Riser 02		
Assessment no.	156	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to metal ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	3rd Floor / Wet riser		
Assessment no.	157	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Bitumen to floor				
Surface treatment	Completely Sealed				
Product type	Bitumen				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Stairwell 02		
Assessment no.	158	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	12m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and Adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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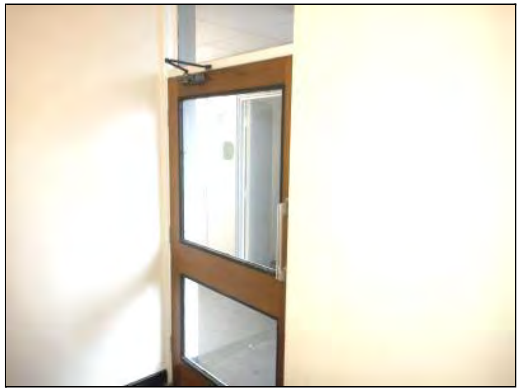
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Stairwell 02	to both sides of door	
Assessment no.	159	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	9m²	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Stairwell 02	2 No header panels	
Assessment no.	160	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board to panel above window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / Staff lobby		
Assessment no.	161	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to end panel of suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / Store		
Assessment no.	162	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to end panel of suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / Riser 02	No access - stored items prevent access	
Assessment no.	163	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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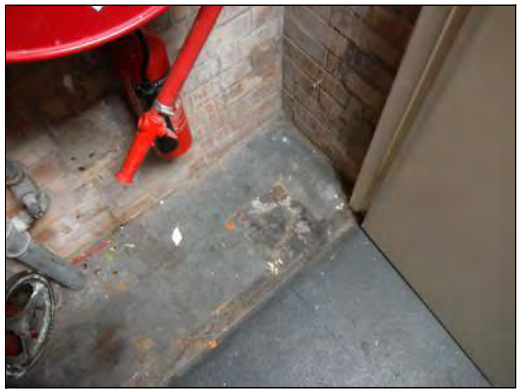
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Wet Riser		
Assessment no.	164	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Vinyl tiles and Adhesive To floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / Stairwell 02	Stairs drop by 2no levels at this point.	
Assessment no.	165	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	24m²	Asbestos Type	Chrysotile		
Location/ position	Grey vinyl tiles and Adhesive to floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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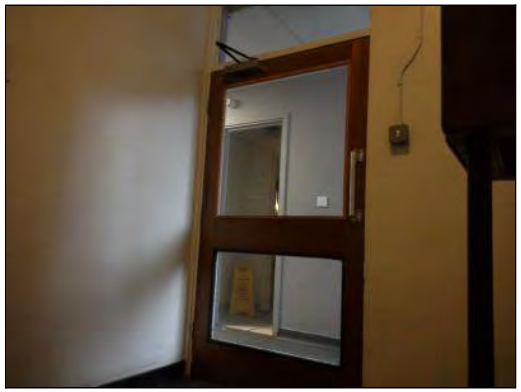
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / Stairwell 02	to both sides of door lower panel and upper panel.	
Assessment no.	166	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / Stairwell 02	2 No panels	
Assessment no.	167	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board to panel below 2md floor window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / Staff lobby		
Assessment no.	168	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to end panel of suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / Wet Riser		
Assessment no.	169	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Good Condition		
Extent	1m²	Asbestos Type	Chrysotile		
Location/ position	Vinyl tiles and Adhesive To floor				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / Riser 02		
Assessment no.	170	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to metal ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / Plant room		
Assessment no.	171	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Straw board to part ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / Plant room		
Assessment no.	172	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Good Condition		
Extent	Throughout	Asbestos Type	Chrysotile		
Location/ position	Gaskets to pipework				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Very low	Material risk score	4		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / Plant room	Approx 200lm presumed to run to all ducting	
Assessment no.	173	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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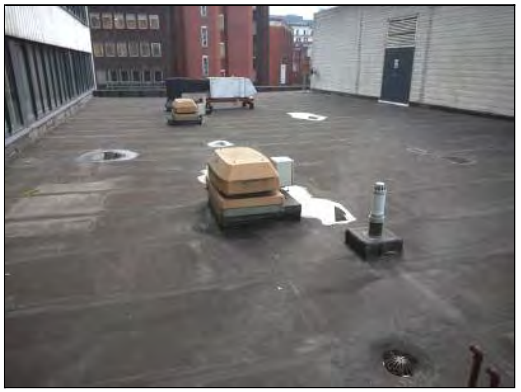
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	External / Mezzanine Roof		
Assessment no.	174	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Felt to roof				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Stairwell 01	Beading to both sides of door, painted black	
Assessment no.	175	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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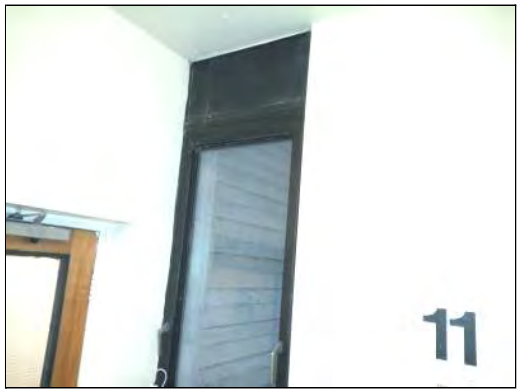
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Stairwell 01	above 2no windows	
Assessment no.	176	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / Stairwell 01	Beading to both sides of door, painted black	
Assessment no.	177	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / Stairwell 01	above 2no windows	
Assessment no.	178	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Stairwell 01	Beading to both sides of door, painted black	
Assessment no.	179	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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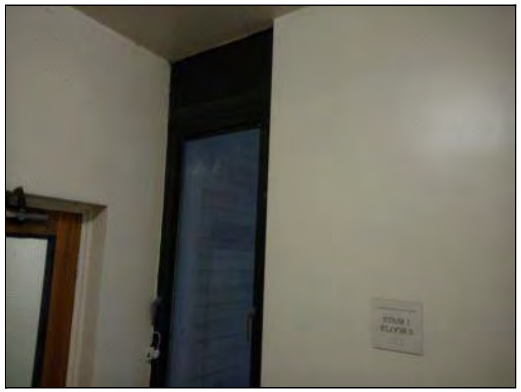
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Stairwell 01	above 2no windows	
Assessment no.	180	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / Stairwell 01	Beading to both sides of door, painted black	
Assessment no.	181	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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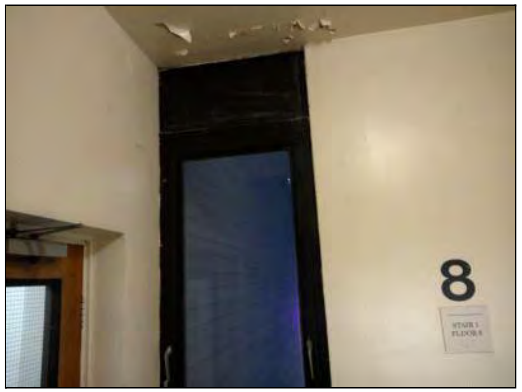
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / Stairwell 01	above 2no windows	
Assessment no.	182	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Stairwell 01	Beading to both sides of door, painted black	
Assessment no.	183	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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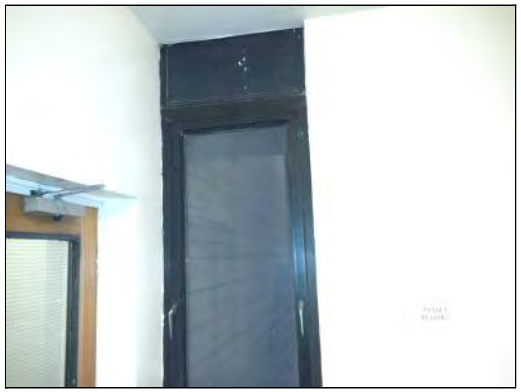
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Stairwell 01	above 2no windows	
Assessment no.	184	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / Stairwell 01	Beading to both sides of door, painted black	
Assessment no.	185	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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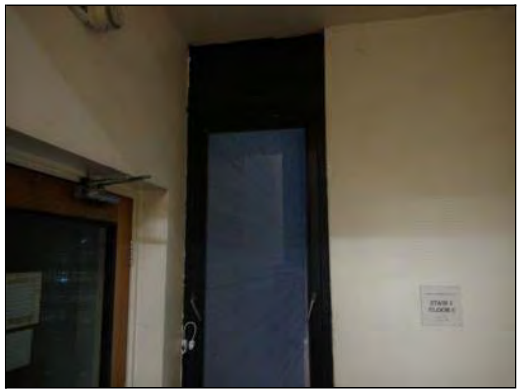
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / Stairwell 01	above 2no windows	
Assessment no.	186	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Stairwell 01	Beading to both sides of door, painted black	
Assessment no.	187	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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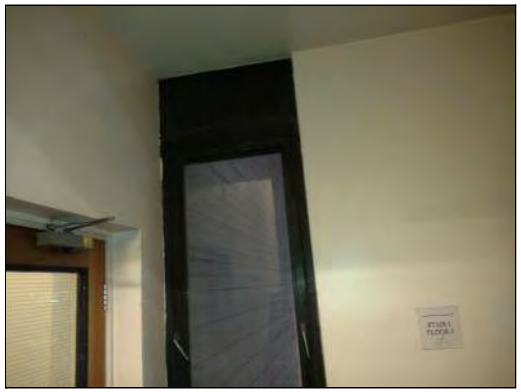
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Stairwell 01	above 2no windows	
Assessment no.	188	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / Stairwell 01	Beading to both sides of door, painted black	
Assessment no.	189	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / Stairwell 01	above 2no windows	
Assessment no.	190	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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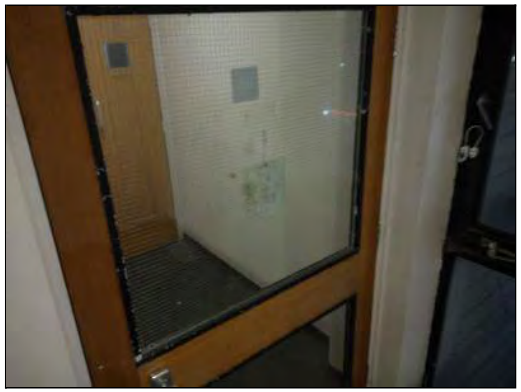
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	3rd Floor / Stairwell 01	Beading to both sides of door, painted black	
Assessment no.	191	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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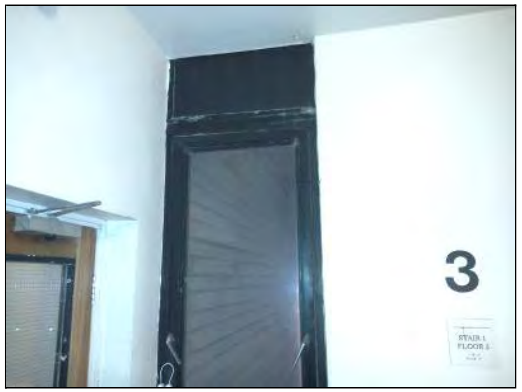
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	3rd Floor / Stairwell 01	above 2no windows	
Assessment no.	192	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Stairwell 01	Beading to both sides of door, painted black	
Assessment no.	193	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Stairwell 01	above 2no windows	
Assessment no.	194	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / Stairwell 01	Beading to both sides of door, painted black	
Assessment no.	195	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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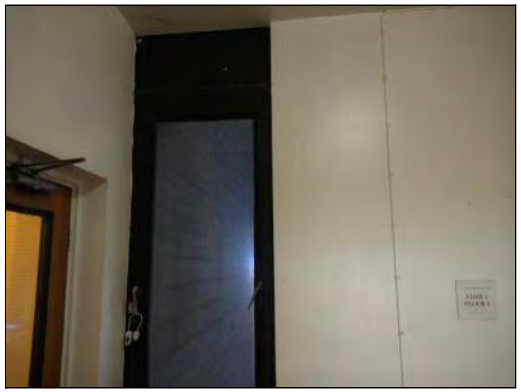
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / Stairwell 01	above 3no windows	
Assessment no.	196	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / Stairwell 01	From half first to mezzanine level	
Assessment no.	197	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 806		
Assessment no.	198	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 806		
Assessment no.	199	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board Infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 802		
Assessment no.	200	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 802		
Assessment no.	201	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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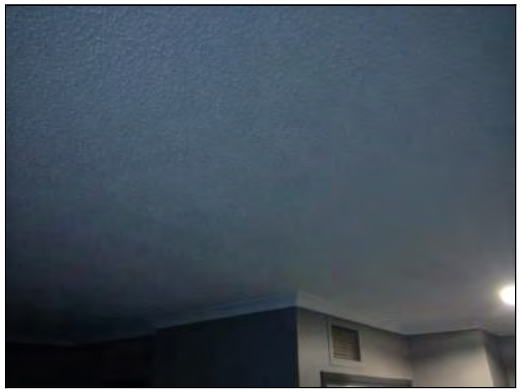
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 808		
Assessment no.	202	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 808		
Assessment no.	203	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Stairwell 03	Beading to both sides of door.	
Assessment no.	204	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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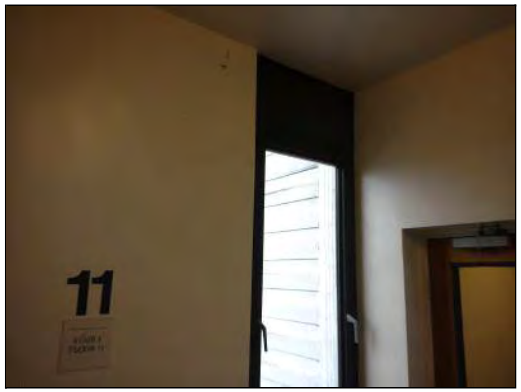
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Stairwell 03	2no windows	
Assessment no.	205	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above windows				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / Stairwell 03	Beading to both sides of door in top panel only.	
Assessment no.	206	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	4lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / Stairwell 03	2no windows	
Assessment no.	207	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above windows				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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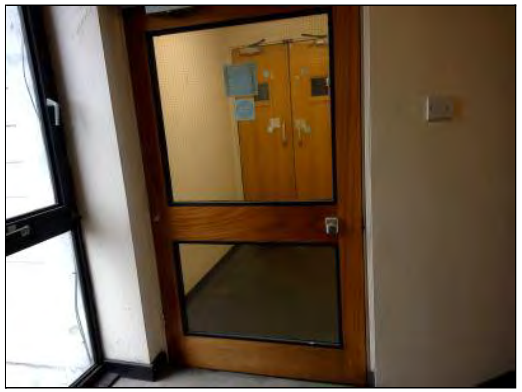
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Stairwell 03	Beading to both sides of door.	
Assessment no.	208	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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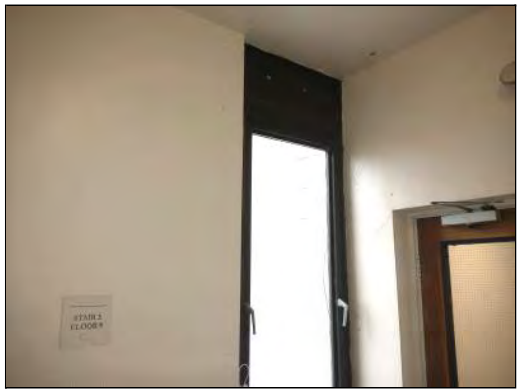
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Stairwell 03	2no windows	
Assessment no.	209	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above windows				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / Stairwell 03	Beading to both sides of door.	
Assessment no.	210	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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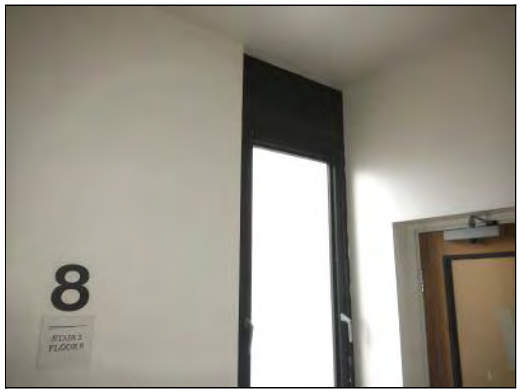
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / Stairwell 03	2no windows	
Assessment no.	211	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above windows				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Stairwell 03	Beading to both sides of door.	
Assessment no.	212	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Stairwell 03	2no windows	
Assessment no.	213	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above windows				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / Stairwell 03	Beading to both sides of door top panel only.	
Assessment no.	214	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	4lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / Stairwell 03	2no windows	
Assessment no.	215	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above windows				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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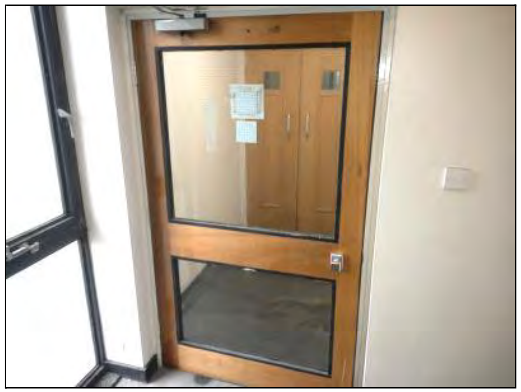
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Stairwell 03	Beading to both sides of door. Encapsulation advised to lower beading.	
Assessment no.	216	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Stairwell 03		
Assessment no.	217	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above windows			2no windows	
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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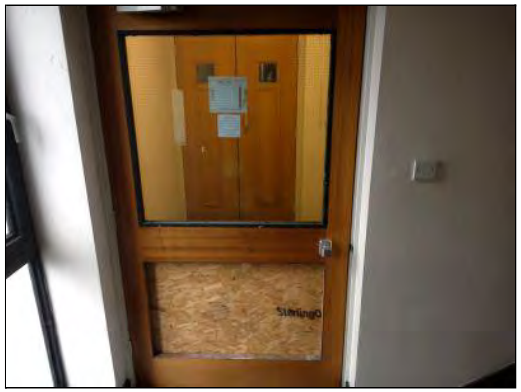
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / Stairwell 03	Beading to both sides of door top panel has beading bottom panel glass has been removed and residue of beading still present in areas.	
Assessment no.	218	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	4lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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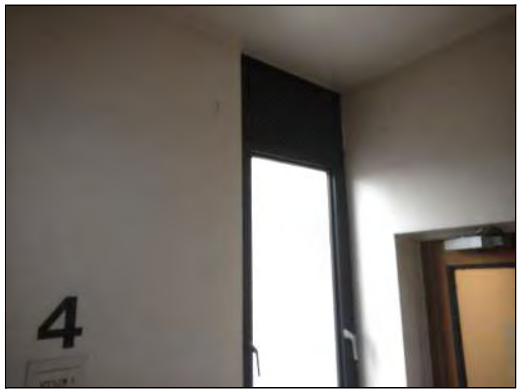
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / Stairwell 03	2no windows	
Assessment no.	219	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above windows				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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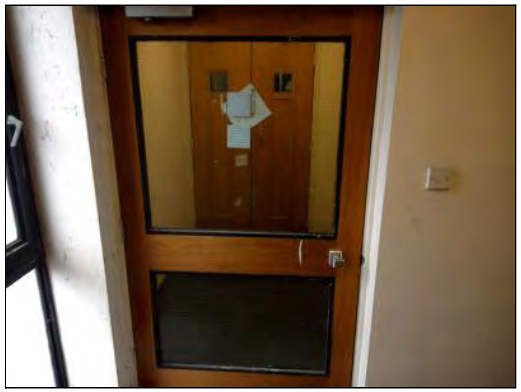
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	3rd Floor / Stairwell 03	Beading to both sides of door.	
Assessment no.	220	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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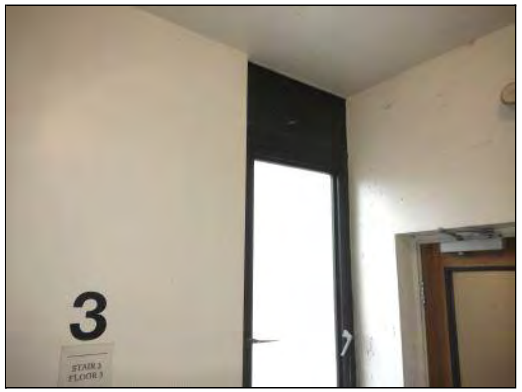
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	3rd Floor / Stairwell 03	2no windows	
Assessment no.	221	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above windows				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Stairwell 03	Beading to both sides of door.	
Assessment no.	222	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Stairwell 03	2no windows	
Assessment no.	223	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above windows				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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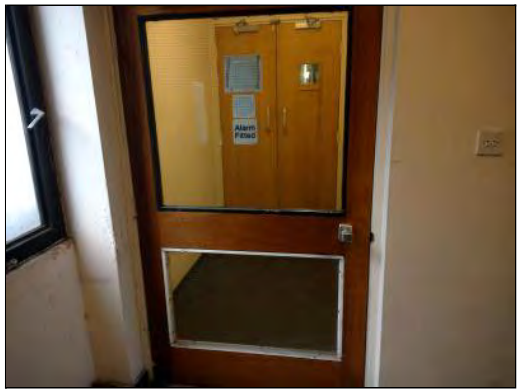
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Stairwell 03	Beading to both sides of door.	
Assessment no.	224	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	7lm	Asbestos Type	Amosite		
Location/ position	Insulating board beading to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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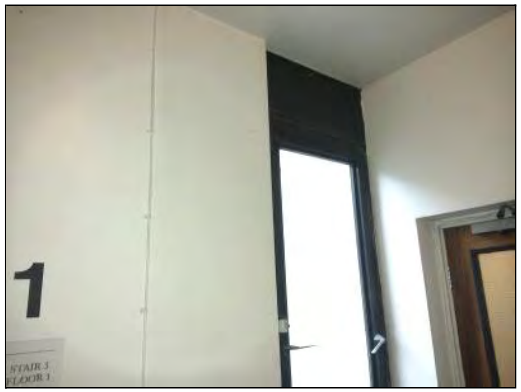
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Stairwell 03	2no windows	
Assessment no.	225	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above windows				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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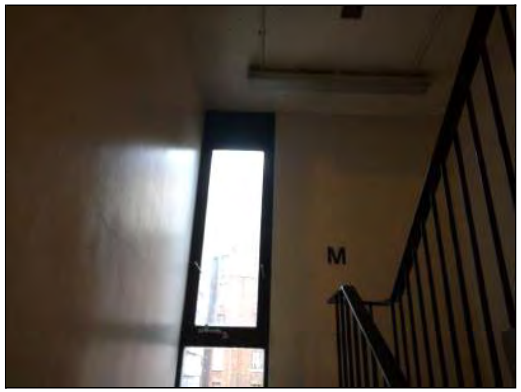
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Mezzanine / Staiwell 03	5no windows and 1no panel above fire exit.	
Assessment no.	226	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above windows				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1301		
Assessment no.	227	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1301		
Assessment no.	228	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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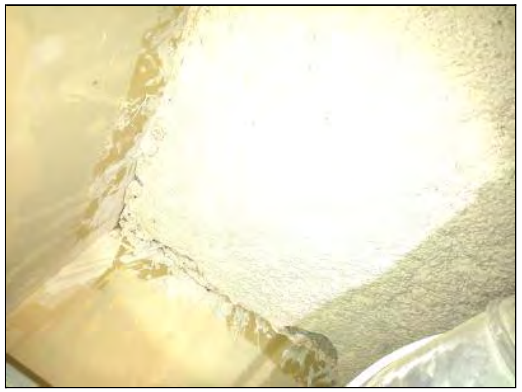
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1301		
Assessment no.	229	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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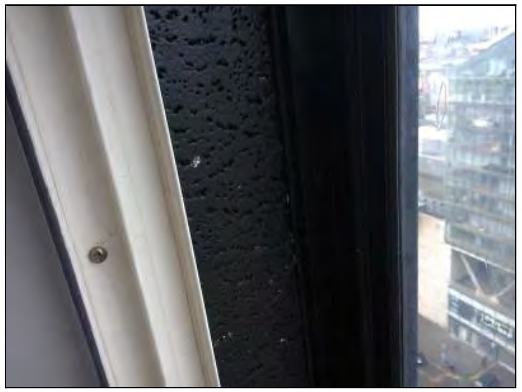
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	13th Floor / 1302		
Assessment no.	230	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1302		
Assessment no.	232	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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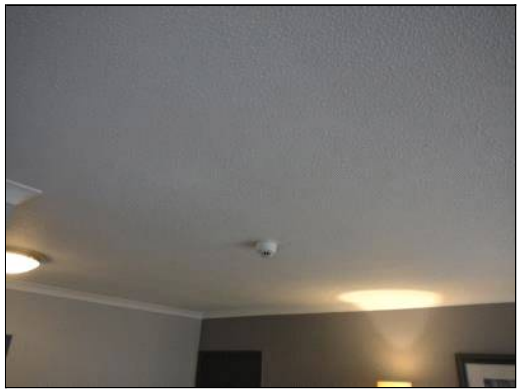
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1312		
Assessment no.	233	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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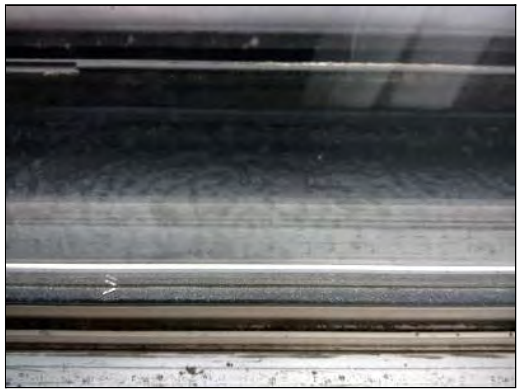
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	13th Floor / 1312		
Assessment no.	234	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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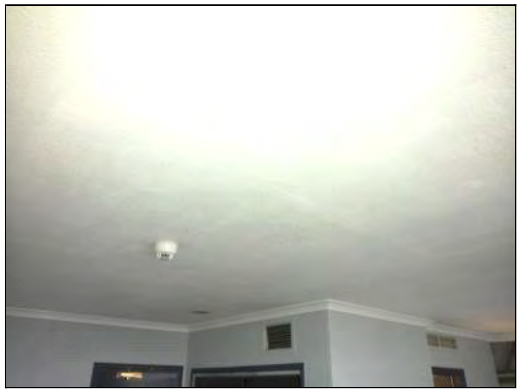
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1203		
Assessment no.	235	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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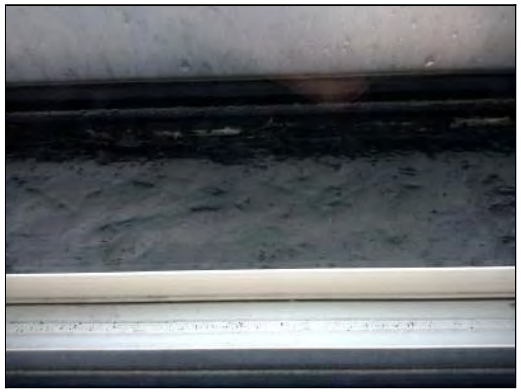
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1203		
Assessment no.	236	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1205		
Assessment no.	237	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1205		
Assessment no.	238	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1206		
Assessment no.	239	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1206		
Assessment no.	240	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1202		
Assessment no.	241	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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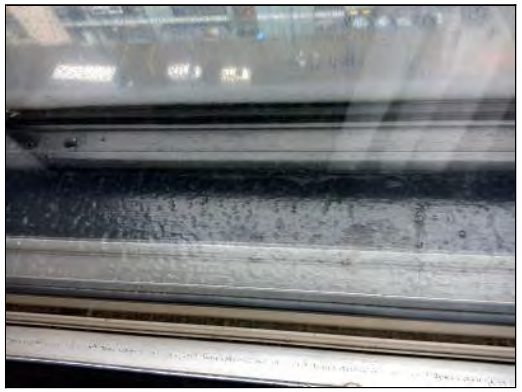
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1202		
Assessment no.	242	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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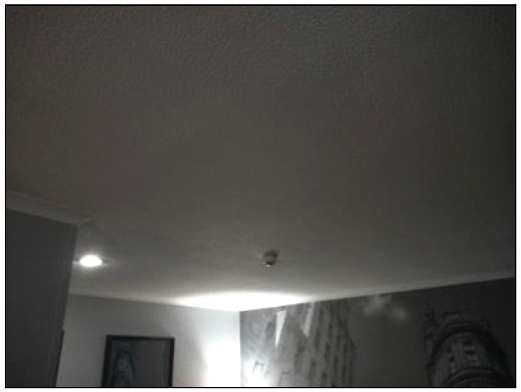
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1201		
Assessment no.	243	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1201		
Assessment no.	244	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1207		
Assessment no.	245	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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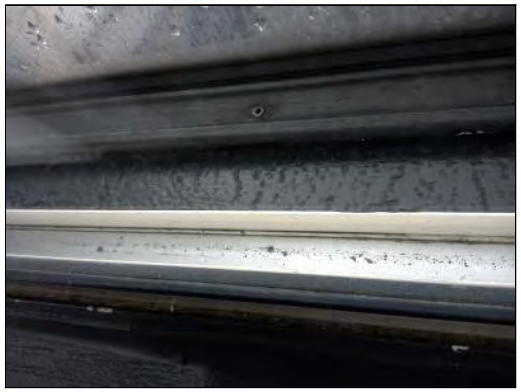
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1207		
Assessment no.	246	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1210		
Assessment no.	247	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1210		
Assessment no.	248	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1209		
Assessment no.	249	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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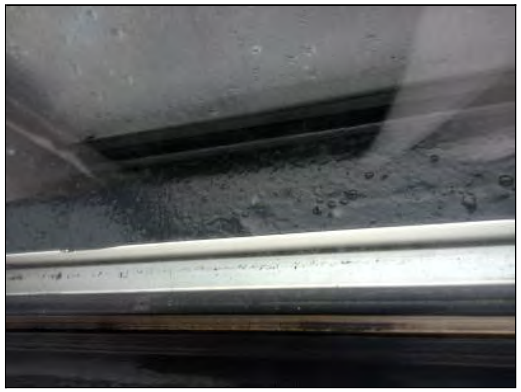
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1209		
Assessment no.	250	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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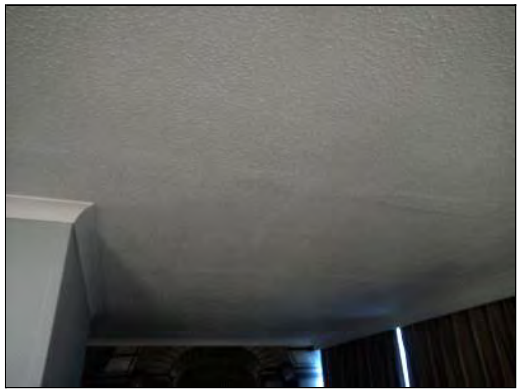
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1211		
Assessment no.	251	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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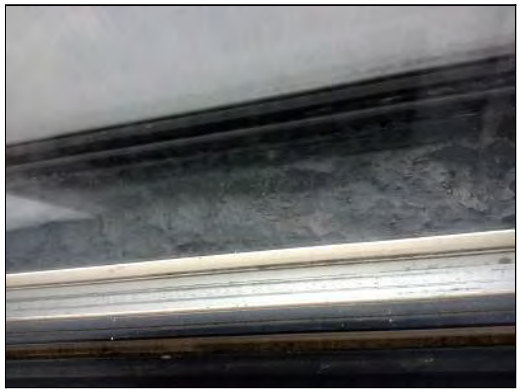
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1211		
Assessment no.	252	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1212		
Assessment no.	253	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1212		
Assessment no.	254	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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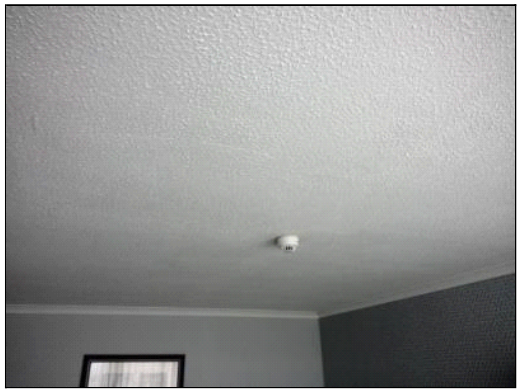
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1216		
Assessment no.	255	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1216		
Assessment no.	256	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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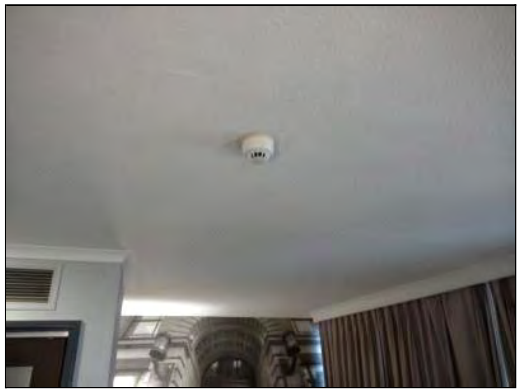
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1215		
Assessment no.	257	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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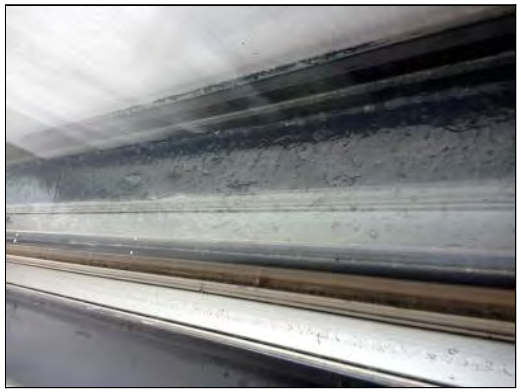
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	12th Floor / 1215		
Assessment no.	258	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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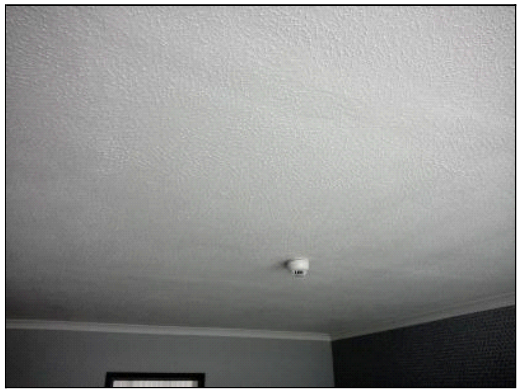
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1116		
Assessment no.	259	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1116		
Assessment no.	260	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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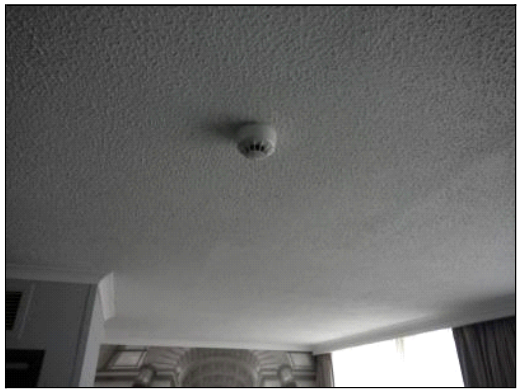
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1115		
Assessment no.	261	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1115		
Assessment no.	262	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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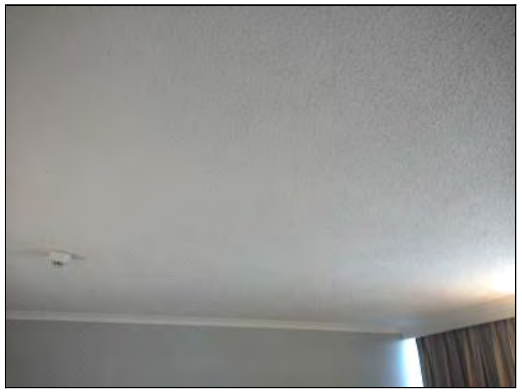
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1113		
Assessment no.	263	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1113		
Assessment no.	264	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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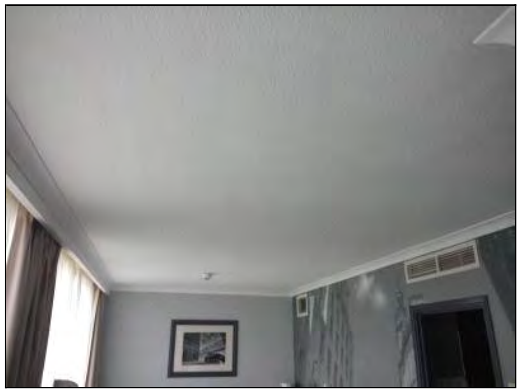
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1112		
Assessment no.	265	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / 1112		
Assessment no.	266	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1111		
Assessment no.	267	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1111		
Assessment no.	268	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Linen		
Assessment no.	269	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / Linen		
Assessment no.	270	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Rope seal to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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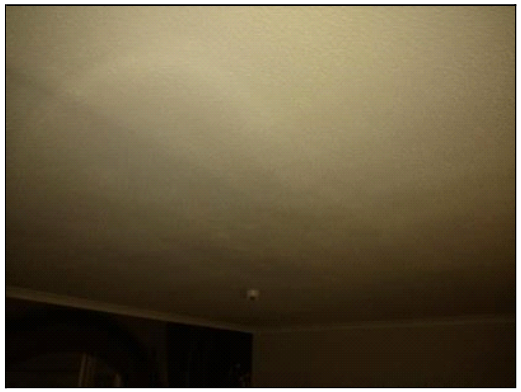
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1109		
Assessment no.	271	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1109		
Assessment no.	272	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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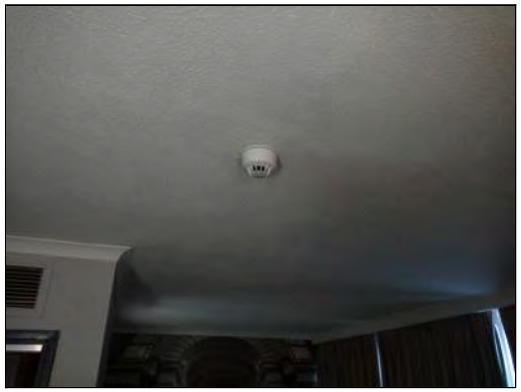
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1110		
Assessment no.	273	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1110		
Assessment no.	274	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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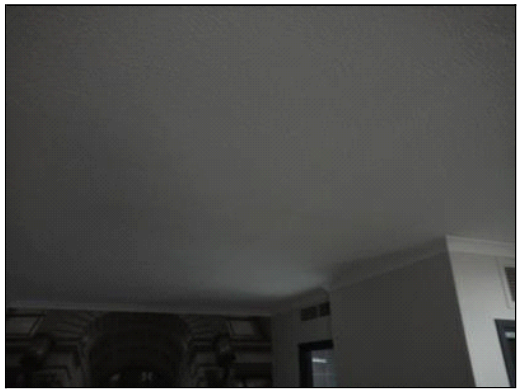
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1108		
Assessment no.	275	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1108		
Assessment no.	276	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1107		
Assessment no.	277	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1107		
Assessment no.	278	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / Corridor 2 Risers		
Assessment no.	279	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected	to all joints to ducting	
Location/ position	Mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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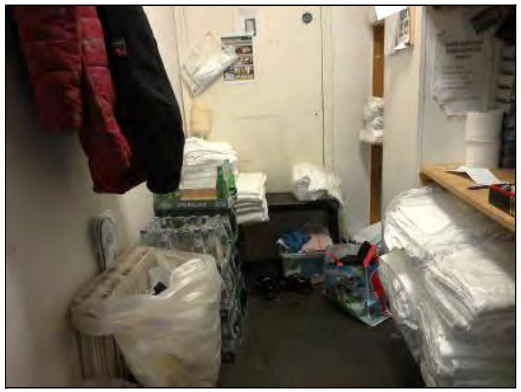
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / Duct riser	No access - stored items prevent access	
Assessment no.	280	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / Lift Lobby		
Assessment no.	281	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to steel beam				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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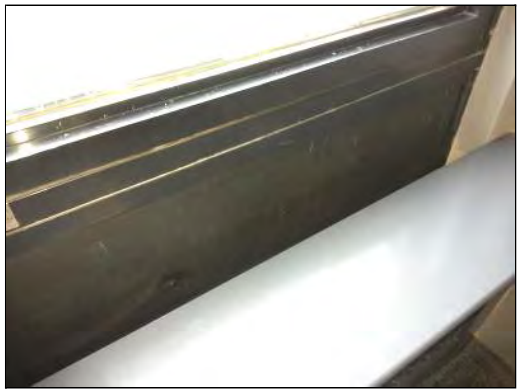
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / Lift Lobby	Area to void requires encapsulation.	
Assessment no.	282	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2m²	Asbestos Type	Amosite		
Location/ position	Insulating board Infill above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / Electrical riser	No access to electrics - live services	
Assessment no.	283	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / Corridor 1 Risers		
Assessment no.	284	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected	to all joints to ducting	
Location/ position	Mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1106		
Assessment no.	285	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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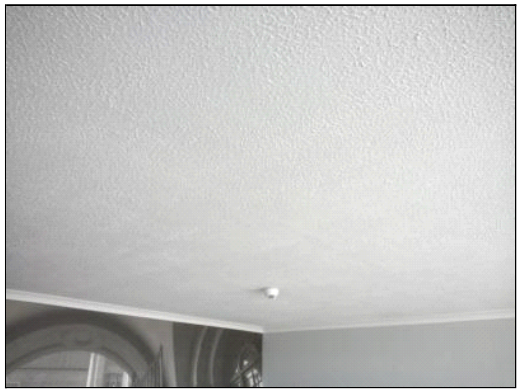
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1105		
Assessment no.	286	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1105		
Assessment no.	287	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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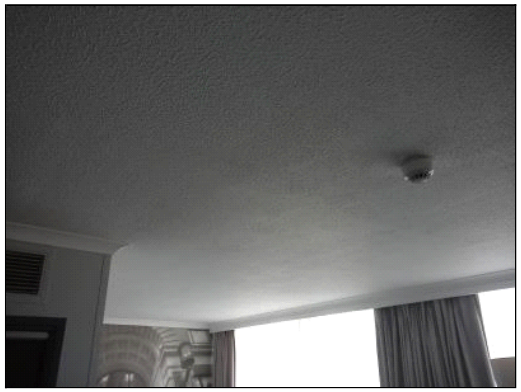
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1103		
Assessment no.	288	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1103		
Assessment no.	289	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / 1104		
Assessment no.	290	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1104		
Assessment no.	291	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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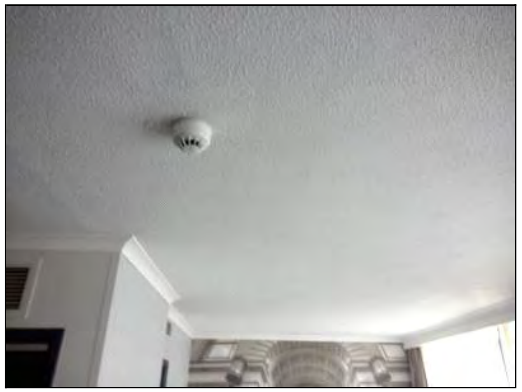
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1102		
Assessment no.	292	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	11th Floor / 1101		
Assessment no.	293	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	11th Floor / 1101		
Assessment no.	294	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / Lift Lobby		
Assessment no.	295	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to steel beam				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / Lift Lobby	Area to void requires encapsulation.	
Assessment no.	296	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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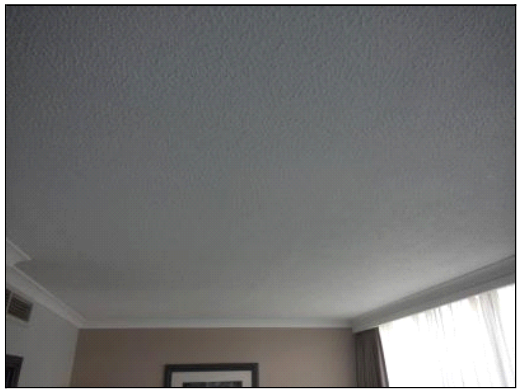
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1006		
Assessment no.	297	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / 1006		
Assessment no.	298	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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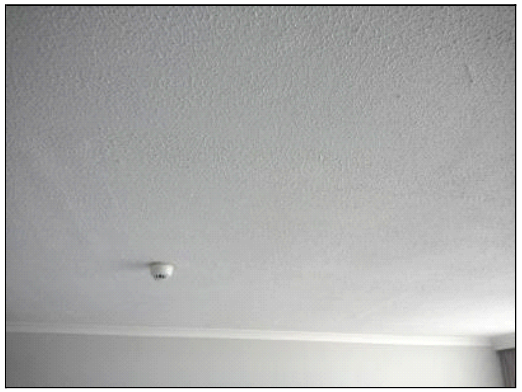
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1005		
Assessment no.	299	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / 1005		
Assessment no.	300	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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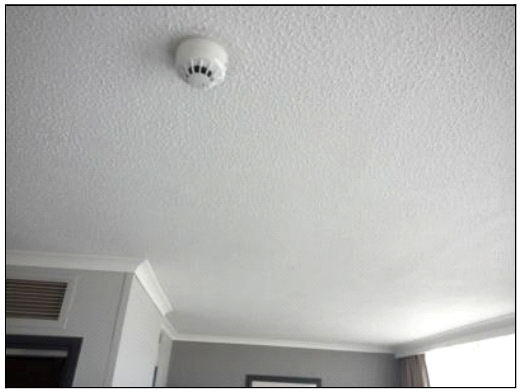
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1003		
Assessment no.	301	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1003		
Assessment no.	302	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / 1004		
Assessment no.	303	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1004		
Assessment no.	304	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1002		
Assessment no.	305	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1002		
Assessment no.	306	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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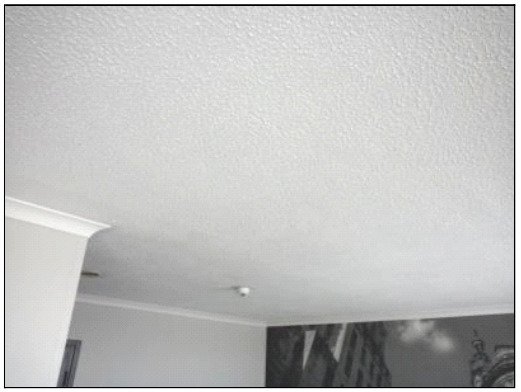
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1001		
Assessment no.	307	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1001		
Assessment no.	308	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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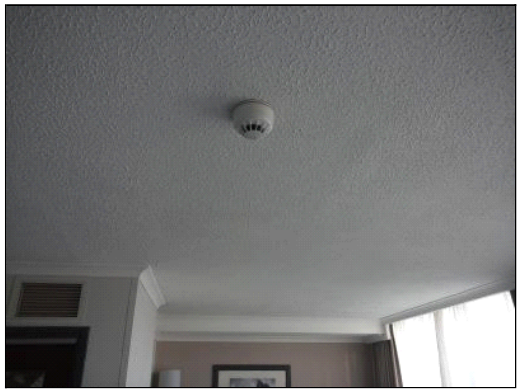
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1007		
Assessment no.	309	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1007		
Assessment no.	310	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / 1008		
Assessment no.	311	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1008		
Assessment no.	312	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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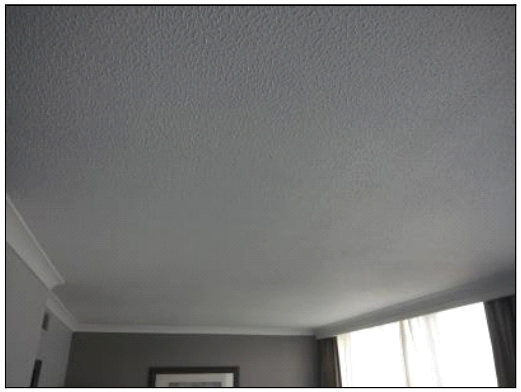
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1010		
Assessment no.	313	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1010		
Assessment no.	314	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1009		
Assessment no.	315	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1009		
Assessment no.	316	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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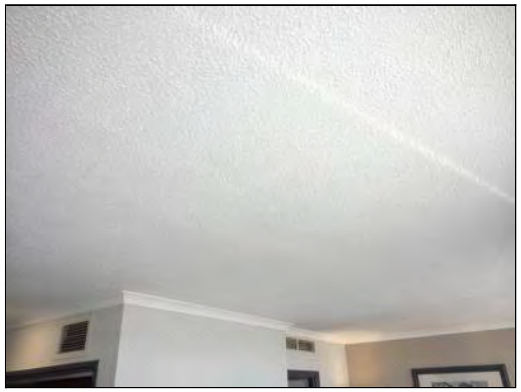
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	10th Floor / 1011		
Assessment no.	317	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1011		
Assessment no.	318	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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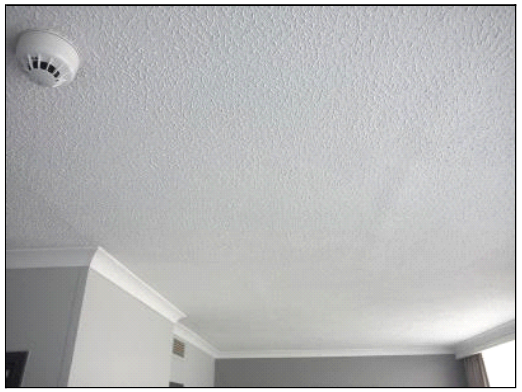
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1014		
Assessment no.	319	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1014		
Assessment no.	320	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1013		
Assessment no.	321	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1013		
Assessment no.	322	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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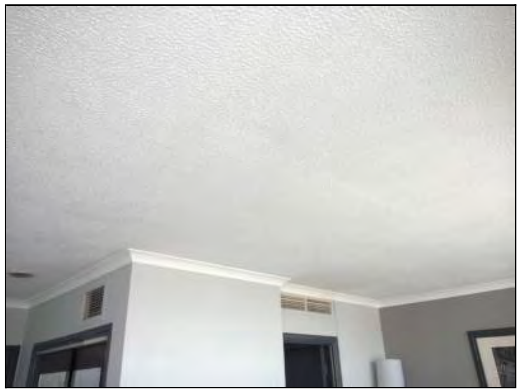
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1015		
Assessment no.	323	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1015		
Assessment no.	324	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1016		
Assessment no.	325	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / 1016		
Assessment no.	326	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / Linen		
Assessment no.	327	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / Linen		
Assessment no.	328	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Rope seal to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / Corridor 2 Risers		
Assessment no.	329	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected	to all joints to ducting	
Location/ position	Mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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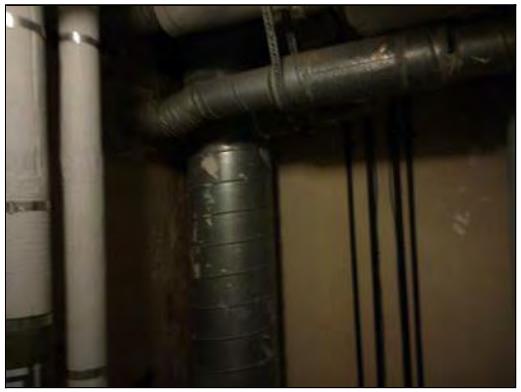
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / Corridor 1 Risers		
Assessment no.	330	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to ducting			to all joints to ducting	
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	10th Floor / Electrical riser	No access to electrics to all bedroom floor - live services	
Assessment no.	331	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to electrics to all bedroom floors				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Lift Lobby		
Assessment no.	332	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Spray coating to steel beam				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	9th Floor / Lift Lobby	Area to void requires encapsulation.	
Assessment no.	333	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / Corridor 1 Risers		
Assessment no.	334	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected	to all joints to ducting	
Location/ position	Mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / Corridor 2 Risers		
Assessment no.	335	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected	to all joints to ducting	
Location/ position	Mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / Linen		
Assessment no.	336	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / Linen		
Assessment no.	337	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Rope seal to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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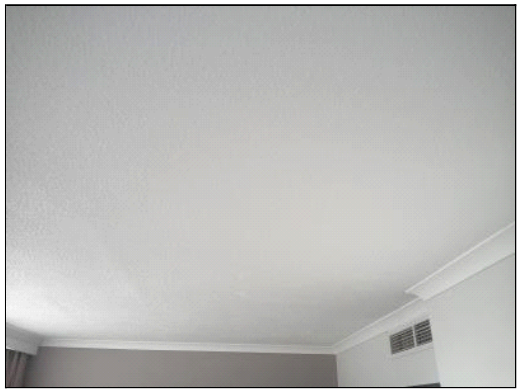
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 904		
Assessment no.	338	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 904		
Assessment no.	339	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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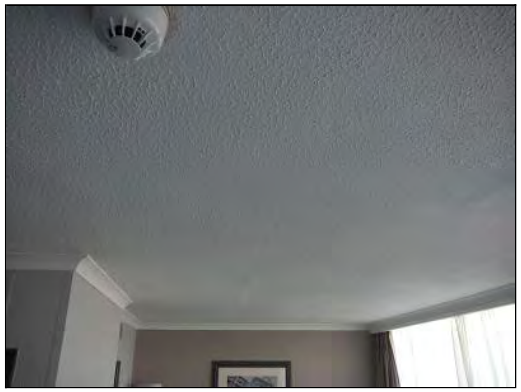
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 915		
Assessment no.	340	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 915		
Assessment no.	341	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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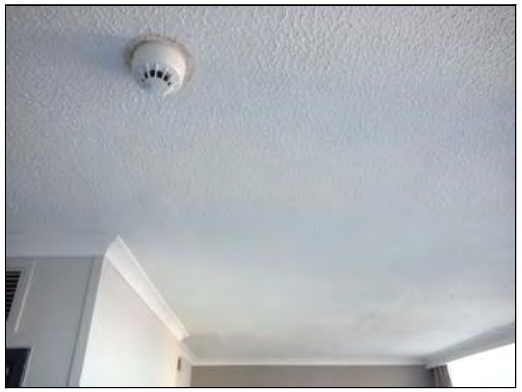
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 911		
Assessment no.	342	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 911		
Assessment no.	343	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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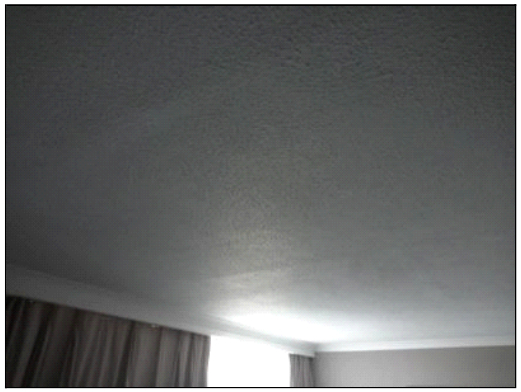
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 916		
Assessment no.	344	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 916		
Assessment no.	345	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 913		
Assessment no.	346	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 913		
Assessment no.	347	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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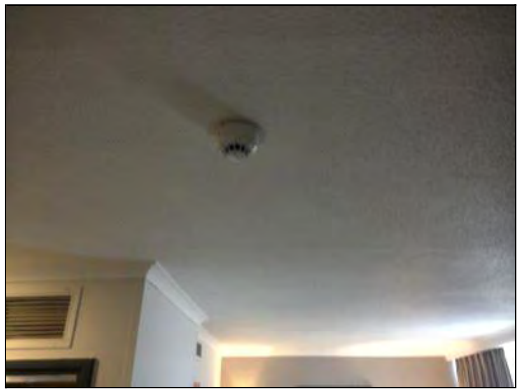
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 914		
Assessment no.	348	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 914		
Assessment no.	349	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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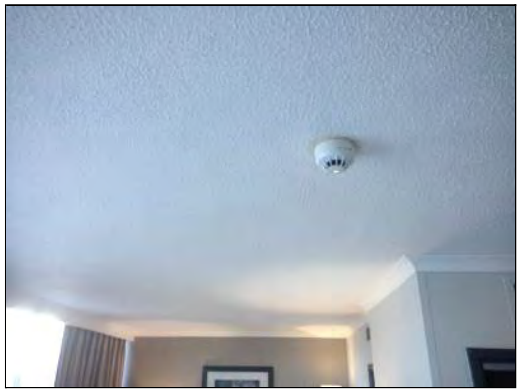
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 912		
Assessment no.	350	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 912		
Assessment no.	351	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 909		
Assessment no.	352	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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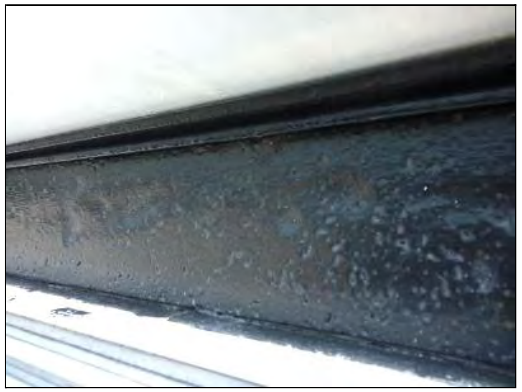
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 909		
Assessment no.	353	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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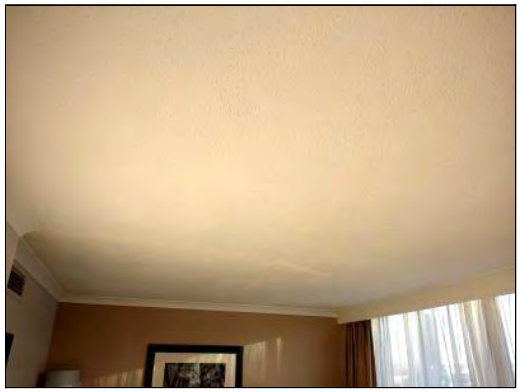
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 910		
Assessment no.	354	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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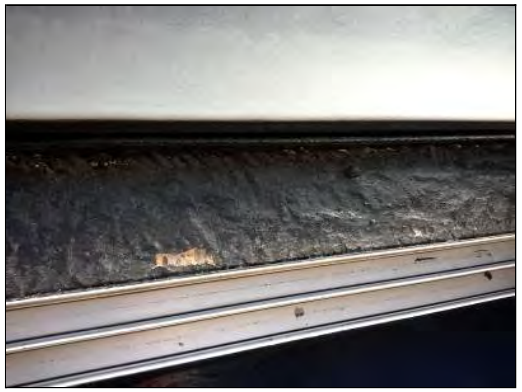
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 910		
Assessment no.	355	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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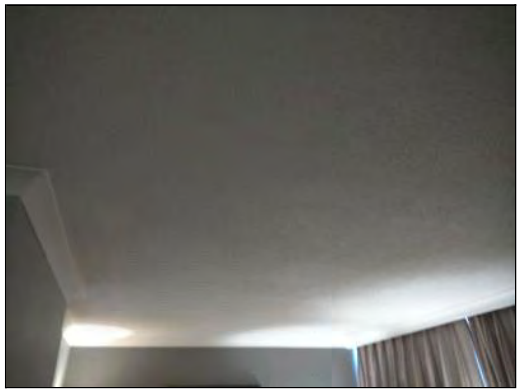
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 907		
Assessment no.	356	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 907		
Assessment no.	357	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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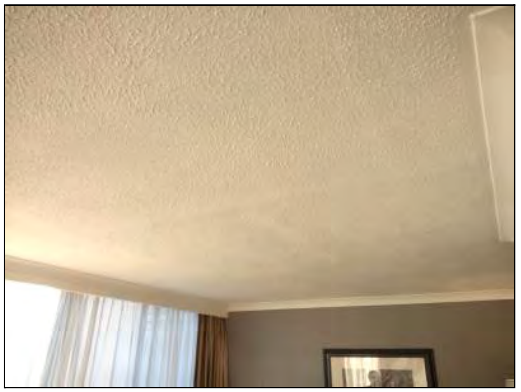
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 908		
Assessment no.	358	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 908		
Assessment no.	359	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 901		
Assessment no.	360	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 901		
Assessment no.	361	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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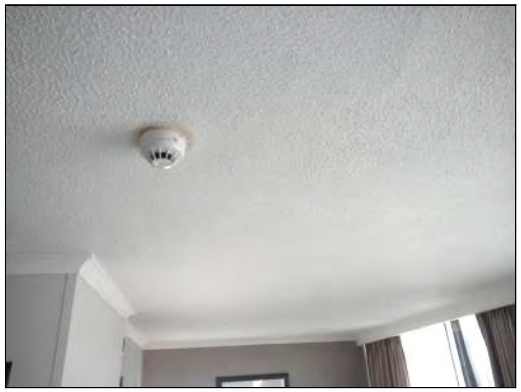
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 902		
Assessment no.	362	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 902		
Assessment no.	363	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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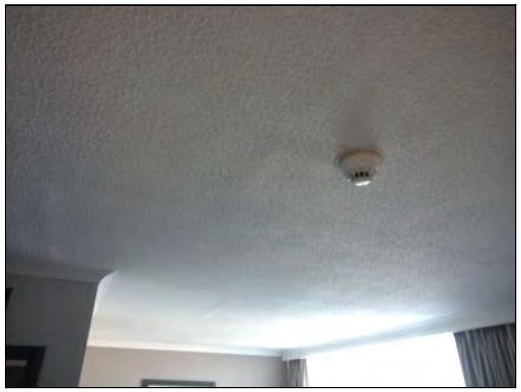
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 903		
Assessment no.	364	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 903		
Assessment no.	365	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 906		
Assessment no.	366	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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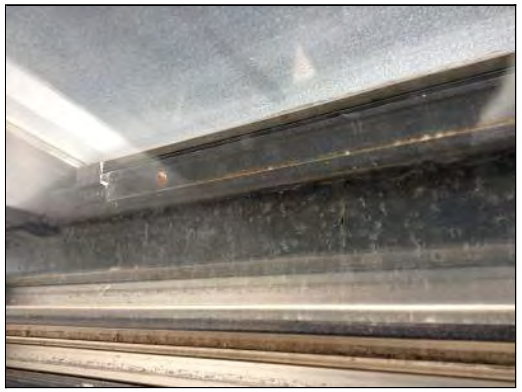
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	9th Floor / 906		
Assessment no.	367	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board to sill below window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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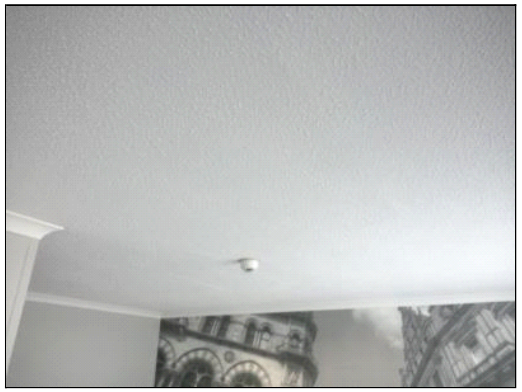
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 816		
Assessment no.	368	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / 816		
Assessment no.	369	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 815		
Assessment no.	370	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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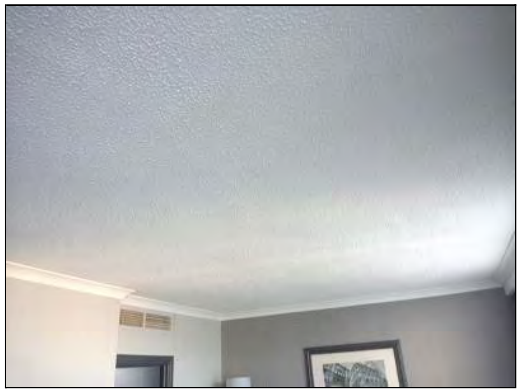
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 815		
Assessment no.	371	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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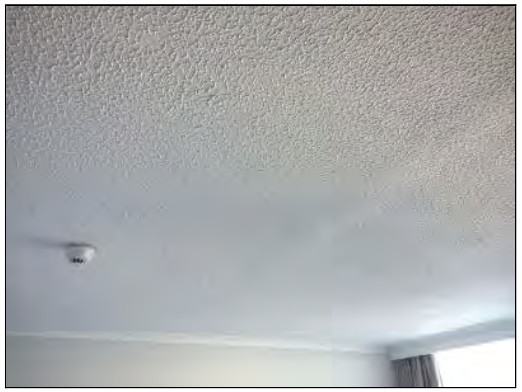
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 813		
Assessment no.	372	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 813		
Assessment no.	373	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / 812		
Assessment no.	374	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 812		
Assessment no.	375	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 809		
Assessment no.	376	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 809		
Assessment no.	377	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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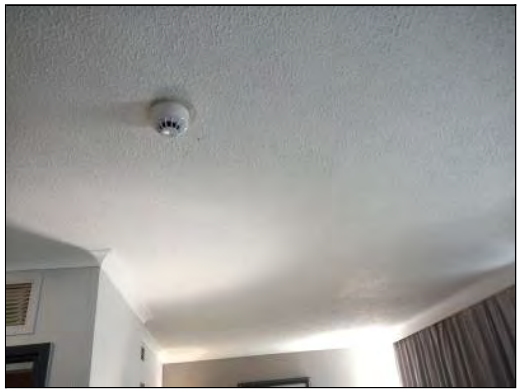
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 810		
Assessment no.	378	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 810		
Assessment no.	379	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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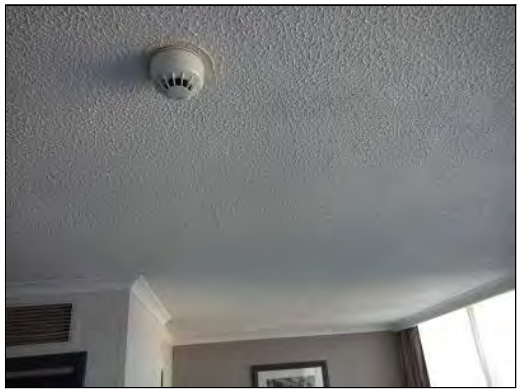
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 807		
Assessment no.	380	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 807		
Assessment no.	381	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 803		
Assessment no.	382	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 803		
Assessment no.	383	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 804		
Assessment no.	384	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 804		
Assessment no.	385	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 801		
Assessment no.	386	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / 801		
Assessment no.	387	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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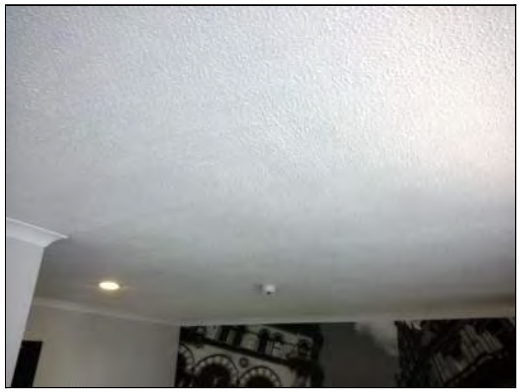
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 708		
Assessment no.	388	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 708		
Assessment no.	389	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board Infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 707		
Assessment no.	390	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 707		
Assessment no.	391	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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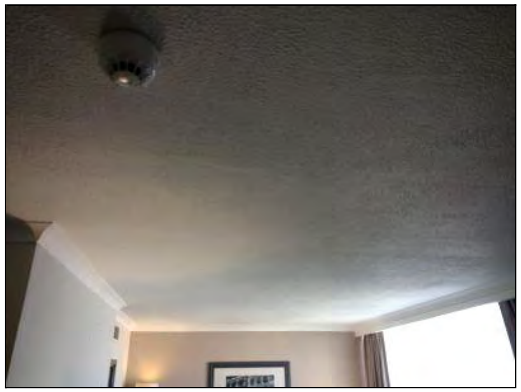
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 711		
Assessment no.	392	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / 711		
Assessment no.	393	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 712		
Assessment no.	394	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 712		
Assessment no.	395	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 714		
Assessment no.	396	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 714		
Assessment no.	397	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 713		
Assessment no.	398	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 713		
Assessment no.	399	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 701		
Assessment no.	400	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 701		
Assessment no.	401	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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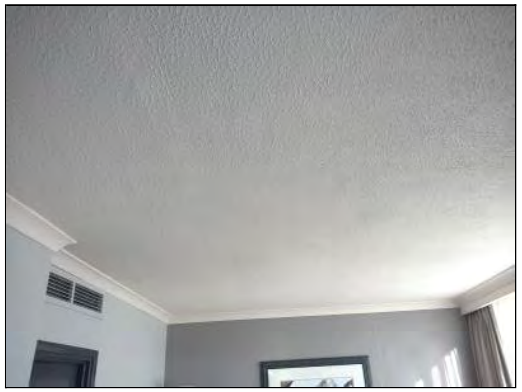
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 702		
Assessment no.	402	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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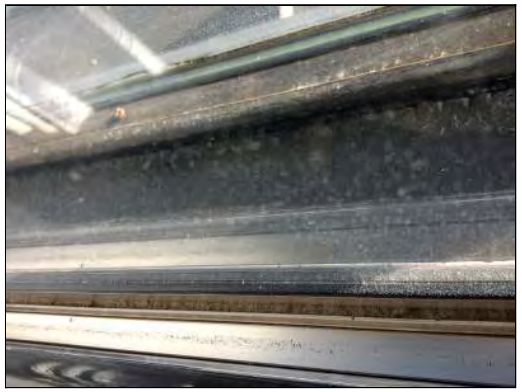
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 702		
Assessment no.	403	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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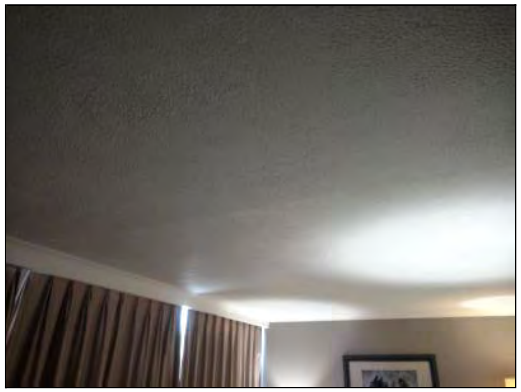
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 704		
Assessment no.	404	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 704		
Assessment no.	405	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 703		
Assessment no.	406	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 703		
Assessment no.	407	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 705		
Assessment no.	408	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 705		
Assessment no.	409	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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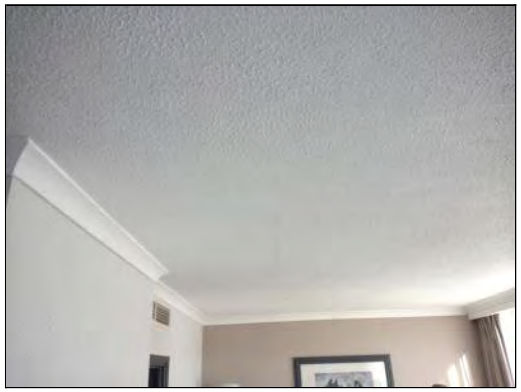
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 706		
Assessment no.	410	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / 706		
Assessment no.	411	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / Lift Lobby		
Assessment no.	412	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to steel beam				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	7th Floor / Lift Lobby	Area to void requires encapsulation.	
Assessment no.	413	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / Lift Lobby		
Assessment no.	414	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Spray coating to steel beam				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	8th Floor / Lift Lobby	Area to void requires encapsulation.	
Assessment no.	415	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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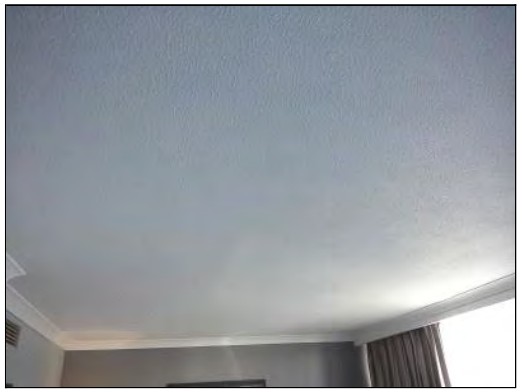
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 814		
Assessment no.	416	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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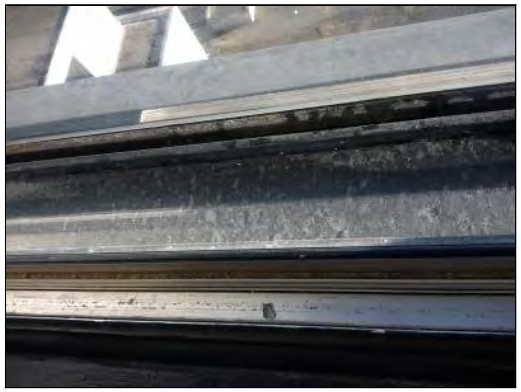
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / 814		
Assessment no.	417	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 615		
Assessment no.	418	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 615		
Assessment no.	419	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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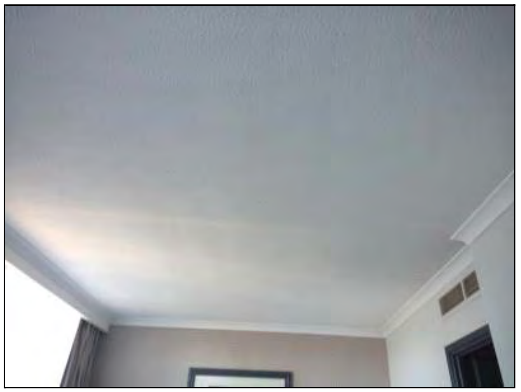
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 616		
Assessment no.	420	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / 616		
Assessment no.	421	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 614		
Assessment no.	422	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 612		
Assessment no.	423	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 609		
Assessment no.	424	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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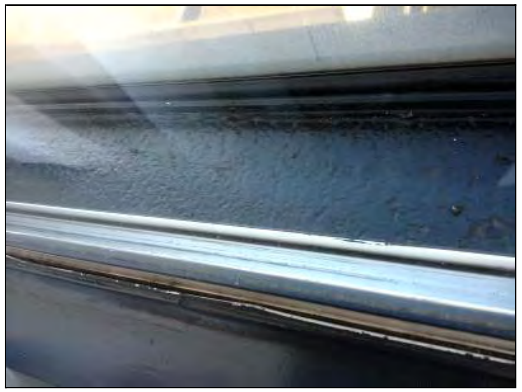
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 609		
Assessment no.	425	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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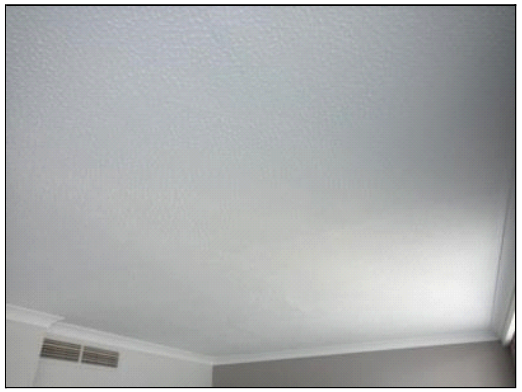
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 610		
Assessment no.	426	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 610		
Assessment no.	427	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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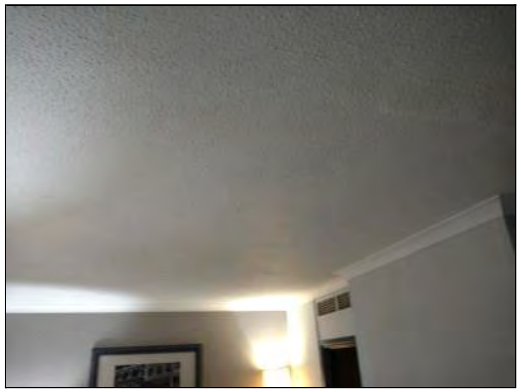
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 608		
Assessment no.	428	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Confidentially provided to John Blomeley AA Projects 80.5.127.67 07/02/2020 2:09 AM

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / 608		
Assessment no.	429	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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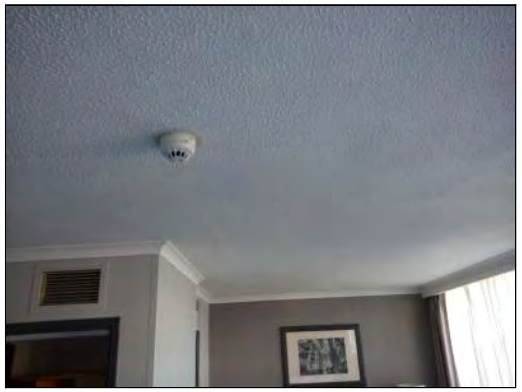
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 607		
Assessment no.	430	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 607		
Assessment no.	431	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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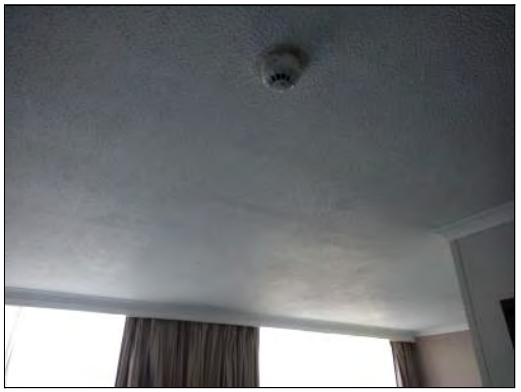
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 601		
Assessment no.	432	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 601		
Assessment no.	433	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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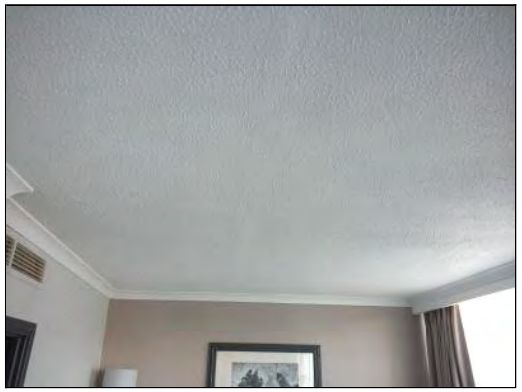
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 602		
Assessment no.	434	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 602		
Assessment no.	435	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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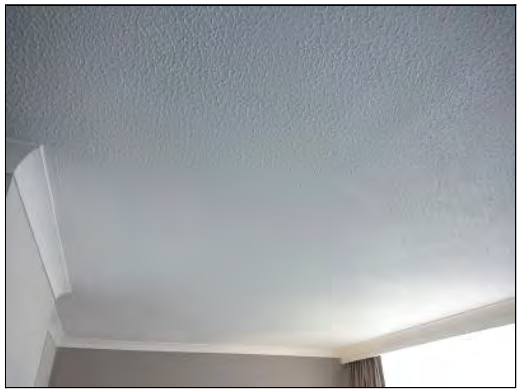
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 603		
Assessment no.	436	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / 603		
Assessment no.	437	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 501		
Assessment no.	438	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 501		
Assessment no.	439	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Confidentially provided to John Blomeley AA Projects 80.5.127.67 07/02/2020 2:09 AM

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 503		
Assessment no.	440	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 503		
Assessment no.	441	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 505		
Assessment no.	442	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 505		
Assessment no.	443	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 506		
Assessment no.	444	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 506		
Assessment no.	445	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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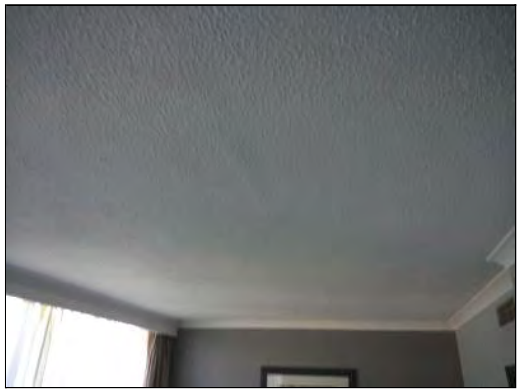
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 504		
Assessment no.	446	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 504		
Assessment no.	447	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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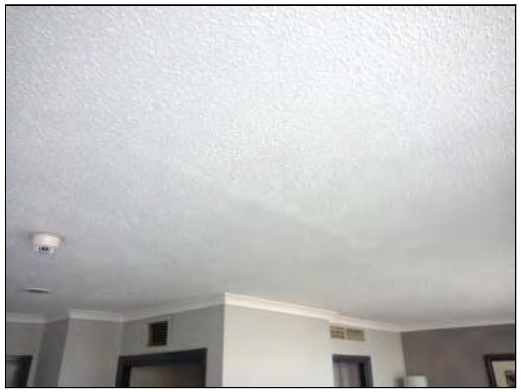
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 507		
Assessment no.	448	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 507		
Assessment no.	449	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 509		
Assessment no.	450	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / 509		
Assessment no.	451	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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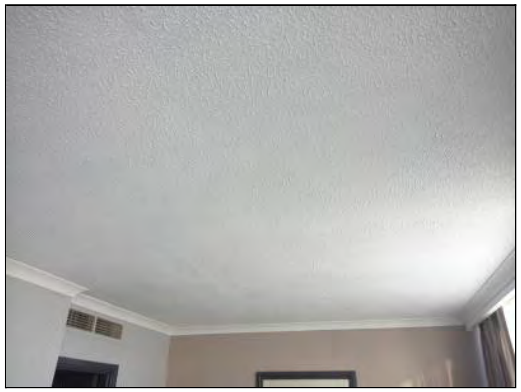
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 511		
Assessment no.	452	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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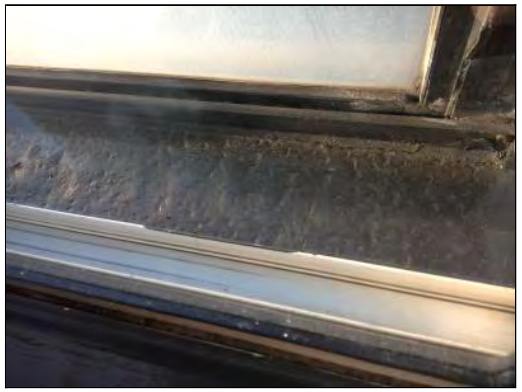
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 511		
Assessment no.	453	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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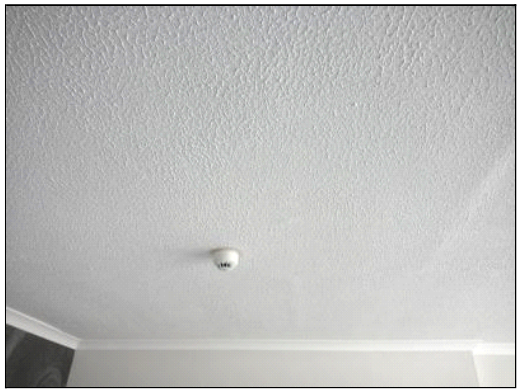
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 513		
Assessment no.	454	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 513		
Assessment no.	455	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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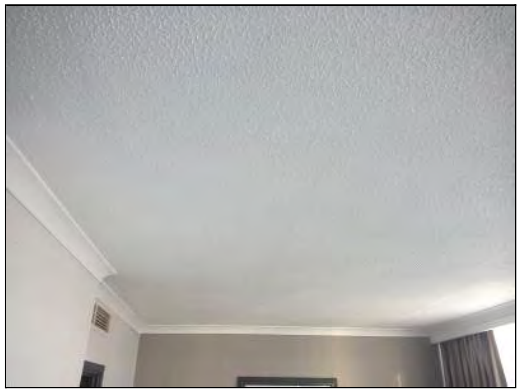
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 515		
Assessment no.	456	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 515		
Assessment no.	457	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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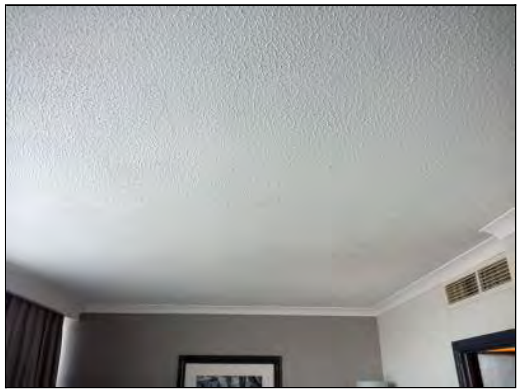
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / 516		
Assessment no.	458	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 516		
Assessment no.	459	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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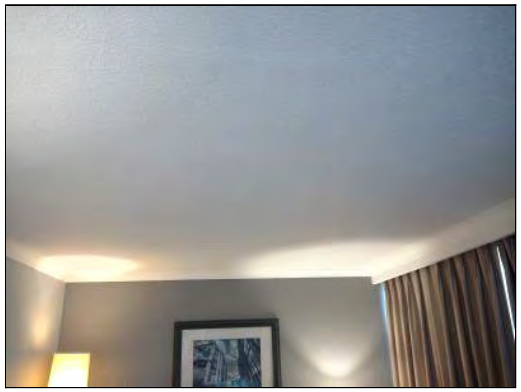
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 514		
Assessment no.	460	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 514		
Assessment no.	461	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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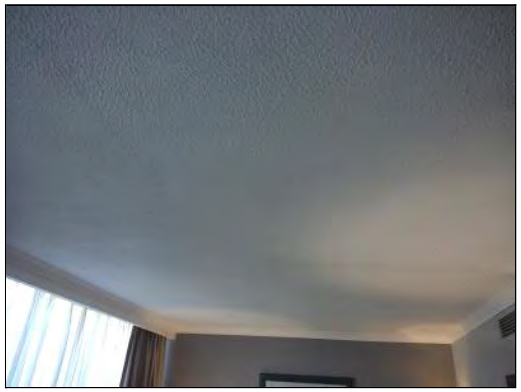
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 512		
Assessment no.	462	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 512		
Assessment no.	463	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 510		
Assessment no.	464	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 510		
Assessment no.	465	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 508		
Assessment no.	466	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Confidentially provided to John Blomeley AA Projects 80.5.127.67 07/02/2020 2:09 AM

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / 508		
Assessment no.	467	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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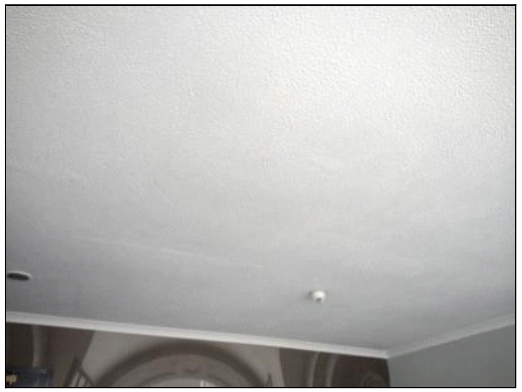
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 413		
Assessment no.	468	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 413		
Assessment no.	469	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board Infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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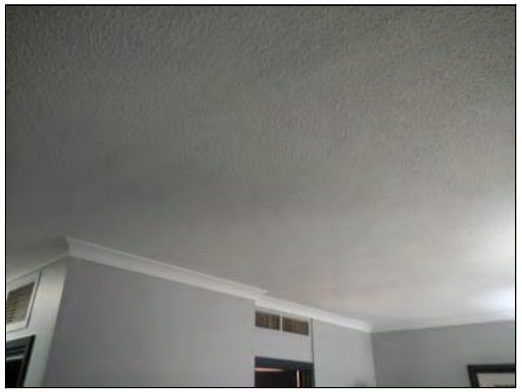
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 415		
Assessment no.	470	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 415		
Assessment no.	471	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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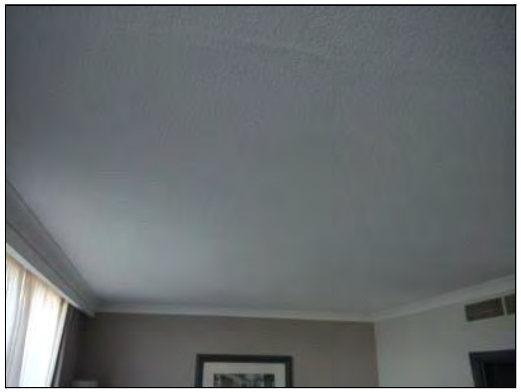
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 416		
Assessment no.	472	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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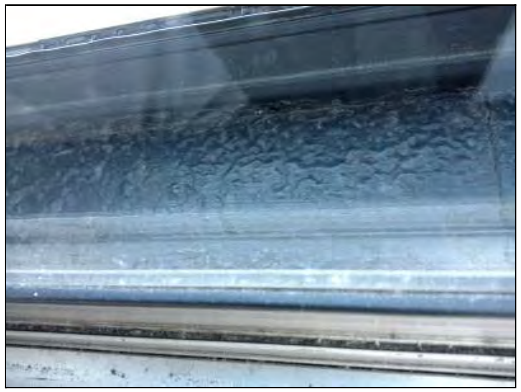
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 416		
Assessment no.	473	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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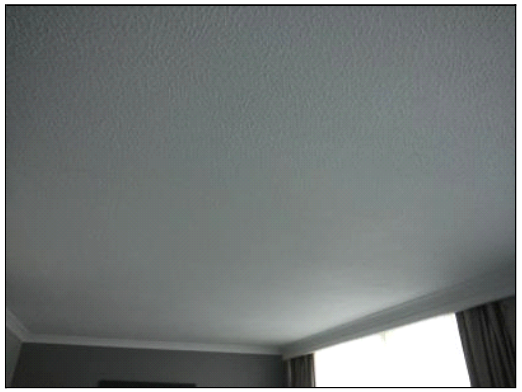
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 414		
Assessment no.	474	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 414		
Assessment no.	475	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 412		
Assessment no.	476	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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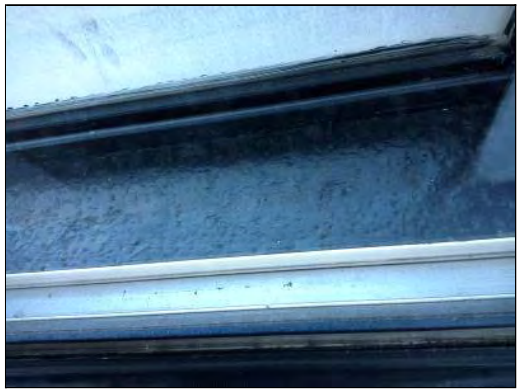
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 412		
Assessment no.	477	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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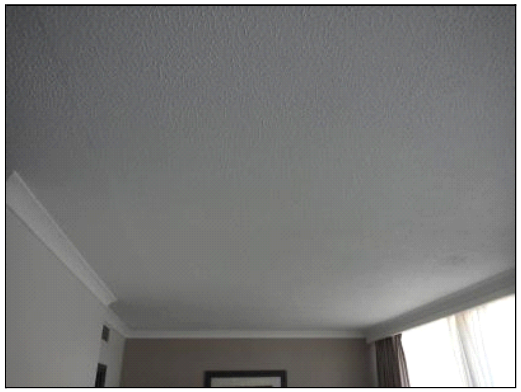
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 411		
Assessment no.	478	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 411		
Assessment no.	479	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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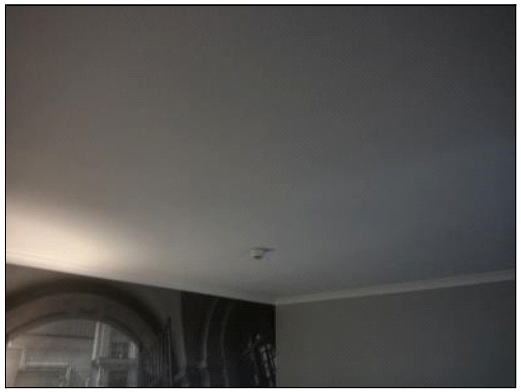
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 409		
Assessment no.	480	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 409		
Assessment no.	481	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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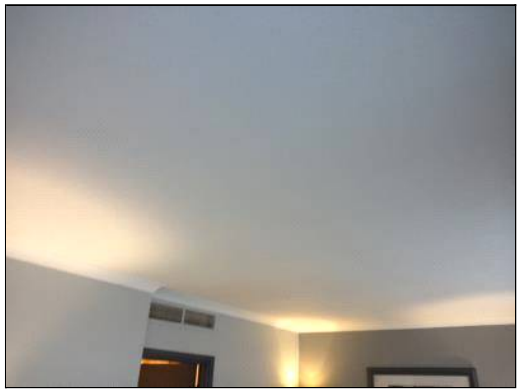
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 410		
Assessment no.	482	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 410		
Assessment no.	483	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 407		
Assessment no.	484	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 407		
Assessment no.	485	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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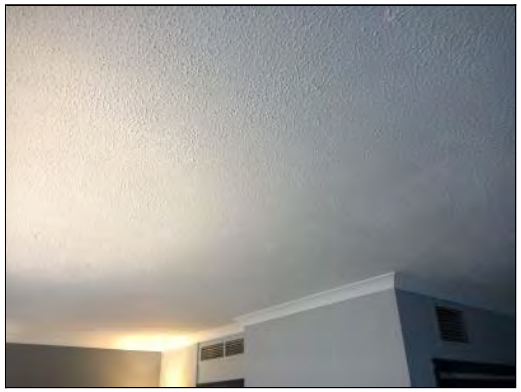
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 408		
Assessment no.	486	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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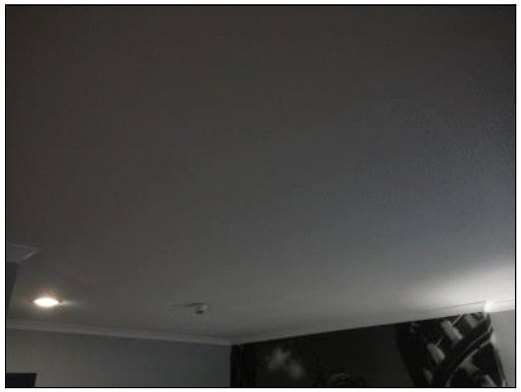
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 401		
Assessment no.	487	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Confidentially provided to John Blomeley AA Projects 80.5.127.67 07/02/2020 2:09 AM

Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / 401		
Assessment no.	488	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 402		
Assessment no.	489	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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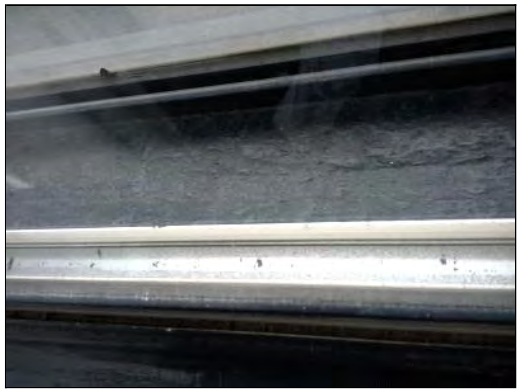
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 402		
Assessment no.	490	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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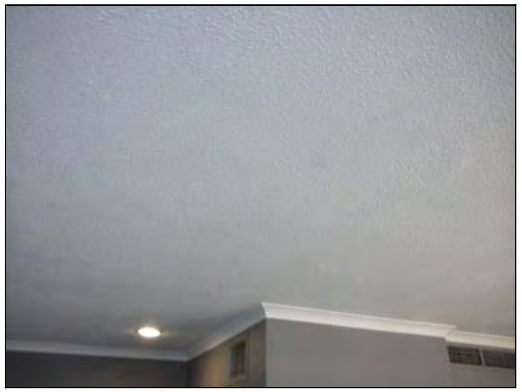
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 403		
Assessment no.	491	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / 403		
Assessment no.	492	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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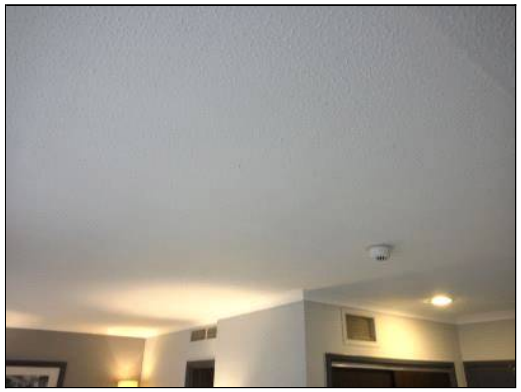
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 404		
Assessment no.	493	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 404		
Assessment no.	494	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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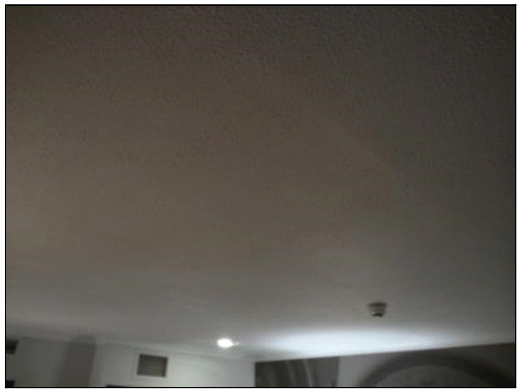
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 405		
Assessment no.	495	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / 405		
Assessment no.	496	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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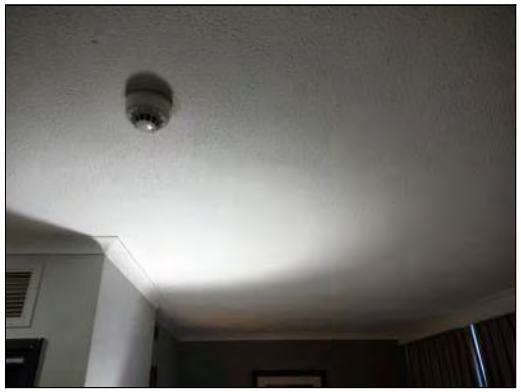
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / 406		
Assessment no.	497	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / 406		
Assessment no.	498	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 301		
Assessment no.	499	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board infill between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 302		
Assessment no.	500	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 303		
Assessment no.	501	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 303		
Assessment no.	502	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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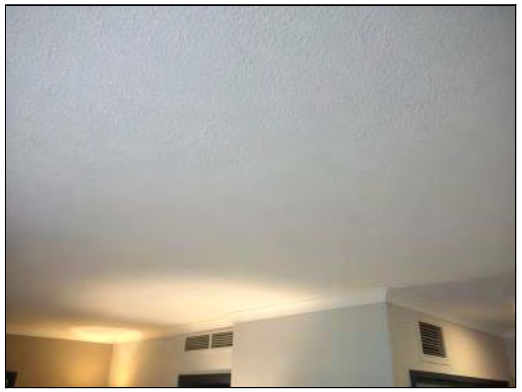
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 304		
Assessment no.	503	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 304		
Assessment no.	504	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 306		
Assessment no.	505	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 306		
Assessment no.	506	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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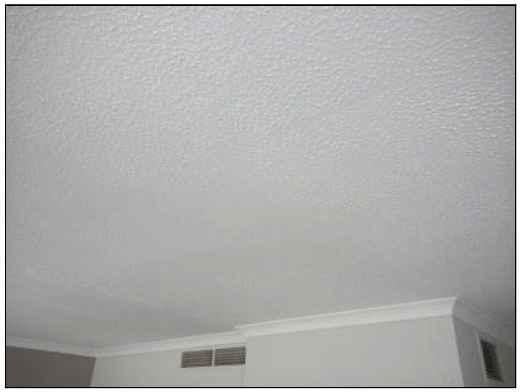
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 316		
Assessment no.	507	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 316		
Assessment no.	508	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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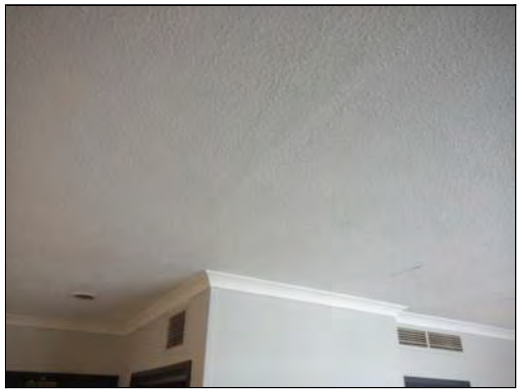
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 315		
Assessment no.	509	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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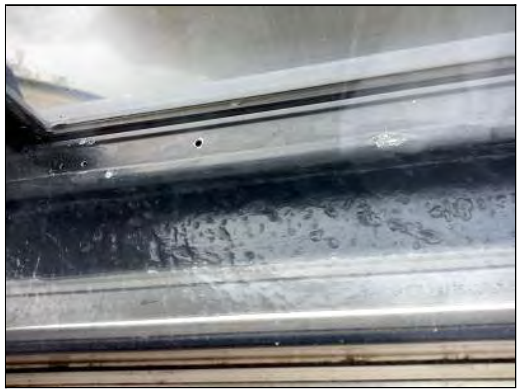
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 315		
Assessment no.	510	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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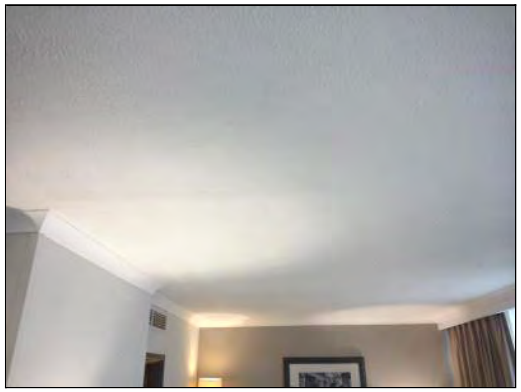
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 314		
Assessment no.	511	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 314		
Assessment no.	512	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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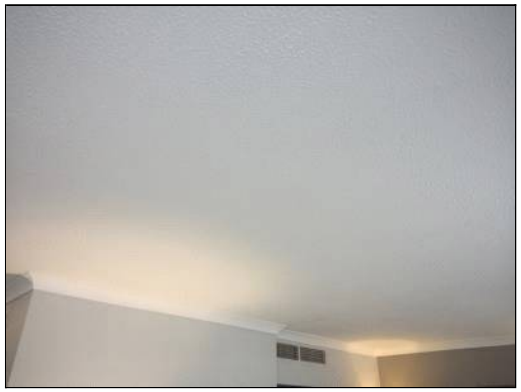
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 311		
Assessment no.	513	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 311		
Assessment no.	514	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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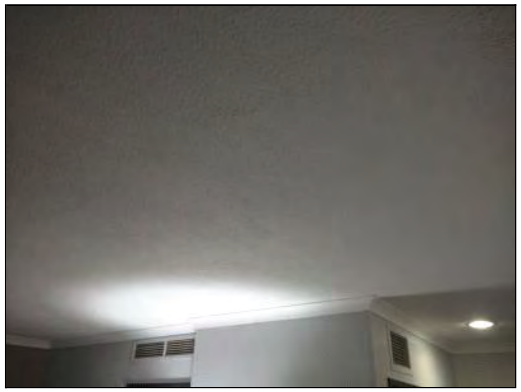
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 312		
Assessment no.	515	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 312		
Assessment no.	516	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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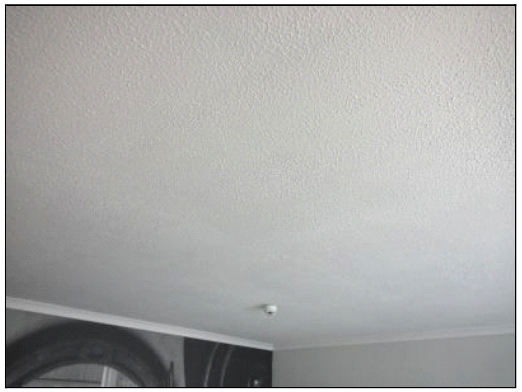
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 309		
Assessment no.	517	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 309		
Assessment no.	518	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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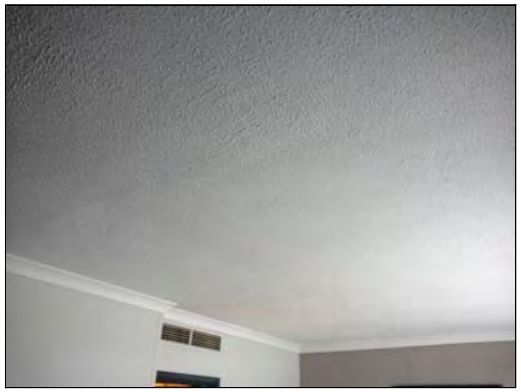
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 310		
Assessment no.	519	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	3rd Floor / 310		
Assessment no.	520	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 308		
Assessment no.	521	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 308		
Assessment no.	522	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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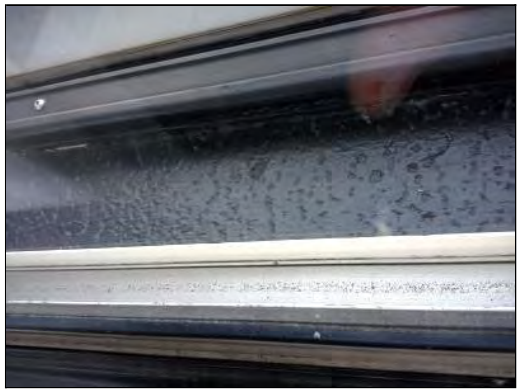
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 307		
Assessment no.	523	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Confidentially provided to John Blomeley AA Projects 80.5.127.67 07/02/2020 2:09 AM

Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / 307		
Assessment no.	524	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 216		
Assessment no.	525	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 216		
Assessment no.	526	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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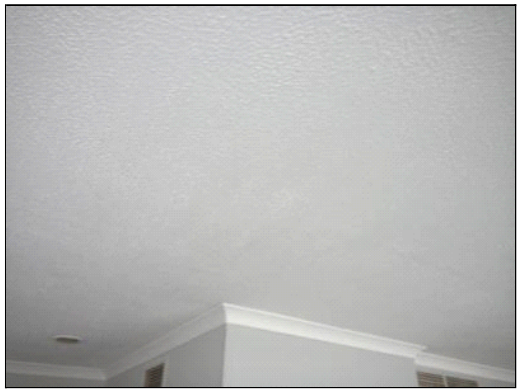
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 215		
Assessment no.	527	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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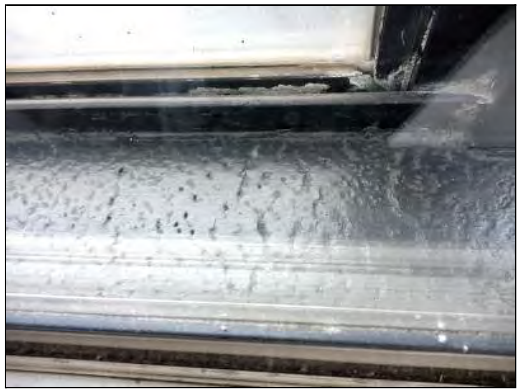
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 215		
Assessment no.	528	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 213		
Assessment no.	529	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 213		
Assessment no.	530	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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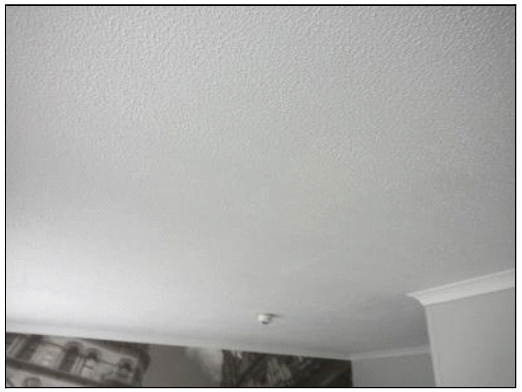
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 214		
Assessment no.	531	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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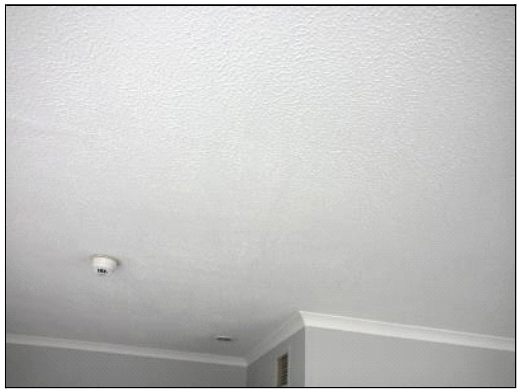
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 211		
Assessment no.	532	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 211		
Assessment no.	533	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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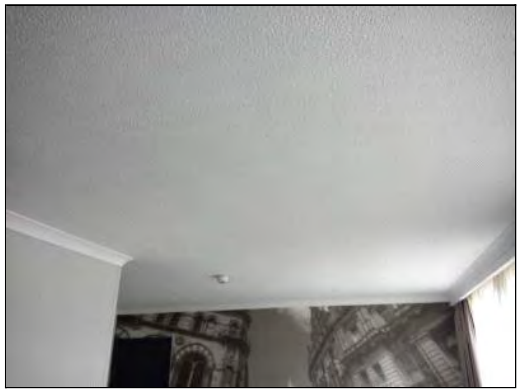
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 212		
Assessment no.	534	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / 212		
Assessment no.	535	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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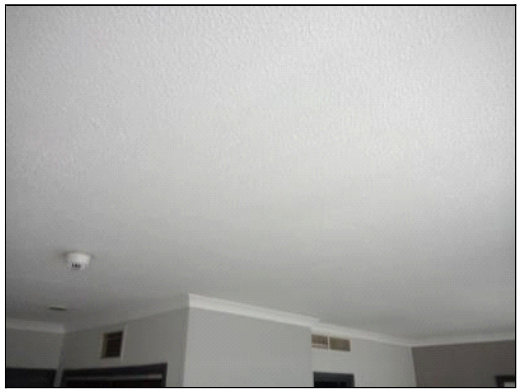
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 210		
Assessment no.	536	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 201		
Assessment no.	537	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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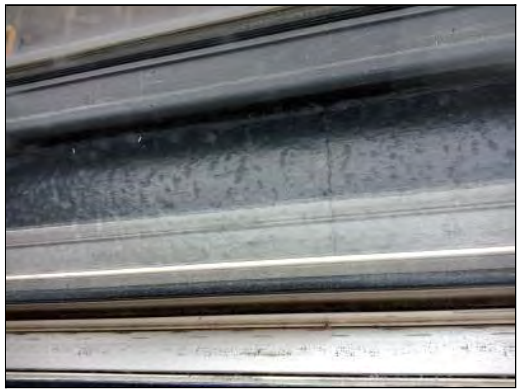
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 201		
Assessment no.	538	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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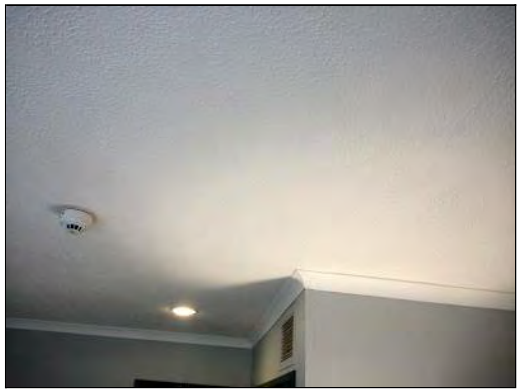
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 202		
Assessment no.	539	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 202		
Assessment no.	540	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 204		
Assessment no.	541	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 203		
Assessment no.	542	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 203		
Assessment no.	543	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 205		
Assessment no.	544	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 205		
Assessment no.	545	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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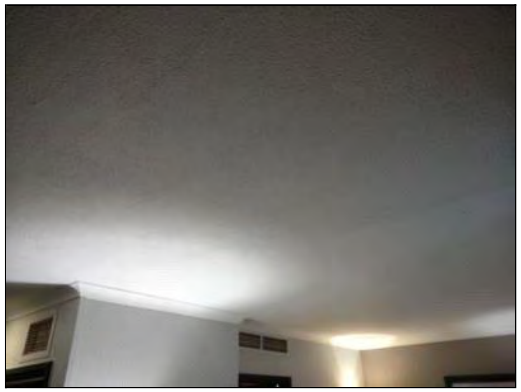
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 206		
Assessment no.	546	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / 206		
Assessment no.	547	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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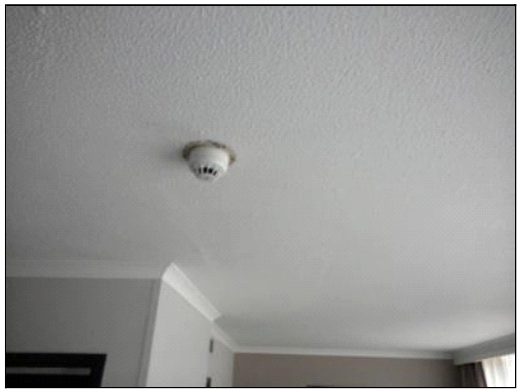
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 102		
Assessment no.	548	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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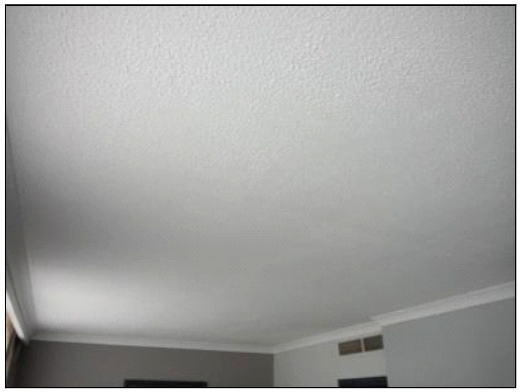
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 104		
Assessment no.	549	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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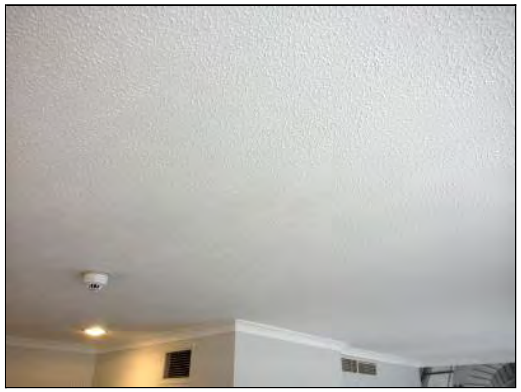
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / 103		
Assessment no.	550	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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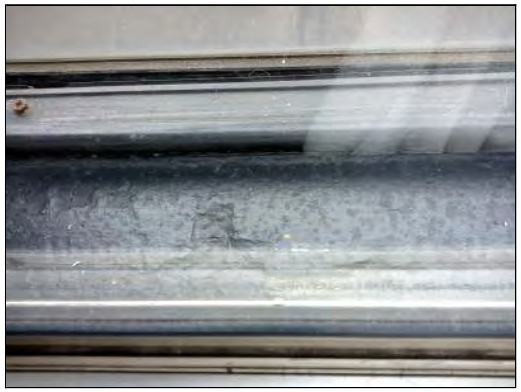
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / 103		
Assessment no.	551	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 105		
Assessment no.	552	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / 105		
Assessment no.	553	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 106		
Assessment no.	554	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 106		
Assessment no.	555	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 101 Crew lounge		
Assessment no.	556	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of sink				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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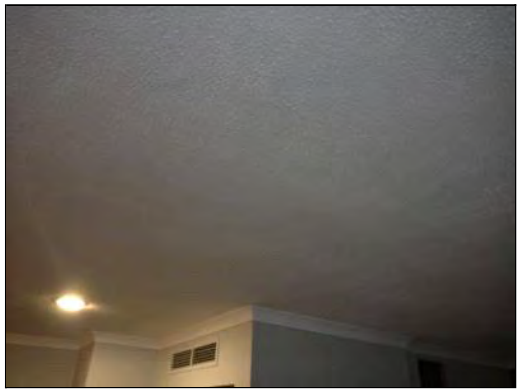
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 107		
Assessment no.	557	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 107		
Assessment no.	558	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / 110		
Assessment no.	559	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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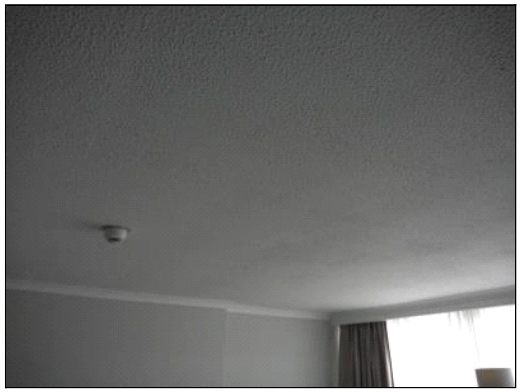
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 109		
Assessment no.	560	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 109		
Assessment no.	561	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 112		
Assessment no.	562	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / 112		
Assessment no.	563	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 111		
Assessment no.	564	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / 111		
Assessment no.	565	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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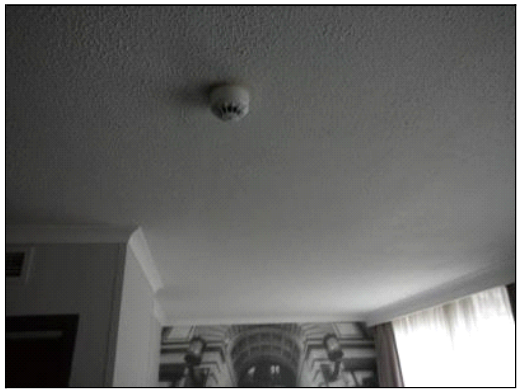
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 114		
Assessment no.	566	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / 114		
Assessment no.	567	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 113		
Assessment no.	568	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 113		
Assessment no.	569	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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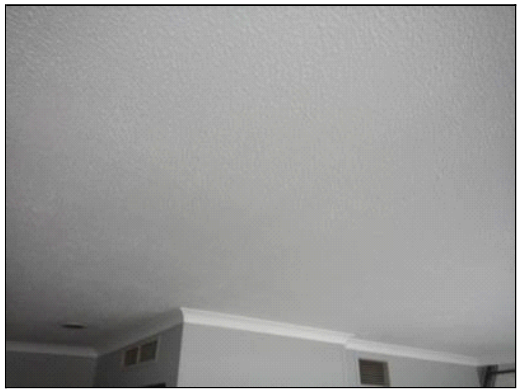
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 115		
Assessment no.	570	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	1st Floor / 115		
Assessment no.	571	Accessibility			
Material Risk					
Identification	Strongly Presumed	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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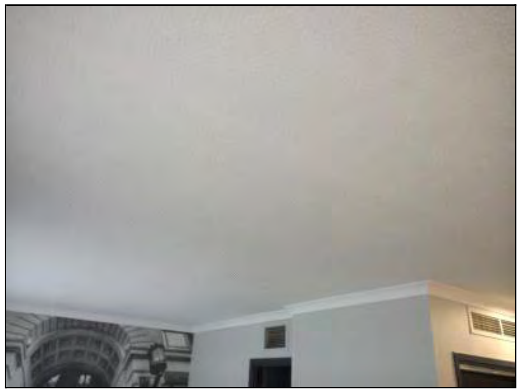
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 116		
Assessment no.	572	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 116		
Assessment no.	573	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 207		
Assessment no.	574	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 207		
Assessment no.	575	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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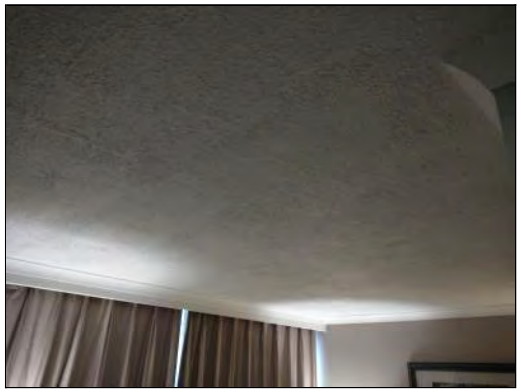
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 208		
Assessment no.	576	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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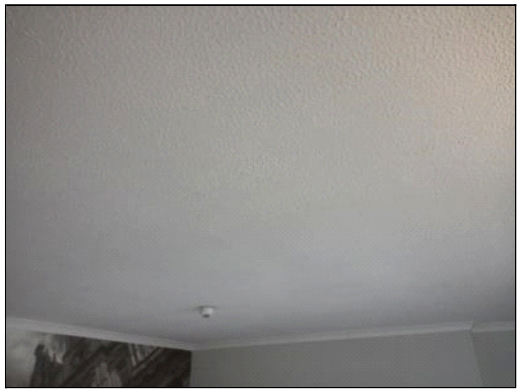
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 209		
Assessment no.	577	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / 209		
Assessment no.	578	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board between glazing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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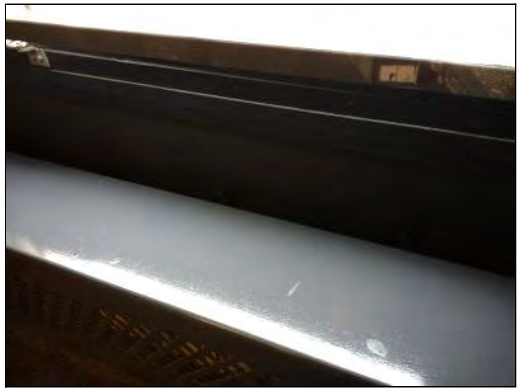
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	6th Floor / Lift Lobby	Area to void requires encapsulation.	
Assessment no.	579	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / Electrical riser	No access to electrics - live services	
Assessment no.	580	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / Electrical riser	No access to electrics - live services	
Assessment no.	581	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / Electrical riser	No access to electrics - live electrics	
Assessment no.	582	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	5th Floor / Lift Lobby	Area to void requires encapsulation.	
Assessment no.	583	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	4th Floor / Lift Lobby	Area to void requires encapsulation.	
Assessment no.	584	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board Infill above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	3rd Floor / Lift Lobby	Area to void requires encapsulation.	
Assessment no.	585	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	2nd Floor / Lift Lobby	Area to void requires encapsulation.	
Assessment no.	586	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill above and below window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Maintenence office		
Assessment no.	587	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing to steel beams				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Maintenence store		
Assessment no.	588	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing to steel beams				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Maintenence		
Assessment no.	589	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing to steel beams				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Maintenence		
Assessment no.	590	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of sink				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Locker room		
Assessment no.	591	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing to steel beams				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Ground Floor / Plant room		
Assessment no.	592	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	12no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets pipework to large water tank				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Ground Floor / Plant room		
Assessment no.	593	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	100lm	Asbestos Type	Chrysotile		
Location/ position	Bitumen seal to water tank				
Surface treatment	Completely Sealed				
Product type	Bitumen				
Material risk	Very low	Material risk score	3		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Ground Floor / Plant room	to rear right of room	
Assessment no.	594	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	16no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets to water booster pipework				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Encapsulate				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Ground Floor / Plant room	gaskets unable to be sampled, no accees between flange to sample.	
Assessment no.	595	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Presumed	Condition	Low Damage		
Extent	Throughout	Asbestos Type	Chrysotile		
Location/ position	Geskets to pipework to ground and mezzanine plant rooms				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Plant room	Remediation required to broken edges.	
Assessment no.	596	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to ceiling and beams				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Laundry lobby		
Assessment no.	597	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing to steelwork				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Laundry store		
Assessment no.	598	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing to steelwork				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Laundry office		
Assessment no.	599	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing to steelwork				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Laundry		
Assessment no.	600	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing to steelwork				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Ground Floor / Laundry		
Assessment no.	601	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets to pipework				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Electric meter room		
Assessment no.	602	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing to steelwork				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Electrical sub station	No access to Sub station - owned by third party (electricity board)	
Assessment no.	603	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to Sub station				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Paint store		
Assessment no.	604	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board to steelwork				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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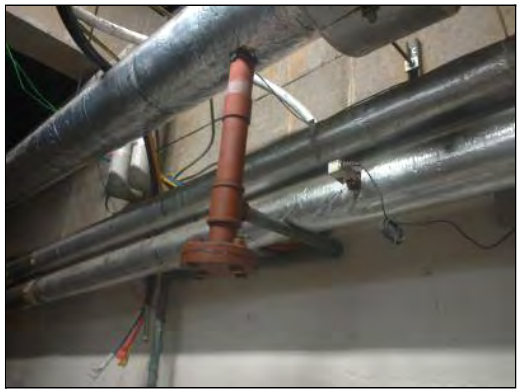
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Ground Floor / Paint store		
Assessment no.	605	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets to pipework				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Ground Floor / Gas meter room		
Assessment no.	606	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	25no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets to pipework				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Stairwell 02		
Assessment no.	607	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board lining to navigator entrance				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Reception stairwell		
Assessment no.	608	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	**Condition**	Low Damage		
Extent	40m²	**Asbestos Type**	Chrysotile		
Location/ position	Grey vinyl tiles and adhesive to floor below carpet				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	**Material risk score**	3		
Action	Manage				

Priority Risk			
Normal occupant activity		**No. occupants**	
		Frequency of use	
Location		**Average time each use**	
Accessibility		**Mean score**	
Extent/amount			
Mean score		**Priority risk score**	
Type of maintenance activity			
Frequency of maintenance activity		**Total risk score**	
Mean score			

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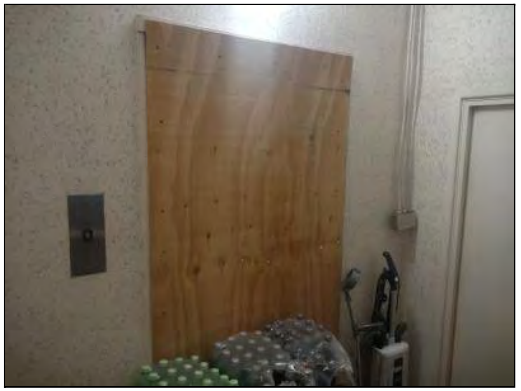
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Reception stairwell	No access within lift/shaft - outside of demise	
Assessment no.	609	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access within lift/shaft				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Staff canteen		
Assessment no.	610	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of sink			also to unit beside sink	
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Lift Shaft / Laundry Lift shaft and motor room		
Assessment no.	611	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2m²	Asbestos Type	Chrysotile + Amosite		
Location/ position	Insulating board lining to door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Ballroom		
Assessment no.	612	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Strawboard to ceiling/roof deck				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Mezzanine / Garage 3		
Assessment no.	613	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Ballroom store		
Assessment no.	614	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Strawboard to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Corridor 1	area to void not encapsulated.	
Assessment no.	615	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing to wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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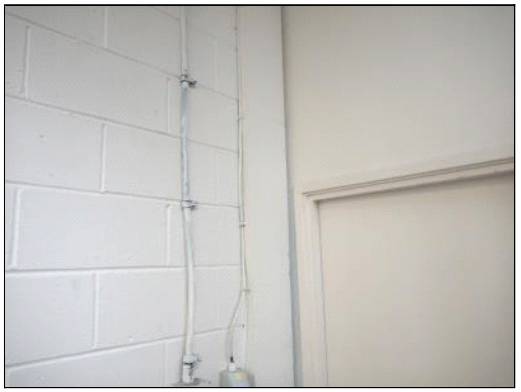
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Corridor 2	area to void not encapsulated.	
Assessment no.	616	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing to wall				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Events store		
Assessment no.	617	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Strawboard to ceiling/roof deck				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Events store	boxing to columns and firebreak to void boxing to room level encapsulated.	
Assessment no.	618	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing and fire break				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Events store 2		
Assessment no.	619	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Strawboard to ceiling/roof deck				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Events store 2		
Assessment no.	620	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing and fire break to void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Raphael suite		
Assessment no.	621	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing to void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Garage 1		
Assessment no.	622	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Grey vinyl tiles and adhesive to floor				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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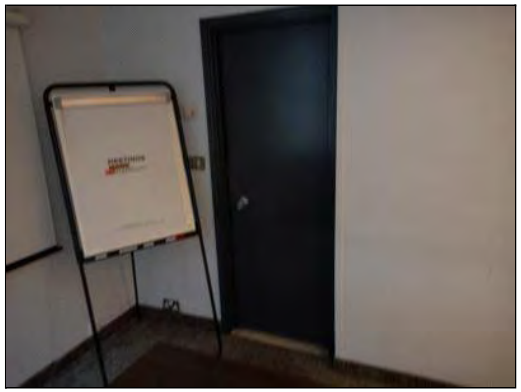
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / 108	No access within bathroom - locked, no key available at time of survey	
Assessment no.	623	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access within bathroom				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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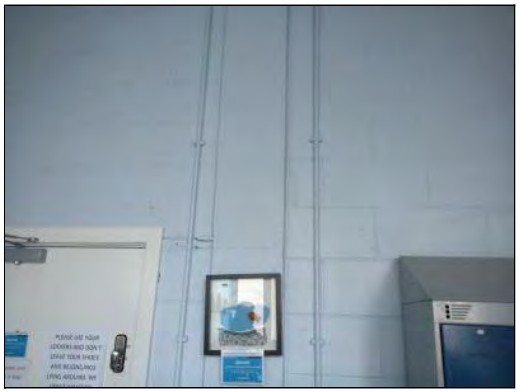
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Male staff changing		
Assessment no.	624	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing to wall by door				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Female staff changing		
Assessment no.	625	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing to wall by door				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Prep store		
Assessment no.	626	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pads to underside of metal surfaces				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Food store		
Assessment no.	627	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of sink				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Finishing kitchen store		
Assessment no.	628	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pads to underside of sinks				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Finishing kitchen		
Assessment no.	629	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad underside of prep area				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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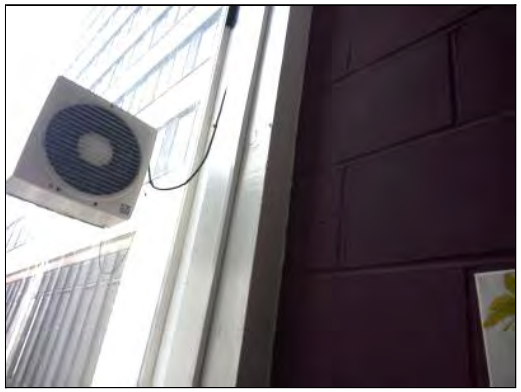
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Staff room		
Assessment no.	630	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing to wall beside window				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Admin		
Assessment no.	631	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing to wall adjoining Galileo suite				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Lobby bar		
Assessment no.	632	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of sink with drainer				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Projector store		
Assessment no.	633	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Isulating board boxing to walls by windows				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Mezzanine / Stairwell 01	above 2no windows	
Assessment no.	634	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Insulating board infill to window				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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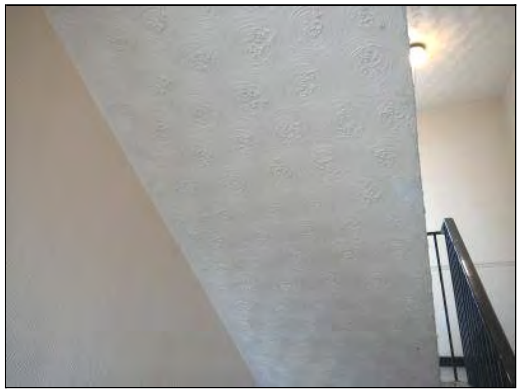
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Stairwell 01	From half first to mezzanine level	
Assessment no.	635	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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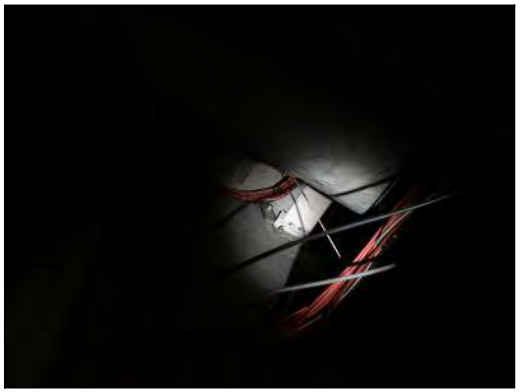
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Kitchen corridor		
Assessment no.	636	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Insulating board boxing to void				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Room service		
Assessment no.	637	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad to underside of units and sink				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / Electrical riser	No access to electrics to all bedroom floors - live services	
Assessment no.	638	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to electrics to all bedroom floors				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / Corridor Risers	to all joints to ducting in all cupboards	
Assessment no.	639	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	8th Floor / Linen		
Assessment no.	640	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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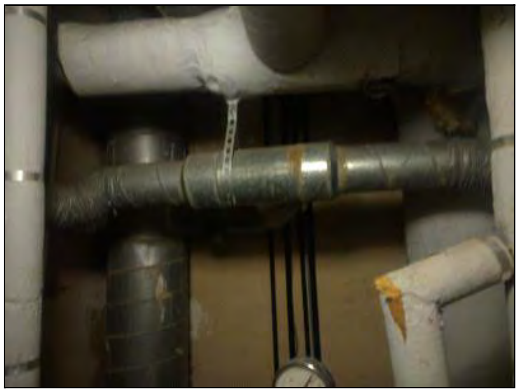
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / Corridor Risers	to all joints to ducting in all cupboards	
Assessment no.	641	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / Linen		
Assessment no.	642	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	7th Floor / Linen		
Assessment no.	643	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Rope seal to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / Linen		
Assessment no.	644	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / Linen		
Assessment no.	645	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Rope seal to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	6th Floor / Corridor Risers	to all joints to ducting in all cupboards	
Assessment no.	646	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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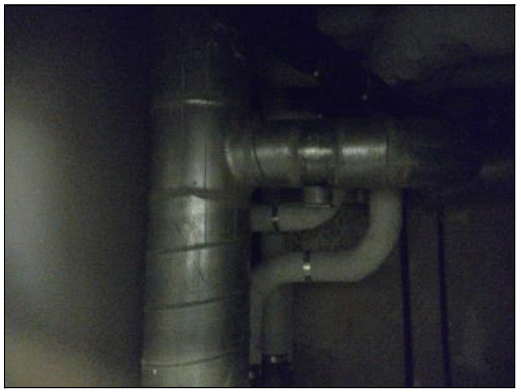
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / Corridor Risers	to all joints to ducting in all cupboards	
Assessment no.	647	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / Linen		
Assessment no.	648	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	5th Floor / Linen		
Assessment no.	649	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Rope seal to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / Corridor Risers	to all joints to ducting in all cupboards	
Assessment no.	650	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / Linen		
Assessment no.	651	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	4th Floor / Linen	one small piece of rope seal left	
Assessment no.	652	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Rope seal to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / Corridor Risers	to all joints to ducting in all cupboards	
Assessment no.	653	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / Linen		
Assessment no.	654	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	3rd Floor / Linen	one small piece of rope seal left	
Assessment no.	655	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Rope seal to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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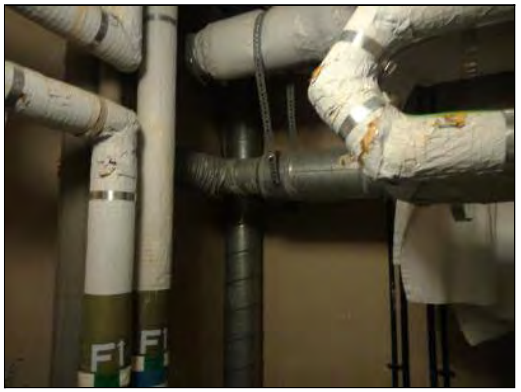
Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / Corridor Risers	to all joints to ducting in all cupboards	
Assessment no.	656	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / Linen		
Assessment no.	657	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	2nd Floor / Linen		
Assessment no.	658	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Rope seal to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / Linen		
Assessment no.	659	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / Linen		
Assessment no.	660	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Rope seal to linen chute				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	1st Floor / Corridor Risers	to all joints to ducting in all cupboards	
Assessment no.	661	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic to ducting				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	External / Service road		
Assessment no.	662	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Board boxing to ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Ground Floor / Reception stairwell		
Assessment no.	663	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	9m²	Asbestos Type	Amosite		
Location/ position	Insulating board panels to wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity			
Frequency of maintenance activity		Total risk score	
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Electrical plant room	No access to electrics - live services	
Assessment no.	664	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to electrics				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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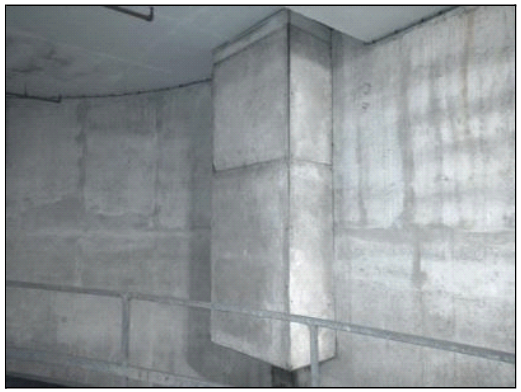
Assessment details				Comments	Photograph
Building	Renaissance Hotel	Floor/ room	Basement 1 / Car park		
Assessment no.	665	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	10m²	Asbestos Type	Amosite		
Location/ position	Cement boxing to 3no areas by entrance ramp				
Surface treatment	Surface Sealed				
Product type	Cement				
Material risk	Low	Material risk score	5		
Action	Encapsulate				

Priority Risk			
Normal occupant activity		No. occupants	
		Frequency of use	
Location		Average time each use	
Accessibility		Mean score	
Extent/amount			
Mean score		Priority risk score	
Type of maintenance activity		Total risk score	
Frequency of maintenance activity			
Mean score			

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Kitchen		
Assessment no.	666	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pads to various units and sinks				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Ground Floor / Coffee station		
Assessment no.	667	**Accessibility**			
Material Risk					
Identification	Strongly Presumed	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pads to metal units				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

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Assessment details				Comments	Photograph
Building	Renaissance Hotel	**Floor/ room**	Mezzanine / Galileo suite	No access in to void - paint sealed, beyond damage limitations	
Assessment no.	668	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access in to void				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

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APPENDIX C - CERTIFICATES OF BULK SAMPLE ANALYSIS

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Westminster
St. Mark's Court
Teesdale
Stockton on Tees
TS17 6QP

Premises of Sample Origin:
Renaissance Manchester Hotel
Blackfriars Street
Manchester
M3 2EQ

Analyst: Kevin Harrison, Sally Sanderson

Sampled by: Matthew Douglas

Date of Sample Receipt: 16/01/2019 - 28/01/2019

Date of Analysis: 17/01/2019 - 28/01/2019

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
2	AF001031	Rope seal to internals of redundant boilers	Amosite
4	AF001032	Gaskets to pipe manifolds throughout	Chrysotile
6	AF001033	Mastic to metal ducting	NAD
7	AF001034	Bitumen to floor	NAD

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NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

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Sampled by: Matthew Douglas

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
11	AF001035	Mastic to metal ducting	NAD
12	AF001036	Grey vinyl tiles and Adhesive to floor	Chrysotile (In tile and adhesive)
13	AF001037	Bake pads to lift motors	Chrysotile
14	AF001038	Loose board stood on wall	Chrysotile + Amosite

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Sampled by: Matthew Douglas

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
17	AF001039	Spray coating to ceiling above suspended ceiling	NAD
21	AF001040	Loose board to wall rear of room	Chrysotile + Amosite
23	AF001041	Mastic to metal ducting	NAD
24	AF001042	Putty to internal door surround	NAD

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Sampled by: Matthew Douglas

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
26	AF001043	Textile packer to top of wall	NAD
27	AF001044	Textured coating to ceiling	NAD
28	AF001045	Board to sill below window	NAD
46	AF001046	Rope seal to linen chute	NAD

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Analyst: Kevin Harrison, Sally Sanderson

Sampled by: Matthew Douglas

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
47	AF001047	Textured coating to chute ducting	NAD
69	AF001048	Insulating board beading to door	Amosite
71	AF001049	Insulating board Infill to window	Amosite
72	AF001050	Mastic to metal ducting	NAD

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Analyst: Kevin Harrison, Sally Sanderson

Sampled by: Matthew Douglas

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Date of Analysis: 17/01/2019 - 28/01/2019

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
74	AF001051	Spray coating to steel beam	NAD
82	AF001052	Insulating board beading to door	Amosite
98	AF001053	Vinyl tiles and adhesive to floor	Chrysotile (In tile and adhesive)
99	AF001054	Insulating board to end panel of suspended ceiling	NAD

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Sampled by: Matthew Douglas

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
123	AF001055	Bitumen to floor	Chrysotile
171	AF001056	Straw board to part ceiling	NAD
172	AF001057	Gaskets to pipework	Chrysotile
173	AF001058	Mastic to ducting	NAD

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Sampled by: Matthew Douglas

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
174	AF001059	Felt to roof	NAD
197	AF001060	Textured coating to ceiling	NAD
198	AF001061	Textured coating to ceiling	NAD
199	AF001062	Insulating board Infill between glazing	NAD

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Analyst: Kevin Harrison, Sally Sanderson

Sampled by: Matthew Douglas

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Date of Analysis: 17/01/2019 - 28/01/2019

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
259	AF001063	Textured coating to ceiling	NAD
260	AF001064	Board to sill below window	NAD
269	AF001065	Textured coating to linen chute	NAD
270	AF001066	Rope seal to linen chute	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
279	AF001067	Mastic to ducting	NAD
282	AF001068	Insulating board Infill above and below window	Amosite
297	AF001069	Textured coating to ceiling	NAD
298	AF001070	Board to sill below window	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
338	AF001071	Textured coating to ceiling	NAD
339	AF001072	Board to sill below window	NAD
388	AF001073	Textured coating to ceiling	NAD
389	AF001074	Insulating board Infill between glazing	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
469	AF001075	Insulating board infill between glazing	NAD
468	AF001076	Textured coating to ceiling	NAD
500	AF001077	Textured coating to ceiling	NAD
502	AF001078	Insulating board between glazing	NAD

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Andrew Graham
Quality Manager

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Registered No. 5145774 Registered Office: 135 Slough Road, Datchet, SL3 9AE

ETON ENVIRONMENTAL GROUP LTD

Analysis Report

Report Number: **J028958**

Issue Date: 29/01/2019

Private & Confidential:
Urban & Civic plc
Westminster
St. Mark's Court
Teesdale
Stockton on Tees
TS17 6QP

Premises of Sample Origin:
Renaissance Manchester Hotel
Blackfriars Street
Manchester
M3 2EQ

Analyst: Kevin Harrison, Sally Sanderson

Sampled by: Matthew Douglas

Date of Sample Receipt: 16/01/2019 - 28/01/2019

Date of Analysis: 17/01/2019 - 28/01/2019

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
525	AF001079	Textured coating to ceiling	NAD
526	AF001080	Insulating board between glazing	NAD
548	AF001081	Textured coating to ceiling	NAD
551	AF001082	Insulating board between glazing	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
556	AF001083	Bitumen pad to underside of sink	NAD
584	AF001084	Insulating board Infill above and below window	Amosite
587	AF001085	Insulating board boxing to steel beams	NAD
590	AF001086	Bitumen pad to underside of sink	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
592	AF001087	Gaskets pipework to large water tank	Chrysotile
593	AF001088	Bitumen seal to water tank	Chrysotile
594	AF001089	Gaskets to water booster pipework	Chrysotile
596	AF001090	Insulating board to ceiling and beams	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
597	AF001091	Insulating board boxing to steelwork	NAD
601	AF001092	Gaskets to pipework	Chrysotile
605	AF001093	Gaskets to pipework	Chrysotile
606	AF001094	Gaskets to pipework	Chrysotile

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
607	AF001095	Board lining to navigator entrance	NAD
608	AF001096	Grey vinyl tiles and adhesive to floor below carpet	Chrysotile (in tile and bitumen)
610	AF001097	Bitumen pad to underside of sink	NAD
611	AF001098	Insulating board lining to door	Chrysotile + Amosite

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
613	AF001099	Grey vinyl tiles and adhesive to floor	NAD
615	AF001100	Insulating board boxing to wall	NAD
618	AF001101	Insulating board boxing and fire break	NAD
622	AF001102	Grey vinyl tiles and adhesive to floor	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
624	AF001103	Insulating board boxing to wall by door	NAD
626	AF001104	Bitumen pads to underside of metal surfaces	NAD
627	AF001105	Bitumen pad to underside of sink	NAD
628	AF001106	Bitumen pads to underside of sinks	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
629	AF001107	Bitumen pad underside of prep area	NAD
632	AF001108	Bitumen pad to underside of sink with drainer	NAD
637	AF001109	Bitumen pad to underside of units and sink	NAD
662	AF001110	Board boxing to ceiling	NAD

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
663	AF001111	Insulating board panels to wall	Amosite
665	AF001112	Cement boxing to 3no areas by entrance ramp	Amosite
666	AF001113	Bitumen pads to various units and sinks	NAD

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APPENDIX D - GENERAL OBSERVATIONS

Building	Room no.	Description	Comments
Renaissance Hotel	Boiler house roof	External – Boiler house roof	Timber panelling to edging, asphalt coping, metal flues, metal pipe runs, timber boxing, felt to concrete floor.
Renaissance Hotel	Extraction fan area	External – Extraction fan area	Metal clad walls, metal ducting, 2No modern extraction units, timber boxing, felt to concrete floor.
Renaissance Hotel	Lift roof	External – Lift roof	Timber panelling to edging, asphalt coping, metal ducting, metal pipe runs, timber boxing, plastic and fibre glass water tanks, felt to concrete floor.
Renaissance Hotel	Mezzanine Roof	External – Mezzanine Roof	Felt roof with half modern felt, fibreglass extraction vents, modern metal ducting, plastic and metal flues, concrete to surrounding walls.
Renaissance Hotel	Roof 01	External – Roof 01	Timber panelling to edging, strawboard top to edging, metal ducting, felt to concrete floor.
Renaissance Hotel	Roof 02	External – Roof 02	Timber panelling to edging, asphalt coping, metal ducting, metal pipe runs, timber boxing, felt to concrete floor.
Renaissance Hotel	Roof 03	External – Roof 03	Metal clad walls, metal ducting, 2No modern extraction units, timber boxing, felt to concrete floor. Port cabin belonging to 3rd party telecom company.
Renaissance Hotel	Roof top boiler house	External – Roof top boiler house	Concrete ceiling with part timber roof, concrete walls, metal doors and frames, metal pipework with MMMF insulation, metal ducting, modern electrics, timber panels, metal tank with MMMF insulation, 2No redundant boilers, 2No Econoflame boilers with metal flues, concrete floor.
Renaissance Hotel	Service road	External – Service road	Concrete ceiling, board boxing, concrete columns, metal pipework, metal ducting, MMMF insulation, brick walls, room with back-up generator, timber doors, frames,
Renaissance Hotel	Car park	Basement 1 – Car park	Concrete ceiling, concrete walls, metal pipework, MMMF insulated pipework, concrete columns, metal ducting, modern expansion joints, steel fencing, concrete floor.
Renaissance Hotel	Car park lobby	Basement 1 – Car park lobby	Modern suspended ceiling with concrete ceiling to void above, solid plastered walls timber doors, frames and skirting, 2no modern radiators with timber boxing, fixed modern vinyl flooring.
Renaissance Hotel	Accessible lift	Ground Floor – Accessible lift	Plasterboard ceiling, timber panel walls, timber doors and frame, modern lift.

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Renaissance Hotel	Bar fire exit	Ground Floor – Bar fire escape	Modern suspended ceiling with metal panel ceiling, solid walls, MMMF insulated pipework/ducting to void, solid plastered walls, timber doors, frames and skirting, modern vinyl to solid floor with modern nosing.
Renaissance Hotel	Beer store	Ground Floor – Beer store	Modern suspended ceiling with concrete ceiling, metal pipework and MMMF insulated ducting to void, block and brick walls modern beer lines and cooling equipment, metal and plastic pipework, timber door and frame, concrete floor.
Renaissance Hotel	Bin store	Ground Floor – Bin store	Concrete ceiling, brick walls, timber doors and frame concrete floor.
Renaissance Hotel	Coffee station	Ground Floor – Coffee station	Modern suspended ceiling with concrete ceiling brick walls and MMMF insulated ducting to void, ceramic tiled walls, ceramic tile floor, metal units.
Renaissance Hotel	Cold store	Ground Floor – Cold store	Modern walk in fridge unit
Renaissance Hotel	Delivery office	Ground Floor – Delivery office	Metal panel ceiling, block walls, timber window frames and sills, timber door and frame, metal pipework and radiator, carpet to solid floor.
Renaissance Hotel	Disabled WC	Ground Floor – Diabled WC	Modern suspended ceiling with concrete ceiling, MMMF insulated pipework and ducting, ceramic wc wares, ceramic tiled and plasterboard walls, timber door and frame, ceramic tile floor.
Renaissance Hotel	Dry store	Ground Floor – Dry store	Modern suspended ceiling with concrete ceiling, metal pipework, MMMF insulated pipework and ducting to void, ceramic tiles to solid walls, ceramic tile floor.
Renaissance Hotel	Electric meter room	Ground Floor – Electric meter room	Metal panel ceiling, steel framework with board boxing, block walls, timber and metal doors and frames, metal pipework with MMMF insulation, modern electrics concrete floor.
Renaissance Hotel	Electrical sub station	Ground Floor – Electrical sub station	Sub station owned by third party (electricity board)
Renaissance Hotel	Female WC	Ground Floor – Female WC	Modern suspended ceiling with concrete ceiling, MMMF insulated pipework and ducting, ceramic wc wares, ceramic tiled and plasterboard walls, timber doors and frames, ceramic tile floor.
Renaissance Hotel	Gas meter room	Ground Floor – Gas meter room	Concrete ceiling, brick walls timber doors and frames, metal pipework and gas meters, concrete floor.
Renaissance Hotel	Kitchen	Ground Floor – Kitchen	Modern suspended ceiling with concrete ceiling, MMMF insulated ducting and pipework to void, ceramic tiled solid walls, metal window frames, timber doors and frames, modern extract units and kitchen wares, metal sinks, ceramic tile floor.
Renaissance Hotel	Kitchen corridor	Ground Floor – Kitchen corridor	Modern suspended ceiling with concrete ceiling, board boxing to steel work, MMMF insulated ducting and pipework, foam insulation and block and concrete walls to void, block walls, timber doors and frames, modern roller shutter, metal radiators and

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			pipework, fixed modern vinyl flooring.
Renaissance Hotel	Kitchen manager office	Ground Floor – Kitchen manager office	Modern suspended ceiling with concrete ceiling brick walls and MMMF insulated ducting to void, ceramic tiled walls, timber door and frame, ceramic tile floor.
Renaissance Hotel	Kitchen WC	Ground Floor – Kitchen WC	Modern suspended ceiling with concrete ceiling, metal pipework to void, ceramic tiles to solid walls, ceramic WC wares and ceramic tile floor.
Renaissance Hotel	Laundry	Ground Floor – Laundry	Metal panel ceiling, steel framework with board boxing, block walls, timber doors and frames, metal window frames, metal pipework, modern metal ducting, ceramic tile floor.
Renaissance Hotel	Laundry lobby	Ground Floor – Laundry lobby	Metal panel ceiling, steel framework with board boxing, block walls, timber doors and frames, metal pipework some with MMMF insulation, modern roller shutter door with modern electric heater, concrete floor.
Renaissance Hotel	Laundry office	Ground Floor – Laundry office	Metal panel ceiling, steel framework with board boxing, block walls, timber doors and frames, timber and metal window frames, metal pipework, carpet to solid floor.
Renaissance Hotel	Laundry store	Ground Floor – Laundry store	Metal panel ceiling, steel framework with board boxing, block walls, timber doors and frames, metal pipework, ceramic tile floor.
Renaissance Hotel	Locker room	Ground Floor – Locker room	Metal ceiling, bare and MMMF insulated pipework, insulating board to steel work, block walls, concrete floor.
Renaissance Hotel	Lost property	Ground Floor – Lost property	Metal panel ceiling, steel framework, block walls, timber door and frame, metal pipework, modern electrics, solid floor.
Renaissance Hotel	Luggage store	Ground Floor – Luggage store	Modern suspended ceiling with concrete ceiling, MMMF insulated pipe/ductwork to void, solid plastered walls, timber doors, frame and skirting, carpet to solid floor.
Renaissance Hotel	Maintenance	Ground Floor – Maintenence	Metal ceiling, bare and MMMF insulated pipework, insulating board to steel work, block walls, metal and timber window frames with timber panel below timber window, metal radiator and pipework, timber doors and frames, metal sink, modern battery cabinet, modern electrics, concrete floor.
Renaissance Hotel	Maintenence office	Ground Floor – Maintenence office	Modern suspended ceiling with metal ceiling, bare pipework and insulating board to steel to steel work to void, block walls, timber window frames with timber infill below, metal radiator and pipework, carpet to concrete floor.
Renaissance Hotel	Maintenence store	Ground Floor – Maintenence store	Metal ceiling, bare and MMMF insulated pipework, insulating board to steel work, block walls, concrete floor.
Renaissance Hotel	Male WC	Ground Floor – Male WC	Modern suspended ceiling with concrete ceiling, MMMF insulated pipework and ducting, ceramic wc wares, ceramic tiled and plasterboard walls, timber doors and frames, ceramic tile floor.

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Renaissance Hotel	Office	Ground Floor – Office	Modern suspended ceiling with concrete ceiling, modern ducting, MMMF insulation to void, sold plastered and plasterboard walls, timber door and frame, wall void access with fixed timber boxing, modern electrics, carpet to solid floor.
Renaissance Hotel	Paint store	Ground Floor – Paint store	Metal panel ceiling, board boxing to steel work, block and concrete walls, MMMF insulated pipework, aluminium casing to calorifier, modern metal ducting, concrete floor.
Renaissance Hotel	Plant room	Ground Floor – Plant room	Concrete ceilings, brick and concrete walls, timber panelling to former louvre areas, MMMF insulated and bare pipework, timber doors and frames, timber housing to sprinkler system, modern air unit, modern electrics and control panels, 2no metal water tanks with polystyrene and foam insulation, 1no fibreglass water tank with MMMF insulation, concrete floor.
Renaissance Hotel	Reception	Ground Floor – Reception	Plasterboard ceilings and vaulted plaster areas with concrete ceiling, MMMF insulated pipework and ducting to void, solid plastered, plasterboard and fixed timber boxing walls, metal external doors, timber internal door, frames and skirting, carpet and ceramic tiles to floor, modern reception desks with timber cupboards.
Renaissance Hotel	Reception lobby	Ground Floor – Reception lobby	Modern suspended ceiling with concrete ceiling, bare metal pipework to void, solid plastered walls, timber doors and frames, modern safe deposit boxes, carpet to timber floor with concrete steps and modern nosing.
Renaissance Hotel	Reception office	Ground Floor – Reception office	Modern suspended ceiling with concrete ceiling, bare and MMMF insulated pipework to void, solid plastered walls, plastic trunking, carpet to timber floor.
Renaissance Hotel	Reception stairwell	Ground Floor – Reception stairwell	Ground to mezzanine - Solid plastered ceilings, solid plastered walls, timber doors, frames and skirting, carpet over vinyl tiles to solid floor and stairs and modern nosing. Access boarded off from mezzanine level.
Renaissance Hotel	Reception store	Ground Floor – Reception store	Plasterboard ceiling, plasterboard walls, timber shelving, door, frame and skirting, fixed timber boxing, carpet to timber floor.
Renaissance Hotel	Restaurant	Ground Floor – Restaurant	Plasterboard ceilings and vaulted plaster areas with concrete ceiling, MMMF insulated pipework and ducting to void, solid plastered, plasterboard and fixed timber boxing, timber bar area with granite top timber shelving, modern sinks, modern roller shutter, timber service area with granite top, timber doors, frames and skirting, granite tile, timber and modern vinyl flooring. kitchen lobby with plasterboard ceiling, solid and plasterboard walls, timber doors and frames and ceramic tile floor.
Renaissance Hotel	Restaurant manager office	Ground Floor – Restaurant manager office	Modern suspended ceiling with concrete ceiling brick walls and MMMF insulated ducting to void, ceramic tiled walls, timber door and frame, ceramic tile floor.
Renaissance Hotel	Restaurant store	Ground Floor – Restaurant store	Modern suspended ceiling with concrete ceiling brick walls and MMMF insulated ducting to void, ceramic tiled walls, timber door and frame, modern chiller equipment, metal pipework, ceramic tile floor.

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Renaissance Hotel	Room service	Ground Floor – Room service	Modern suspended ceiling with concrete ceiling, metal pipework, MMMF insulated pipework and ducting to void, ceramic tiles to solid walls, metal units, ceramic tile floor.
Renaissance Hotel	Stairwell 02	Ground Floor – Stairwell 02	Plastered concrete ceiling, solid plastered walls, metal radiators and pipework, metal and timber balustrade, modern vinyl to solid floor and stairs with modern nosing,
Renaissance Hotel	101 Crew lounge	1st Floor – 101 Crew lounge	Plasterboard ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, UPVC window frames and timber and plastic sills, built-in wardrobe with plasterboard walls, carpet to solid floor. Kitchen - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, timber kitchen units with metal sink and ceramic tile floor.
Renaissance Hotel	102	1st Floor – 102	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, UPVC window frames and timber and plastic sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	103	1st Floor – 103	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, UPVC window frames and timber and plastic sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	104	1st Floor – 104	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, UPVC window frames and timber and plastic sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	Duct riser	3rd Floor – Duct riser	Concrete ceiling, solid and plasterboard walls, metal window frames, metal ducting, MMMF insulated pipework, concrete floor.
Renaissance Hotel	105	1st Floor – 105	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, UPVC window frames and timber and plastic sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.

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Renaissance Hotel	106	1st Floor – 106	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, UPVC window frames and timber and plastic sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	107	1st Floor – 107	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames and timber and plastic sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	108	1st Floor – 108	Plasterboard ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	109	1st Floor – 109	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames and timber and plastic sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	110	1st Floor – 110	Plasterboard ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames and timber and plastic sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	111	1st Floor – 111	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames and timber and plastic sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
			Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames and timber and plastic sills, built-in

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Renaissance Hotel	112	1st Floor – 112	wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	113	1st Floor – 113	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames and timber and plastic sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	114	1st Floor – 114	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames and timber and plastic sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	115	1st Floor – 115	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames and timber and plastic sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	116	1st Floor – 116	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames and timber and plastic sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	Corridor 01	1st Floor – Corridor 01	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor 02	1st Floor – Corridor 02	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor Risers	1st Floor – Corridor Risers	X10 Risers across 2no corridors - concrete ceiling, solid and plasterboard walls, timber doors and frames, metal and plastic pipework, metal ducting some with MMMF insulation, plastic cisterns, concrete floors.

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Renaissance Hotel	Duct riser	1st Floor – Duct riser	Concrete ceiling, solid and plasterboard walls, metal window frames, metal ducting, MMMF insulated pipework, concrete floor.
Renaissance Hotel	Lift lobby	1st Floor – Lift Lobby	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework and steel beam to void, metal lift doors, solid plastered and plasterboard walls, timber doors and frames, metal window frame, metal radiator and pipework with timber cover, carpet to solid floor.
Renaissance Hotel	Linen	1st Floor – Linen	Concrete ceiling, solid plastered walls, metal linen chute with textured coating, timber door and frame, concrete floor.
Renaissance Hotel	Plat room	1st Floor – Plant room	Part concrete and part strawboard ceiling with timber and steel framework, concrete walls with timber panelling and timber panelling to former louvre openings, timber and metal doors and frames, MMMF to modern metal ducting and metal pipework, plastic pipework, foam insulation, modern air handling units, modern electrics/control units, concrete floor.
Renaissance Hotel	Riser 02	1st Floor – Riser 02	Brick walls, MMMF insulation to metal pipes, metal ducting, timber doors and frames floor open to floors below.
Renaissance Hotel	Services	1st Floor – Services	Modern suspended ceiling with concrete ceiling and MMMF insulated pipework to void, plasterboard walls, fixed timber boxing, timber doors and frames, modern vinyl flooring.
Renaissance Hotel	SIA Restroom	1st Floor – SIA Restroom	Modern suspended ceiling with bare pipework, concrete ceiling to void, solid plaster and plasterboard walls, ceramic cistern, fixed timber and plasterboard boxing, timber doors and frames, fixed modern vinyl to floor.
Renaissance Hotel	Staff lobby	1st Floor – Staff lobby	Modern suspended ceiling, concrete ceiling and foam insulated pipework to void, solid plaster and plasterboard walls, metal window frame and timber sill, timber doors and frames, fixed modern vinyl flooring.
Renaissance Hotel	Stairwell	1st Floor – Stairwell 02	Concrete ceiling, solid plastered walls, timber doors and frames, metal window frames, timber and metal balustrade, vinyl tiles to solid floor and stairs with modern stairnosing.
Renaissance Hotel	Stairwell 01	1st Floor – Stairwell 01	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Wet R	1st Floor – Wet Riser	Concrete ceiling, timber doors and frame brick walls, metal pipes, vinyl tiles to concrete floor.
Renaissance Hotel	201	2nd Floor – 201	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled

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			bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	202	2nd Floor – 202	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	203	2nd Floor – 203	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	204	2nd Floor – 204	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	205	2nd Floor – 205	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	206	2nd Floor – 206	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	207	2nd Floor – 207	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
			Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal

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Renaissance Hotel	208	2nd Floor – 208	doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	209	2nd Floor – 209	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	210	2nd Floor – 210	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	211	2nd Floor – 211	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	212	2nd Floor – 212	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	213	2nd Floor – 213	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondery glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	214	2nd Floor – 214	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam

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			insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	215	2nd Floor – 215	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondery glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	216	2nd Floor – 216	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	Corridor 01	2nd Floor – Corridor 01	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor 02	2nd Floor – Corridor 02	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor Risers	2nd Floor – Corridor Risers	X10 Risers across 2no corridors - concrete ceiling, solid and plasterboard walls, timber doors and frames, metal and plastic pipework, metal ducting some with MMMF insulation, plastic cisterns, concrete floors.
Renaissance Hotel	Duct riser	2nd Floor – Duct riser	Concrete ceiling, solid and plasterboard walls, metal window frames, metal ducting, MMMF insulated pipework, concrete floor.
Renaissance Hotel	Lift lobby	2nd Floor – Lift Lobby	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework and steel beam with modern spray previously sampled to void, metal lift doors, solid plastered and plasterboard walls, timber doors and frames, metal window frame with insulating board panel above and below, metal radiator and pipework with timber cover, carpet to solid floor.
Renaissance Hotel	Linen	2nd Floor – Linen	Concrete ceiling, solid plastered walls, metal linen chute with textured coating, timber door and frame, concrete floor.
Renaissance Hotel	Riser 02	2nd Floor – Riser 02	No access - stored items prevent access
Renaissance Hotel	Services	2nd Floor – Services	Modern suspended ceiling with concrete ceiling and MMMF insulated pipework to void, plasterboard walls, fixed timber boxing, timber doors and frames, modern vinyl flooring.

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Renaissance Hotel	Staff lobby	2nd Floor – Staff lobby	Modern suspended ceiling, concrete ceiling to void, solid plaster and plasterboard walls, metal window frame and timber sill, timber doors and frames, fixed modern vinyl to floor.
Renaissance Hotel	Stairwell 0	2nd Floor – Stairwell 03	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Stairwell 01	2nd Floor – Stairwell 01	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Stairwell 02	2nd Floor – Stairwell 02	Concrete ceiling, solid plastered walls, timber doors and frames, metal window frames, timber and metal balustrade, vinyl tiles to solid floor and stairs with modern stair nosing.
Renaissance Hotel	Stairwell 03	2nd Floor – Stairwell 03	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Store	2nd Floor – Store	Modern suspended ceiling with concrete ceiling, bare metal and plastic pipes to void, solid plaster and plasterboard walls, fixed modern vinyl on concrete floor.
Renaissance Hotel	Wet riser	2nd Floor – Wet Riser	Concrete ceiling, brick walls, metal pipes, vinyl tiles to concrete floor.
Renaissance Hotel	301	3rd Floor – 301	Plasterboard ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	302	3rd Floor – 302	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	303	3rd Floor – 303	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
			Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills,

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Renaissance Hotel	304	3rd Floor – 304	built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	305	3rd Floor – 305	Plasterboard ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	306	3rd Floor – 306	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	307	3rd Floor – 307	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	308	3rd Floor – 308	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	309	3rd Floor – 309	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	310	3rd Floor – 310	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled

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			bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	311	3rd Floor – 311	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	312	3rd Floor – 312	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	313	3rd Floor – 313	Plasterboard ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	314	3rd Floor – 314	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	315	3rd Floor – 315	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	316	3rd Floor – 316	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.

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Renaissance Hotel	Corridor 01	3rd Floor – Corridor 01	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor 02	3rd Floor – Corridor 02	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor Risers	3rd Floor – Corridor Risers	X10 Risers across 2no corridors - concrete ceiling, solid and plasterboard walls, timber doors and frames, metal and plastic pipework, metal ducting some with MMMF insulation, plastic cisterns, concrete floors.
Renaissance Hotel	Lift lobby	3rd Floor – Lift Lobby	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework and steel beam with modern spray previously sampled to void, metal lift doors, solid plastered and plasterboard walls, timber doors and frames, metal window frame with insulating board panel above and below, metal radiator and pipework with timber cover, carpet to solid floor.
Renaissance Hotel	Linen	3rd Floor – Linen	Concrete ceiling, solid plastered walls, metal linen chute with textured coating, timber door and frame, concrete floor.
Renaissance Hotel	Riser 02	3rd Floor – Riser 02	Brick walls, MMMF insulation to metal pipes, metal ducting, timber doors and frames floor open to floors below.
Renaissance Hotel	Services	3rd Floor – Services	Modern suspended ceiling with concrete ceiling and MMMF insulated pipework to void, plasterboard walls, fixed timber boxing, timber doors and frames, modern vinyl flooring.
Renaissance Hotel	Staff lobby	3rd Floor – Staff lobby	Modern suspended ceiling, concrete ceiling to void, solid plaster and plasterboard walls, metal window frame and timber sill, timber doors and frames, fixed modern vinyl to floor.
Renaissance Hotel	Stairwell 01	3rd Floor – Stairwell 01	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Stairwell 02	3rd Floor – Stairwell 02	Concrete ceiling, solid plastered walls, timber doors and frames, metal window frames, timber and metal balustrade, vinyl tiles to solid floor and stairs with modern stair-nosing.
Renaissance Hotel	Stairwell 03	3rd Floor – Stairwell 03	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Store	3rd Floor – Store	Concrete ceiling, modern ducting, bare metal and plastic pipes to void, plastic cistern, solid plaster and plasterboard walls, concrete floor.
Renaissance Hotel	Wet riser	3rd Floor – Wet riser	Concrete ceiling, brick walls, metal pipes, concrete to floor.

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Renaissance Hotel	401	4th Floor – 401	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	402	4th Floor – 402	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	403	4th Floor – 403	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	404	4th Floor – 404	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	405	4th Floor – 405	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	406	4th Floor – 406	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
			Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills,

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Renaissance Hotel	407	4th Floor – 407	built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	408	4th Floor – 408	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	409	4th Floor – 409	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	410	4th Floor – 410	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	411	4th Floor – 411	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	412	4th Floor – 412	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	413	4th Floor – 413	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled

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			bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	414	4th Floor – 414	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	415	4th Floor – 415	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	416	4th Floor – 416	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondery glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber doir and frame and ceramic tile floor.
Renaissance Hotel	Corridor 01	4th Floor – Corridor 01	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor 02	4th Floor – Corridor 02	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor Risers	4th Floor – Corridor Risers	X10 Risers across 2no corridors - concrete ceiling, solid and plasterboard walls, timber doors and frames, metal and plastic pipework, metal ducting some with MMMF insulation, plastic cisterns, concrete floors.
Renaissance Hotel	Duct riser	4th Floor – Duct riser	Concrete ceiling, solid and plasterboard walls, metal window frames, metal ducting, MMMF insulated pipework, concrete floor.
Renaissance Hotel	Lift lobby	4th Floor – Lift Lobby	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework and steel beam with modern spray previously sampled to void, metal lift doors, solid plastered and plasterboard walls, timber doors and frames, metal window frame with insulating board panel above and below, metal radiator and pipework with timber cover, carpet to solid floor.
Renaissance Hotel	Linen	4th Floor – Linen	Concrete ceiling, solid plastered walls, metal linen chute with textured coating, timber door and frame, concrete floor.

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Renaissance Hotel	Riser 02	4th Floor – Riser 02	Brick walls, MMMF insulation to metal pipes, metal ducting, timber doors and frames floor open to floors below.
Renaissance Hotel	Services	4th Floor – Services	Modern suspended ceiling with concrete ceiling and MMMF insulated pipework to void, plasterboard walls, fixed timber boxing, timber doors and frames, modern vinyl flooring.
Renaissance Hotel	Staff Lobby	4th Floor – Staff lobby	Modern suspended ceiling, concrete ceiling to void, solid plaster and plasterboard walls, metal window frame and timber sill, timber doors and frames, fixed modern vinyl to floor.
Renaissance Hotel	Stairwell 01	4th Floor – Stairwell 01	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Stairwell 02	4th Floor – Stairwell 02	Concrete ceiling, solid plastered walls, timber doors and frames, metal window frames, timber and metal balustrade, vinyl tiles to solid floor and stairs with modern stair-nosing.
Renaissance Hotel	Stairwell 03	4th Floor – Stairwell 03	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Store	4th Floor – Store	Modern suspended ceiling with concrete ceiling, bare metal and plastic pipes to void, solid plaster and plasterboard walls, concrete floor.
Renaissance Hotel	Wet riser	4th Floor – Wet riser	Concrete ceiling, brick walls, metal pipes, concrete to floor.
Renaissance Hotel	501	5th Floor – 501	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	502	5th Floor – 502	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	503	5th Floor – 503	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled

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			bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	504	5th Floor – 504	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	505	5th Floor – 505	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	506	5th Floor – 506	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	507	5th Floor – 507	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	508	5th Floor – 508	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	509	5th Floor – 509	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
			Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal

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Renaissance Hotel	510	5th Floor – 510	doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	511	5th Floor – 511	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	512	5th Floor – 512	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	513	5th Floor – 513	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	514	5th Floor – 514	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	515	5th Floor – 515	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	516	5th Floor – 516	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam

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			insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	Corridor 01	5th Floor – Corridor 01	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor 02	5th Floor – Corridor 02	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor Risers	5th Floor – Corridor Risers	X10 Risers across 2no corridors - concrete ceiling, solid and plasterboard walls, timber doors and frames, metal and plastic pipework, metal ducting some with MMMF insulation, plastic cisterns, concrete floors.
Renaissance Hotel	Duct riser	5th Floor – Duct riser	Concrete ceiling, solid and plasterboard walls, metal window frames, metal ducting, MMMF insulated pipework, concrete floor.
Renaissance Hotel	Electrical riser	5th Floor – Electrical riser	Concrete ceiling, brick, concrete and plasterboard walls, timber doors and frames, bank of electrics with timber back boards, concrete floor.
Renaissance Hotel	Lift lobby	5th Floor – Lift Lobby	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework and steel beam to void, metal lift doors, solid plastered and plasterboard walls, timber doors and frames, metal window frame with insulating board panel above and below, metal radiator and pipework with timber cover, carpet to solid floor.
Renaissance Hotel	Linen	5th Floor – Linen	Concrete ceiling, solid plastered walls, metal linen chute with textured coating, timber door and frame, concrete floor.
Renaissance Hotel	Riser 02	5th Floor – Riser 02	No access - stored items prevent access
Renaissance Hotel	Services	5th Floor – Services	Modern suspended ceiling with concrete ceiling and MMMF insulated pipework to void, plasterboard walls, fixed timber boxing, timber doors and frames, modern vinyl flooring.
Renaissance Hotel	Staff lobby	5th Floor – Staff lobby	Modern suspended ceiling concrete ceiling to void, solid plaster and plasterboard walls, metal window frame and timber sill, timber doors and frames, fixed modern vinyl to floor. Built-in cupboard with timber shelves and plasterboard walls.
Renaissance Hotel	Stairwell 01	5th Floor – Stairwell 01	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Stairwell 02	5th Floor – Stairwell 02	Concrete ceiling, solid plastered walls, timber doors and frames, metal window frames, timber and metal balustrade, vinyl tiles to solid floor and stairs with modern stairnosing.

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Renaissance Hotel	Stairwell 03	5th Floor – Stairwell 03	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Store	5th Floor – Store	Modern suspended ceiling with bare pipework, concrete ceiling to void, solid plaster and plasterboard walls, fixed plasterboard and timber boxing, plastic cistern, timber doors and frames, fixed modern vinyl to floor.
Renaissance Hotel	Wet riser	5th Floor – Wet riser	Concrete ceiling, brick walls, metal pipes, concrete to floor.
Renaissance Hotel	601	6th Floor – 601	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	602	6th Floor – 602	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	603	6th Floor – 603	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	604	6th Floor – 604	Textured coating to ceiling previously sampled with NAD result, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	605	6th Floor – 605	Textured coating to ceiling previously sampled with NAD result, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
			Textured coating to ceiling previously sampled with NAD result, solid plaster and

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Renaissance Hotel	606	6th Floor – 606	plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	607	6th Floor – 607	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	608	6th Floor – 608	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	609	6th Floor – 609	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	610	6th Floor – 610	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	611	6th Floor – 611	Textured coating to ceiling sampled to floor with NAD result, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
			Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills,

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Renaissance Hotel	612	6th Floor – 612	built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	613	6th Floor – 613	Textured coating to ceiling previously sampled with NAD result, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	614	6th Floor – 614	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	615	6th Floor – 615	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	616	6th Floor – 616	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	Corridor 01	6th Floor – Corridor 01	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor 02	6th Floor – Corridor 02	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor Risers	6th Floor – Corridor Risers	X10 Risers across 2no corridors - concrete ceiling, solid and plasterboard walls, timber doors and frames, metal and plastic pipework, metal ducting some with MMMF insulation, plastic cisterns, concrete floors.

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Renaissance Hotel	Duct riser	6th Floor – Duct riser	Concrete ceiling, solid and plasterboard walls, metal window frames, metal ducting, MMMF insulated pipework, concrete floor.
Renaissance Hotel	Electrical riser	6th Floor – Electrical riser	Concrete ceiling, brick, concrete and plasterboard walls, timber doors and frames, bank of electrics with timber back boards, concrete floor.
Renaissance Hotel	Lift lobby	6th Floor – Lift Lobby	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework and steel beam to void, metal lift doors, solid plastered and plasterboard walls, timber doors and frames, metal window frame with insulating board panel above and below, metal radiator and pipework with timber cover, carpet to solid floor.
Renaissance Hotel	Linen	6th Floor – Linen	Concrete ceiling, solid plastered walls, metal linen chute with textured coating, timber door and frame, concrete floor.
Renaissance Hotel	Riser 02	6th Floor – Riser 02	No access - stored items prevent access
Renaissance Hotel	Services	6th Floor – Services	Modern suspended ceiling with concrete ceiling and MMMF insulated pipework to void, plasterboard walls, fixed timber boxing, timber doors and frames, modern vinyl flooring.
Renaissance Hotel	Staff lobby	6th Floor – Staff lobby	Modern suspended ceiling, concrete ceiling to void, solid plaster and plasterboard walls, metal window frame and timber sill, timber doors and frames, fixed modern vinyl to floor.
Renaissance Hotel	Stairwell 01	6th Floor – Stairwell 01	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Stairwell 02	6th Floor – Stairwell 02	Concrete ceiling, solid plastered walls, timber doors and frames, metal window frames, timber and metal balustrade, vinyl tiles to solid floor and stairs with modern stair-nosing.
Renaissance Hotel	Stairwell 03	6th Floor – Stairwell 03	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Store	6th Floor – Store	Modern suspended ceiling with concrete ceiling, bare metal and plastic pipes to void, solid plaster and plasterboard walls, fixed modern vinyl to concrete floor.
Renaissance Hotel	Wet riser	6th Floor – Wet riser	Concrete ceiling, brick walls, metal pipes, concrete to floor.
Renaissance Hotel	701	7th Floor – 701	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled

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			bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	702	7th Floor – 702	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	703	7th Floor – 703	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	704	7th Floor – 704	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	705	7th Floor – 705	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	706	7th Floor – 706	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	707	7th Floor – 707	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
			Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal

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Renaissance Hotel	708	7th Floor – 708	doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	709	7th Floor – 709	Textured coating to ceiling previously sampled with NAD result, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	710	7th Floor – 710	Textured coating to ceiling previously sampled with NAD result, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	711	7th Floor – 711	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	712	7th Floor – 712	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	713	7th Floor – 713	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	714	7th Floor – 714	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam

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			insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	Riser 02	8th Floor – Riser 02	No access - stored items prevent access
Renaissance Hotel	Services	8th Floor – Services	Modern suspended ceiling with concrete ceiling and MMMF insulated pipework to void, plasterboard walls, fixed timber boxing, timber doors and frames, modern vinyl flooring.
Renaissance Hotel	715	7th Floor – 715	Textured coating to ceiling previously sampled with NAD result, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	716	7th Floor – 716	Textured coating to ceiling previously sampled with NAD result, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	Corridor 01	7th Floor – Corridor 01	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor 02	7th Floor – Corridor 02	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor Risers	7th Floor – Corridor Risers	X10 Risers across 2no corridors - concrete ceiling, solid and plasterboard walls, timber doors and frames, metal and plastic pipework, metal ducting some with MMMF insulation, plastic cisterns, concrete floors.
Renaissance Hotel	Duct riser	7th Floor – Duct riser	Concrete ceiling, solid and plasterboard walls, metal window frames, metal ducting, MMMF insulated pipework, concrete floor.
Renaissance Hotel	Electrical riser	7th Floor – Electrical riser	Concrete ceiling, brick, concrete and plasterboard walls, timber doors and frames, bank of electrics with timber back boards, concrete floor.
Renaissance Hotel	Lift lobby	7th Floor – Lift Lobby	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework and steel beam to void, metal lift doors, solid plastered and plasterboard walls, timber doors and frames, metal window frame with insulating board panel above and below, metal radiator and pipework with timber cover, carpet to solid floor.

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Renaissance Hotel	Linen	7th Floor – Linen	Concrete ceiling, solid plastered walls, metal linen chute with textured coating, timber door and frame, concrete floor.
Renaissance Hotel	Riser	7th Floor – Riser 02	No access - stored items prevent access
Renaissance Hotel	Services	7th Floor – Services	Modern suspended ceiling with concrete ceiling and MMMF insulated pipework to void, plasterboard walls, fixed timber boxing, timber doors and frames, modern vinyl flooring.
Renaissance Hotel	Staff lobby	7th Floor – Staff lobby	Modern suspended ceiling concrete ceiling to void, solid plaster and plasterboard walls, metal window frame and timber sill, timber doors and frames, fixed modern vinyl to floor. Built-in cupboard with timber shelves and plasterboard walls.
Renaissance Hotel	Stairwell 01	7th Floor – Stairwell 01	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Stairwell 02	7th Floor – Stairwell 02	Concrete ceiling, solid plastered walls, timber doors and frames, metal window frames, timber and metal balustrade, vinyl tiles to solid floor and stairs with modern stair-nosing.
Renaissance Hotel	Staiwell 03	7th Floor – Stairwell 03	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Store	7th Floor – Store	Modern suspended ceiling with bare pipework, concrete ceiling to void, solid plaster and plasterboard walls, fixedplasterboard boxing, timber doors and frames, fixed modern vinyl to floor.
Renaissance Hotel	Wet riser	7th Floor – Wet riser	Concrete ceiling, brick walls, metal pipes, concrete to floor.
Renaissance Hotel	801	8th Floor – 801	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	802	8th Floor – 802	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
			Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal

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Renaissance Hotel	803	8th Floor – 803	doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	804	8th Floor – 804	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	805	8th Floor – 805	Textured coating to ceiling previously sampled with NAD result, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	Staff lobby	8th Floor – Staff lobby	Modern suspended ceiling, concrete ceiling to void, solid plaster and plasterboard walls, metal window frame and timber sill, timber doors and frames, fixed modern vinyl to floor.
Renaissance Hotel	806	8th Floor – 806	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	807	8th Floor – 807	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	808	8th Floor – 808	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.

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Renaissance Hotel	809	8th Floor – 809	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	810	8th Floor – 810	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	811	8th Floor – 811	Textured coating to ceiling previously sampled with NAD result, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	812	8th Floor – 812	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	813	8th Floor – 813	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	814	8th Floor – 814	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
			Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills,

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Renaissance Hotel	815	8th Floor – 815	built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	816	8th Floor – 816	Textured coating to ceiling, solid plastered and plasterboard walls, timber and metal doors and frames, metal window frames with secondary glazing and timber sills, built-in wardrobe with plasterboard walls, carpet to solid floor. En-suite - modern suspended ceiling with concrete ceiling, timber framework modern ducting and foam insulated pipework to void, ceramic tiled walls, modern wc wares, fixed ceramic tiled bath panel, timber door and frame and ceramic tile floor.
Renaissance Hotel	Corridor 01	8th Floor – Corridor 01	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor 02	8th Floor – Corridor 02	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor Risers	8th Floor – Corridor Risers	X10 Risers across 2no corridors - concrete ceiling, solid and plasterboard walls, timber doors and frames, metal and plastic pipework, metal ducting some with MMMF insulation, plastic cisterns, concrete floors.
Renaissance Hotel	Duct riser	8th Floor – Duct riser	Concrete ceiling, steel framework, MMMF insulated pipework, metal ducting, solid plastered and plasterboard walls, metal window frames and sills, timber door and frame, concrete floor.
Renaissance Hotel	Electrical riser	8th Floor – Electrical riser	Eighth to first floor electrical risers - Concrete ceiling, solid and plasterboard walls, timber doors and frames, bank of electrics with timber back board, concrete floor.
Renaissance Hotel	Lift lobby	8th Floor – Lift Lobby	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework and steel beam to void, metal lift doors, solid plastered and plasterboard walls, timber doors and frames, metal window frame with insulating board panel above and below, metal radiator and pipework with timber cover, carpet to solid floor.
Renaissance Hotel	Linen	8th Floor – Linen	Concrete ceiling, solid plastered walls, metal linen chute with textured coating, timber door and frame, concrete floor.
Renaissance Hotel	Stair lobby 01	8th Floor – Stair lobby 01	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, solid plastered and plasterboard walls, timber doors and frames, modern vinyl solid floor.

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Renaissance Hotel	Stair lobby 03	8th Floor – Stair lobby 03	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, solid plastered and plasterboard walls, timber doors and frames, modern vinyl solid floor.
Renaissance Hotel	Stairwell 01	8th Floor – Stairwell 01	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Stairwell 02	8th Floor – Stairwell 02	Concrete ceiling, solid plastered walls, timber doors and frames, metal window frames, timber and metal balustrade, vinyl tiles to solid floor and stairs with modern stair-nosing.
Renaissance Hotel	Stairwell 03	8th Floor – Stairwell 03	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Store	8th Floor – Store	Modern suspended ceiling with MMMF insulated pipework, concrete ceiling to void, solid plaster and plasterboard walls, metal window frame and timber sill, timber doors and frames, fixed modern vinyl to floor.
Renaissance Hotel	Wet riser	8th Floor – Wet riser	Concrete ceiling, brick walls, metal pipes, concrete to floor.
Renaissance Hotel	901	9th Floor – 901	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceamic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	902	9th Floor – 902	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	903	9th Floor – 903	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	904	9th Floor – 904	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber

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			framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	905	9th Floor – 905	Textured coating to ceiling previously sampled with NAD result, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	906	9th Floor – 906	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	907	9th Floor – 907	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	908	9th Floor – 908	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	909	9th Floor – 909	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	910	9th Floor – 910	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.

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Renaissance Hotel	911	9th Floor – 911	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceamic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	912	9th Floor – 912	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	913	9th Floor – 913	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceamic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	914	9th Floor – 914	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceamic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	915	9th Floor – 915	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceamic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	916	9th Floor – 916	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	Corridor 01	9th Floor – Corridor 01	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to

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			solid floor.
Renaissance Hotel	Corridor 02	9th Floor – Corridor 02	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor 1 Risers	9th Floor – Corridor 1 Risers	X3 Risers - concrete ceiling, solid and plasterboard walls, timber doors and frames, metal and plastic pipework, metal ducting some with MMMF insulation, plastic cisterns, concrete floors.
Renaissance Hotel	Corridor 2 Risers	9th Floor – Corridor 2 Risers	X7 Risers - concrete ceiling, solid and plasterboard walls, timber doors and frames, metal and plastic pipework, metal ducting some with MMMF insulation, plastic cisterns, concrete floors.
Renaissance Hotel	Duct riser	9th Floor – Duct riser	Concrete ceiking, solid plastered and plasterboard walls, metal window frames, MMMF insulated pipework, metal ducting, timber door and frame, concrete floor.
Renaissance Hotel	Electrical riser	9th Floor – Electrical riser	Concrete ceiling, brick, concrete and plasterboard walks, timber doors and frame, bank of electrics with timber back board, concrete floor.
Renaissance Hotel	Lift lobby	9th Floor – Lift Lobby	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework and steel beam to void, metal lift doors, solid plastered and plasterboard walls, timber doors and frames, metal window frame with insulating board panel above and below, metal radiator and pipework with timber cover, carpet to solid floor.
Renaissance Hotel	Linen	9th Floor – Linen	Concrete ceiling, solid plastered walls, metal linen chute with textured coating, timber door and frame, concrete floor.
Renaissance Hotel	Riser	9th Floor – Riser 02	Brick walls, MMMF insulation to metal pipes, metal ducting, timber doors and frames floor open to floors below.
Renaissance Hotel	Services	9th Floor – Services	Modern suspended ceiling with concrete ceiling bare and MMMF insulated pipework to void, plasterboard walls, timber doors and frames, fixed timber boxing, fixed modern vinyl flooring.
Renaissance Hotel	Staff lobby	9th Floor – Staff lobby	Modern suspended ceiling, concrete ceiling to void, solid plaster and plasterboard walls, metal window frame and timber sill, timber doors and frames, fixed modern vinyl to floor. Built-in cupboard with timber shelves and plasterboard walls.
Renaissance Hotel	Stair lobby 01	9th Floor – Stair lobby 01	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, solid plastered and plasterboard walls, timber doors and frames, modern vinyl solid floor.

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Renaissance Hotel	Stair lobby 03	9th Floor – Stair lobby 03	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, solid plastered and plasterboard walls, timber doors and frames, modern vinyl solid floor.
Renaissance Hotel	Stairwell 01	9th Floor – Stairwell 01	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Stairwell 02	9th Floor – Stairwell 02	Modern suspended ceiling with concrete ceiling and MMMF insulated pipework to void, solid plastered walls, timber doors and frames, metal window frames, timber and metal balustrade, vinyl tiles to solid floor and stairs with modern stair-nosing.
Renaissance Hotel	Stairwell 03	9th Floor – Stairwell 03	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	WC	9th Floor – WC	Modern suspended ceiling with bare pipework, concrete ceiling to void, solid plaster and plasterboard walls, plastic cistern, fixed timber and plasterboard boxing, timber doors and frames, fixed modern vinyl to floor.
Renaissance Hotel	Wet Riser	9th Floor – Wet Riser	Concrete ceiling, brick walls, metal pipes, vinyl tiles to concrete floor.
Renaissance Hotel	1001	10th Floor – 1001	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1002	10th Floor – 1002	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1003	10th Floor – 1003	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1004	10th Floor – 1004	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber

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			framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1005	10th Floor – 1005	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceamic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1006	10th Floor – 1006	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1007	10th Floor – 1007	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1008	10th Floor – 1008	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1009	10th Floor – 1009	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1010	10th Floor – 1010	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.

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Renaissance Hotel	1011	10th Floor – 1011	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1012	10th Floor – 1012	Textured coating to ceiling previously sampled with NAD result, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1013	10th Floor – 1013	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1014	10th Floor – 1014	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1015	10th Floor – 1015	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1016	10th Floor – 1016	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	Corridor 01	10th Floor – Corridor 01	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to

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			solid floor.
Renaissance Hotel	Corridor 02	10th Floor – Corridor 02	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor 1 Risers	10th Floor – Corridor 1 Risers	X3 Risers - concrete ceiling, solid and plasterboard walls, timber doors and frames, metal and plastic pipework, metal ducting some with MMMF insulation, plastic cisterns, concrete floors.
Renaissance Hotel	Corridor 2 Risers	10th Floor – Corridor 2 Risers	X7 Risers - concrete ceiling, solid and plasterboard walls, timber doors and frames, metal and plastic pipework, metal ducting some with MMMF insulation, plastic cisterns, concrete floors.
Renaissance Hotel	Duct riser	10th Floor – Duct riser	Concrete ceiling, solid and plasterboard walls metal window frame, timber door and frame, metal ducting, MMMF ibsulation, concrete floor.
Renaissance Hotel	Electrical riser	10th Floor – Electrical riser	Concrete ceiling, brick, concrete and plasterboard walls timber doors and frames, bank of electrics with timber back boards, concrete floor.
Renaissance Hotel	Lift lobby	10th Floor – Lift Lobby	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework and steel beam to void, metal lift doors, solid plastered and plasterboard walls, timber doors and frames, metal window frame with insulating board panel above and below, metal radiator and pipework with timber cover, carpet to solid floor.
Renaissance Hotel	Linen	10th Floor – Linen	Concrete ceiling, solid plastered walls, metal linen chute with textured coating, timber door and frame, concrete floor.
Renaissance Hotel	Riser 02	10th Floor – Riser 02	Brick walls, MMMF insulation to metal pipes, metal ducting, timber doors and frames floor open to floors below.
Renaissance Hotel	Services	10th Floor – Services	Modern suspended ceiling with concrete ceiling and MMMF insulated pipework to void, plasterboard walls, fixed timber boxing, timber doors and frames, modern vinyl flooring.
Renaissance Hotel	Staff	10th Floor – Staff lobby	Modern suspended ceiling, concrete ceiling to void, solid plaster and plasterboard walls, metal window frame and timber sill, timber doors and frames, fixed modern vinyl to floor. Built-in cupboard with timber shelves and plasterboard walls.
Renaissance Hotel	Stair lobby 01	10th Floor – Stair lobby 01	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, solid plastered and plasterboard walls, timber doors and frames, modern vinyl solid floor.

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Renaissance Hotel	Stair lobby 03	10th Floor – Stair lobby 03	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, solid plastered and plasterboard walls, timber doors and frames, modern vinyl solid floor.
Renaissance Hotel	Stairwell 01	10th Floor – Stairwell 01	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Stairwell 02	10th Floor – Stairwell 02	Modern suspended ceiling with concrete ceiling and MMMF insulated pipework to void, solid plastered walls, timber doors and frames, metal window frames, timber and metal balustrade, vinyl tiles to solid floor and stairs with modern stair-nosing.
Renaissance Hotel	Stairwell 03	10th Floor – Stairwell 03	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Store 01	10th Floor – Store	Modern suspended ceiling with MMMF insulated pipework, concrete ceiling to void, solid plaster and plasterboard walls, metal window frame and timber sill, timber doors and frames, modern electrics, fixed modern vinyl to floor.
Renaissance Hotel	Wet rise	10th Floor – Wet riser	concrete ceiling, brick walls, bare metal pipes, timber doors and frames, modern fire hose, concrete floor.
Renaissance Hotel	1101	11th Floor – 1101	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1102	11th Floor – 1102	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1103	11th Floor – 1103	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1104	11th Floor – 1104	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber

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			framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1105	11th Floor – 1105	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1106	11th Floor – 1106	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1107	11th Floor – 1107	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1108	11th Floor – 1108	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1109	11th Floor – 1109	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1110	11th Floor – 1110	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.

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Renaissance Hotel	1111	11th Floor – 1111	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1112	11th Floor – 1112	Textured coating to ceilings, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floors.
Renaissance Hotel	1113	11th Floor – 1113	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1115	11th Floor – 1115	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1116	11th Floor – 1116	Textured coating to ceilings, solid plaster and plasterboard walls, metal window frames, timber doors and frames, fixed modern carpets to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floors.
Renaissance Hotel	Corridor 01	11th Floor – Corridor 01	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor 02	11th Floor – Corridor 02	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.

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Renaissance Hotel	Corridor 1 Risers	11th Floor – Corridor 1 Risers	X3 Risers - concrete ceiling, solid and plasterboard walls, timber doors and frames, metal and plastic pipework, metal ducting some with MMMF insulation, plastic cisterns, concrete floors.
Renaissance Hotel	Corridor 2 Risers	11th Floor – Corridor 2 Risers	X7 Risers - concrete ceiling, solid and plasterboard walls, timber doors and frames, metal and plastic pipework, metal ducting some with MMMF insulation, plastic cisterns, concrete floors.
Renaissance Hotel	Duct riser	11th Floor – Duct riser	No access - stored items prevent access
Renaissance Hotel	Electrical riser	11th Floor – Electrical riser	Concrete ceiling, brick, concrete and plasterboard walls, timber doors and frames, bank of electrics with timber back boards, concrete floor.
Renaissance Hotel	Lift Lobby	11th Floor – Lift Lobby	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework and steel beam to void, metal lift doors, solid plastered and plasterboard walls, timber doors and frames, metal window frame with insulating board panel above and below, metal radiator and pipework with timber cover, carpet to solid floor.
Renaissance Hotel	Linen	11th Floor – Linen	Concrete ceiling, solid plastered walls, metal linen chute with textured coating, timber door and frame, concrete floor.
Renaissance Hotel	Riser 02	11th Floor – Riser 02	Brick walls, MMMF insulation to metal pipes, metal ducting, timber doors and frames floor open to floors below.
Renaissance Hotel	Services	11th Floor – Services	Modern suspended ceiling with concrete ceiling and MMMF insulated pipework to void, plasterboard walls, fixed timber boxing, timber doors and frames, modern vinyl flooring.
Renaissance Hotel	Staff lobby	11th Floor – Staff lobby	Modern suspended ceiling with MMMF insulated pipework, concrete ceiling to void, solid plaster and plasterboard walls, metal window frame and timber sill, timber doors and frames, fixed modern vinyl to floor. Built-in cupboard with timber shelves and plasterboard walls.
Renaissance Hotel	Stair lobby 01	11th Floor – Stair lobby 01	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, solid plastered and plasterboard walls, timber doors and frames, modern vinyl solid floor.
Renaissance Hotel	Stair lobby 03	11th Floor – Stair lobby 03	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, solid plastered and plasterboard walls, timber doors and frames, modern vinyl solid floor.
Renaissance Hotel	Stair well 02	11th Floor – Stairwell 02	concrete ceiling, solid plastered walls, timber doors and frames, metal window frames, timber and metal balustrade, vinyl tiles to solid floor and stairs with modern stair-nosing.

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Renaissance Hotel	Stairwell 01	11th Floor – Stairwell 01	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Stairwell 03	11th Floor – Stairwell 03	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Store 01	11th Floor – Store	Modern suspended ceiling with MMMF insulated pipework, concrete ceiling within void, solid plaster and plasterboard walls, timber doors and frames, plastic cistern and pipework, fixed modern vinyl to floor.
Renaissance Hotel	Wet riser	11th Floor – Wet riser	concrete ceiling, brick walls, bare metal pipes, timber doors and frames, modern fire hose, concrete floor.
Renaissance Hotel	1201	12th Floor – 1201	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1202	12th Floor – 1202	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1203	12th Floor – 1203	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1204	12th Floor – 1204	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1205	12th Floor – 1205	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc

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			wares, ceramic tiles to floor.
Renaissance Hotel	1206	12th Floor – 1206	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1207	12th Floor – 1207	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1208	12th Floor – 1208	Textured coating to ceiling previously sampled with NAD result, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1209	12th Floor – 1209	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1210	12th Floor – 1210	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1211	12th Floor – 1211	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
			Textured coating to ceiling, solid plaster and plasterboard walls, metal window

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Renaissance Hotel	1212	12th Floor – 1212	frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1213	12th Floor – 1213	Textured coating to ceiling previously sampled with NAD result, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1215	12th Floor – 1215	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1216	12th Floor – 1216	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling with concrete ceiling, modern fire protection to wall penetrations, timber framework to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	Corridor 01	12th Floor – Corridor 01	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor 01 Risers	12th Floor – Corridor 01 Risers	3x Risers all with concrere ceiling, timber framework, plastic pipes, MMMF insulated pipework and ducting, plastic cistern, timberdoor and frame, concrete floor.
Renaissance Hotel	Corridor 02	12th Floor – Corridor 02	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, metal fire hose box with modern fire hose, solid plastered and plasterboard walls, timber doors and frames, carpet to solid floor.
Renaissance Hotel	Corridor 02 Risers	12th Floor – Corridor 02 Risers	7x Risers all with concrete ceiling, timber framework, plastic pipes, MMMF insulated pipework and ducting, plastic cistern, timber doors and frames, concrete floor.
Renaissance Hotel	Duct riser	12th Floor – Duct riser	No access - stored items prevent access

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Renaissance Hotel	Electrical Riser	12th Floor – Electrical Riser	Concrete ceiling, brick walls, timber back board to electrics, timber door and frame, concrete floor.
Renaissance Hotel	Lift Lobby	12th Floor – Lift Lobby	Modern suspended ceiling with concrete ceiling, cable runs, MMMF and foam insulated pipework and steel beam to void, metal lift doors, solid plastered and plasterboard walls, timber doors and frames, metal window frame with insulating board manel below, metal radiator and pipework with timber cover, carpet to solid floor.
Renaissance Hotel	Linen	12th Floor – Linen 02	Part spray coating to concrete ceiling, solid plaster and plasterboard walls, MMMF insulation to metal pipework, metal ducting/linen chute, timber doors and frames, concrete floor.
Renaissance Hotel	Linen room	12th Floor – Linen room	Modern suspended ceiling with MMMF insulated pipework, concrete ceiling to void, solid plaster and plasterboard walls, metal window frame and timber sill, timber doors and frames, fixed modern vinyl to floor.
Renaissance Hotel	Riser	12th Floor – Riser 02	Brick walls, MMMF insulation to metal pipes, metal ducting, timber doors and frames floor open to floors below.
Renaissance Hotel	Services	12th Floor – Services	Modern suspended ceiling with concrete ceiling and MMMF insulated pipework to void, plasterboard walls, fixed timber boxing, timber doors and frames, modern vinyl flooring.
Renaissance Hotel	Staff lobby	12th Floor – Staff lobby	Modern suspended ceiling with MMMF insulated pipework, concrete ceiling to void, solid plaster and plasterboard walls, metal window frame and timber sill, timber doors and frames, fixed modern vinyl to floor.
Renaissance Hotel	Stair lobby 01	12th Floor – Stair lobby 01	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, solid plastered and plasterboard walls, timber doors and frames, modern vinyl solid floor.
Renaissance Hotel	Stair Lobby 02	12th Floor – Stair lobby 02	Modern suspended ceiling with concrete ceiling, timber framework and cable runs, MMMF and foam insulated pipework to void, solid plastered and plasterboard walls, timber doors and frames, modern vinyl solid floor.
Renaissance Hotel	Stairwell 01	12th Floor – Stairwell 01	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Stairwell 02	12th Floor – Stairwell 02	Modern suspended ceiling with concrete ceiling and MMMF insulated pipework to void, solid plastered walls, timber doors and frames, metal window frames, timber and metal balustrade, vinyl tiles to solid floor and stairs with modern stairnosing.
Renaissance Hotel	Stairwell 03	12th Floor – Stairwell 03	Plastered concrete ceiling, solid plastered walls, timber door and frame, metal window frames, concrete floor and stairs with metal balustrade.

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Renaissance Hotel	Wet Riser	12th Floor – Wet riser	concrete ceiling, brick walls, bare metal pipes, timber doors and frames, concrete floor.
Renaissance Hotel	1301	13th Floor – 1301	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling, metal ducting, MMMF insulation to pipes, modern fire protection to wall penetrations, spray coating to concrete ceiling to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1302	13th Floor – 1302	Plasterboard ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling, metal ducting, MMMF insulation to pipes, modern fire protection to wall penetrations, spray coating to concrete ceiling to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1303	13th Floor – 1303	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frame with timber sill, timber doors, frames and skirting, carpet to solid floor. Built-in timber cupboard with timber shelves and plaster walls. En-suite modern suspended ceiling, metal ducting, MMMF insulation pipes, modern fire protection to wall penetrations, spray coating to concrete ceiling within void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1304	13th Floor – 1304	Plasterboad ceiling, solid plaster and plasterboard walls, metal window frame with timber and lastic sill, timber doors, frames and skirting, carpet to solid floor. Built-in timber wardrobe with timber shelves and plasterboard walls. En-suite modern suspended ceiling, metal ducting, MMMF insulation pipes, modern fire protection to wall penetrations, spray coating to concrete ceiling within void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1305	13th Floor – 1305	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frame with timber sill, timber doors, frames and skirting, carpet to solid floor. Built-in timber cupboard with timber shelves and plaster walls. En-suite modern suspended ceiling, metal ducting, MMMF insulation pipes, modern fire protection to wall penetrations, spray coating to concrete ceiling to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1306	13th Floor – 1306	Textured coating to ceiling previously sampled with NAD result, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling, metal ducting, MMMF insulation to pipes, modern fire protection to wall penetrations, spray coating (NAD result sampled previously) to concrete ceiling to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.

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Renaissance Hotel	1307	13th Floor – 1307	Textured coating to ceiling previously sampled with NAD result, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling, metal ducting, MMMF insulation to pipes, modern fire protection to wall penetrations, spray coating (NAD result sampled previously) to concrete ceiling to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1308	13th Floor – 1308	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling, metal ducting, MMMF insulation to pipes, modern fire protection to wall penetrations, spray coating to concrete ceiling to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1309	13th Floor – 1309	Textured coating to ceiling previously sampled with NAD result, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling, metal ducting, MMMF insulation to pipes, modern fire protection to wall penetrations, spray coating (NAD result sampled previously) to concrete ceiling to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1310	13th Floor – 1310	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling, metal ducting, MMMF insulation to pipes, modern fire protection to wall penetrations, spray coating to concrete ceiling to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1311	13th Floor – 1311	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling, metal ducting, MMMF insulation to pipes, modern fire protection to wall penetrations, spray coating to concrete ceiling to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1312	13th Floor – 1312	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling, metal ducting, MMMF insulation to pipes, modern fire protection to wall penetrations, concrete ceiling to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
			Textured coating to ceiling previously sampled with NAD result, solid plaster and

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Renaissance Hotel	1313	13th Floor – 1313	plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling, metal ducting, MMMF insulation to pipes, modern fire protection to wall penetrations, spray coating (NAD result sampled previously) to concrete ceiling to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1314	13th Floor – 1314	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling, metal ducting, MMMF insulation to pipes, modern fire protection to wall penetrations, spray coating to concrete ceiling to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1315	13th Floor – 1315	Textured coating to ceiling, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling, metal ducting, MMMF insulation to pipes, modern fire protection to wall penetrations, spray coating to concrete ceiling to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	1316	13th Floor – 1316	Textured coating to ceiling previously sampled with NAD result, solid plaster and plasterboard walls, metal window frames, timber doors, frames and skirting, fixed modern carpet to solid floor. Built-in wardrobe with timber shelves and plasterboard walls. En-suite - modern suspended ceiling, metal ducting, MMMF insulation to pipes, modern fire protection to wall penetrations, spray coating (NAD result sampled previously) to concrete ceiling to void, ceramic tiles to solid plaster and plasterboard walls, modern wc wares, ceramic tiles to floor.
Renaissance Hotel	Corridor 01	13th Floor – Corridor 01	Modern suspended ceiling with MMMF insulated pipework, spray coating to concrete ceiling to void, solid plaster and plasterboard walls, timber doors and frames, fixed carpet to concrete floor. metal fire cupboard with modern fire hose.
Renaissance Hotel	Corridor 01 Risers	13th Floor – Corridor 01 Risers	x3 Risers to corridor, spray coating to concrete ceiling, solid plaster and plasterboard walls, MMMF insulation to metal pipework, metal ducting, timber doors and frames, concrete floor.
Renaissance Hotel	Corridor 02	13th Floor – Corridor 02	Modern suspended ceiling with MMMF insulated pipework, spray coating to concrete ceiling within void, solid plaster and plasterboard walls, timber doors and frames, fixed carpet to solid floor, metal fire cupboard with modern fire hose.
Renaissance Hotel	Corridor 02 Risers	13th Floor – Corridor 02 Risers	x7 Risers to corridor all of similar make-up, spray coating to concrete ceiling, solid plaster and plasterboard walls, MMMF insulation to metal pipes, modern metal ducting, timber doors and frames, concrete floor.

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Renaissance Hotel	Duct Riser	13th Floor – Duct Riser	Spray coating to concrete ceiling, solid plaster and plasterboard walls, MMMF insulation to metal pipework, modern metal ducting, timber door and frame, metal window frame, concrete floor.
Renaissance Hotel	Electrical Riser	13th Floor – Electrical Riser	Concrete ceiling, brick, concrete and plasterboard walls, metal trunking, bank of electrics to timber back boards, timber doors and frames, concrete floor.
Renaissance Hotel	Lift Lobby	13th Floor – Lift Lobby	Modern suspended ceiling with MMMF insulated pipework, modern foam insulation to pipes, spray coating to concrete ceiling within void, solid plaster and plasterboard walls, metal window frame, metal lift doors, timber doors, frames and skirting, fixed modern carpet to solid floor.
Renaissance Hotel	Linen 01	13th Floor – Linen 01	Part spray coating to concrete ceiling, solid plaster and plasterboard walls, MMMF insulation to metal pipework, metal ducting/linen chute, timber doors and frames, concrete floor.
Renaissance Hotel	Riser 02	13th Floor – Riser 02	Spray coating to concrete ceiling, brick walls, MMMF insulation to metal pipes, metal ducting, timber doors and frames floor open to floors below.
Renaissance Hotel	Services	13th Floor – Services	Modern suspended ceiling with MMMF insulated pipework, spray coating to concrete ceiling to void, solid plaster and plasterboard walls, fixed timber boxing timber doors and frames, fixed carpet to concrete floor.
Renaissance Hotel	Staff lobby	13th Floor – Staff lobby	Modern suspended ceiling with MMMF insulated pipework, spray coating to concrete ceiling to void, solid plaster and plasterboard walls, metal window frame and timber sill, timber doors and frames, fixed modern vinyl to floor. Built-in cupboard with timber shelves and plasterboard walls.
Renaissance Hotel	Stair lobby 01	13th Floor – Stair lobby 01	Modern suspended ceiling with MMMF insulated pipework, modern foam to pipework, spray coating to concrete ceiling to void, solid plaster and plasterboard walls, timber doors and frames, concrete floor.
Renaissance Hotel	Stair lobby 03	13th Floor – Stair lobby 03	Modern suspended ceiling with MMMF insulated pipework, modern foam insulated pipework, spray coating to concrete ceiling within void, solid plaster and plasterboard walls, timber doors and frames, concrete floor.
Renaissance Hotel	Stairwell 01	13th Floor – Stairwell 01	Plaster to concrete ceiling, solid plaster walls, metal window frames, timber door and frame, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Stairwell 02	13th Floor – Stairwell 02	Modern suspended ceiling with concrete ceiling and MMMF insulated pipework to void, solid plastered walls, metal doors and frames, metal window frames, timber and metal balustrade, vinyl tiles to solid floor and stairs with modern stair-nosing.
Renaissance Hotel	Stairwell 03	13th Floor – Stairwell 03	Plaster to concrete ceiling, solid plaster walls, metal window frames, timber door anf frame, concrete floor and stairs with metal balustrade.

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Renaissance Hotel	Store	13th Floor – Store	Modern suspended ceiling with MMMF insulated pipework, spray coating to concrete ceiling witin void, solid plaster and plasterboard walls, timber doors and frames, plastic cistern and pipework, fixed modern vinyl to floor.
Renaissance Hotel	Wet riser	13th Floor – Wet riser	Spray coating to concrete ceiling, brick walls, bare metal pipes, modern hose, timber doors and frames, concrete floor.
Renaissance Hotel	Lift shaft room	14th Floor – Lift shaft room	Concrete ceiling, concrete walls, bare metal pipework, modern electrics/control panels, steel beams with lift wheels, steel ladders, metal down pipe, concrete floor.
Renaissance Hotel	Stairwell 02	14th Floor – Stairwell 02	Plastered concrete ceiling, MMMF insulated pipework, solid plastered walls, metal doors and frames, metal window frames, timber and metal balustrade, vinyl tiles to solid floor with modern vinyl and stair-nosing to stairs.
Renaissance Hotel	Lift motor room	15th Floor – Lift motor room	Concrete ceiling, concrete walls, steel beams, timber door and frame, modern electrics/controls, 4No lift motors, fibreglass cladding to window, timber boxing, concrete floor with timber hatches.
Renaissance Hotel	Stairwell 02	15th Floor – Stairwell 02	Modern suspended ceiling with plastered concrete ceiling to void, solid plastered walls, timber door and frame, metal window frames, timber and metal balustrade, concrete floor stairs.
Renaissance Hotel	Laundry Lift shaft and motor room	Lift Shaft – Laundry Lift shaft and motor room	Concrete ceiling, metal panel lift cart, concrete walls, metal panels to door surrounds, hydralic ram and motor gear, modern electrics, concrete pit.
Renaissance Hotel	Lift shaft 1	Lift Shaft – Lift shaft 1	Concrete ceiling, metal panel lift cart, concrete walls, metal panels to door surrounds, timber packers, polystyrene packers/insulation, metal pully gear, concrete pit.
Renaissance Hotel	Lift shaft 2	Lift Shaft – Lift shaft 2	Concrete ceiling, metal panel lift cart, concrete walls, metal panels to door surrounds, timber packers, polystyrene packers/insulation, metal pully gear, concrete pit.
Renaissance Hotel	Lift shaft 3	Lift Shaft – Lift shaft 3	Concrete ceiling, metal panel lift cart, concrete walls, metal panels to door surrounds, timber packers, polystyrene packers/insulation, metal pully gear, concrete pit.
Renaissance Hotel	Lift shaft 4	Lift Shaft – Lift shaft 4	Concrete ceiling, metal panel lift cart, concrete walls, metal panels to door surrounds, timber packers, polystyrene packers/insulation, metal pully gear, concrete pit.
Renaissance Hotel	Admin	Mezzanine – Admin	Modern suspended ceiling with concrete ceiling, block walls, MMMF insulated ducting and pipework to void, block, sold plastered and plastered walls, timber and metal doors and frames, metal window frames, metal radiators and pipework, carpet to solid floor. 1no Tann safe (sealed unit).
Renaissance Hotel	Admin corridor	Mezzanine – Admin corridor	Modern suspended ceiling with concrete ceiling, block walls, MMMF insulated ducting and pipework to void, block and plastered walls, timber doors and frames, fixed modern vinyl flooring.

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Renaissance Hotel	Admin stairwell	Mezzanine – Admin stairwell	Mezzanine level - ground - Concrete ceiling, brick and concrete walls, metal frame window with metal infills, metal pipework, and down pipe, metal doors and frame, concrete floor and stairs with metal balustrade.
Renaissance Hotel	Ballroom	Mezzanine – Ballroom	Modern suspended and plasterboard ceilings with strawboard ceiling/roof deck, steel framework, MMMF firebreaks, MMMF insulated ducting and pipework to void, solid plastered walls, metal window frames and infills, timber doors, frames and skirting, timber dividing door, carpet to concrete floor with areas of modern vinyl.
Renaissance Hotel	Ballroom fire stairwell	Mezzanine – Ballroom fire stairwell	Mezzanine to riverside level - Plastic cladding to ceiling at mezzanine level with concrete ceiling to all other levels, concrete walls, metal window frames, metal pipework to riser with timber and metal panelling, timber and metal doors and frames, concrete floor.
Renaissance Hotel	Ballroom store	Mezzanine – Ballroom store	Part solid part strawboard ceiling, concrete and brick walls, timber panelling, metal window frames, timber doors and frames, concrete floor.
Renaissance Hotel	Bernini and EL Greco suite	Mezzanine – Bernini and EL Greco suite	Modern suspended ceiling with concrete ceiling, metal pipework, MMMF insulated ducting, block walls board to void, solid plastered walls, built-in timber cupboards, timber doors, frames and skirting, modern dividing doors, carpet to concrete floor.
Renaissance Hotel	C and B store	Mezzanine – C and B store	Modern suspended ceiling with concrete ceiling and brick walls, MMMF insulated pipework to void, ceramic tiled solid walls, timber door and frame, ceramic tile floor.
Renaissance Hotel	Chemical store	Mezzanine – Chemical store	Modern suspended ceiling with concrete ceiling and brick walls to void, brick walls, modern electrics, metal pipework, timber door and frame, concrete floor.
Renaissance Hotel	Cleaners cupboard	Mezzanine – Cleaners cupboard	Modern suspended ceiling with concrete ceiling, MMMF insulated pipework to void, solid plastered, block and plasterboard walls, metal window frames and infills, timber doors and frames, fixed modern vinyl flooring.
Renaissance Hotel	Cloaks	Mezzanine – Cloaks	Modern suspended ceiling with solid ceiling, metal pipework and MMMF insulated ducting to void, solid and plasterboard walls, timber door, frame and skirting, modern vinyl flooring.
Renaissance Hotel	Cloaks 2	Mezzanine – Cloaks 2	Modern suspended ceiling with solid ceiling, metal pipework and MMMF insulated ducting to void, solid and plasterboard walls, timber doors, frames and skirting, carpet to solid floor.
Renaissance Hotel	Corridor 1	Mezzanine – Corridor 1	Modern suspended ceiling with solid ceiling to void, solid plastered walls, board boxing, modern ducting with MMMF insulation, timber doors and frames, modern vinyl to concrete floor.
Renaissance Hotel	Corridor 2	Mezzanine – Corridor 2	Modern suspended ceiling with solid ceiling to void, solid plastered walls, board boxing, modern ducting with MMMF insulation, timber doors and frames, modern vinyl to concrete floor.

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Renaissance Hotel	Disabled WC	Mezzanine – Disabled WC	Modern suspended ceiling with solid ceiling, metal pipework and MMMF insulated ducting to void, solid and plasterboard walls, timber door and frame, ceramic toilet, cistern and basin, metal and plastic pipework, ceramic tile floor.
Renaissance Hotel	Duct	Mezzanine – Duct	Concrete ceiling, block walls, modern ducting, metal pipework, concrete floor.
Renaissance Hotel	Duct room	Mezzanine – Duct room	Solid ceiling, block walls, modern ducting and pipework with MMMF insulation, timber panelling, timber doors and frames, concrete floor.
Renaissance Hotel	Electrical plant room	Mezzanine – Electrical plant room	Concrete ceiling, brick walls, timber door and frame, mains electrical intake, concrete floor.
Renaissance Hotel	Events corridor	Mezzanine – Events corridor	Modern suspended ceiling with concrete ceiling, MMMF insulated pipework/ducting to void, block walls, timber doors and frames, fixed modern vinyl flooring.
Renaissance Hotel	Events store	Mezzanine – Events store	Modern suspended ceiling with strawboard ceiling, MMMF insulated duct and pipework, block walls with board firebreak to void, block and solid plastered walls with board boxing, timber doors and frames, modern electrics, modern vinyl flooring.
Renaissance Hotel	Events store 2	Mezzanine – Events store 2	Modern suspended ceiling with strawboard ceiling, MMMF insulated duct and pipework, steel framework, block walls with board firebreak to void, block and solid plastered, plasterboard and block walls, timber doors and frames, metal window frames, modern electrics, carpet to solid floor.
Renaissance Hotel	Female staff changing	Mezzanine – Female staff changing	Modern suspended ceiling with concrete ceiling, MMMF insulated ducting and pipework to void, solid plastered, block and plasterboard walls, metal window frames and infills, timber doors and frames, metal radiator and pipework, fixed modern vinyl flooring.
Renaissance Hotel	Female Staff WC	Mezzanine – Female Staff WC	Modern metal suspended ceiling with concrete ceiling, metal pipework, MMMF insulated ducting to void, solid walls with ceramic tiles, timber doors and frames, ceramic wc wares, ceramic tile floor.
Renaissance Hotel	Female WC 1	Mezzanine – Female WC 1	Modern suspended ceiling with solid ceiling, metal pipework and MMMF insulated pipework to void, ceramic tiles to solid and plasterboard walls, timber doors, frames, ceramic toilets and basins, metal and plastic pipework to timber boxing, ceramic tile floor.
Renaissance Hotel	Female WC 2	Mezzanine – Female WC 2	Modern suspended ceiling with solid ceiling, metal pipework and MMMF insulated pipework to void, ceramic tiles to solid and plasterboard walls, timber doors, frames, ceramic toilets and basins, metal and plastic pipework to timber boxing, ceramic tile floor.
Renaissance Hotel	Finishing kitchen	Mezzanine – Finishing kitchen	Modern metal suspended ceiling with concrete ceiling, MMMF insulated ducting and pipework to void, ceramic tiled solid walls, metal window frames, timber doors and frames, modern extract units and kitchen wares, metal sinks, ceramic tile floor.

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Renaissance Hotel	Finishing kitchen store	Mezzanine – Finishing kitchen store	Modern metal suspended ceiling with concrete ceiling, MMMF insulated ducting and pipework to void, ceramic tiled solid walls, metal window frames, timber door and frame, metal sinks, ceramic tile floor.
Renaissance Hotel	Food store	Mezzanine – Food store	Modern suspended ceiling with concrete ceiling and brick walls, MMMF insulated pipework and ducting to void, ceramic tiled solid walls, timber door and frame, 4no modern walk in fridge/freezers, metal window frames, metal sink and sideboard, ceramic tile floor.
Renaissance Hotel	Function bar	Mezzanine – Function bar	Modern suspended ceiling with solid ceiling and walls to void, solid plastered and plasterboard walls, timber doors, frames and skirting, timber bar with granite top, 2no modern metal sinks, modern coolers, modern vinyl to timber floor.
Renaissance Hotel	Galileo suite	Mezzanine – Galileo suite	Modern suspended ceiling with concrete ceiling, MMMF insulateducting and pipework to void, solid plastered and plasterboard walls, metal window frames, timber doors, frames and skirting, plaster columns and coving, carpet to solid floor.
Renaissance Hotel	Games lobby	Mezzanine – Games lobby	Modern suspended ceilings with solid ceiling/roof deck, MMMF insulated ducting and pipework to void, solid plastered walls, timber doors, frames and skirting, modern metal roller shutter, metal fire hose boxing, carpet to concrete floor.
Renaissance Hotel	Garage 1	Mezzanine – Garage 1	Concrete ceiling, solid plastered walls, metal window frames and infills, timber door, fixed timber boxing, vinyl tile flooring.
Renaissance Hotel	Garage 3	Mezzanine – Garage 3	Modern suspended ceiling with solid ceiling/roof deck, steel framework, MMMF firebreaks, MMMF insulated ducting and pipework to void, solid plastered walls, modern electrics, timber dividing door, vinyl tiles to floor.
Renaissance Hotel	General Manager	Mezzanine – General Manager	Plasterboard ceiling, timber panelling to walls, metal window frames and infills, timber door, frame and skirting, metal radiators and pipework, carpet to solid floor.
Renaissance Hotel	Laundry stairwell	Mezzanine – Laundry stairwell	Modern suspended ceiling with c9ncrete ceiling to void, concrete walls, timber doors, frames and skirting, modern vinyl to concrete floor and stairs with modern nosing, metal balustrade.
Renaissance Hotel	Lobby 1	Mezzanine – Lobby 1	Modern suspended ceilings with solid ceiling/roof deck, MMMF insulated ducting and pipework to void, solid plastered walls, timber doors, frames and skirting, 2no phone booths with timber ceilings, solid plastered and plasterboard walls, carpet to concrete floor.
Renaissance Hotel	Lobby bar	Mezzanine – Lobby bar	Modern suspended ceiling with concrete ceiling, MMMF insulated pipework/ducting to void, solid plastered, plasterboard and timber panel walls, timber door and frames, metal sink, timber bar and shelving, fixed modern vinyl flooring.
Renaissance Hotel	Lobby bar lounge	Mezzanine – Lobby bar lounge	Plasterboard ceilings with raised areas, solid plastered and plasterboard walls, plasterboard columns, timber doors, frames and skirting, carpet and modern vinyl to concrete floor.

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Renaissance Hotel	Male staff changing	Mezzanine – Male staff changing	Modern suspended ceiling with concrete ceiling, MMMF insulated ducting and pipework to void, solid plastered, block and plasterboard walls, metal window frames and infills, timber doors and frames, metal radiator and pipework, fixed modern vinyl flooring.
Renaissance Hotel	Male Staff WC	Mezzanine – Male Staff WC	Modern metal suspended ceiling with concrete ceiling, metal pipework, MMMF insulated ducting to void, solid walls with ceramic tiles, timber doors and frames, ceramic wc wares, ceramic tile floor.
Renaissance Hotel	Male WC 1	Mezzanine – Male WC 1	Modern suspended ceiling with solid ceiling, metal pipework and MMMF insulated pipework to void, ceramic tiles to solid and plasterboard walls, timber doors, frames, ceramic toilets, urinals and basins, metal and plastic pipework to timber boxing, ceramic tile floor.
Renaissance Hotel	Male WC 2	Mezzanine – Male WC 2	Modern suspended ceiling with solid ceiling, metal pipework and MMMF insulated pipework to void, ceramic tiles to solid and plasterboard walls, timber doors, frames, ceramic toilets, urinals and basins, metal and plastic pipework to timber boxing, ceramic tile floor.
Renaissance Hotel	Michaelangelo 1	Mezzanine – Michaelangelo 1	Modern suspended ceiling with concrete ceiling, metal pipework, MMMF insulated ducting, block walls to void, solid plastered walls, timber doors, frames and skirting, modern dividing doors, carpet to concrete floor.
Renaissance Hotel	Michaelangelo 2	Mezzanine – Michaelangelo 2	Modern suspended ceiling with concrete ceiling, metal pipework, MMMF insulated ducting, block walls to void, solid plastered walls, timber doors, frames and skirting, metal window frames and infills, modern dividing doors, carpet to concrete floor.
Renaissance Hotel	Plant room	Mezzanine – Plant room	Concrete ceiling with area of board, board boxing to some beams, MMMF insulated and bare pipework, MMMF insulated ducting, concrete walls, concrete floor.
Renaissance Hotel	Pre-function	Mezzanine – Pre-function	Modern suspended and plasterboard ceilings with solid ceiling/roof deck, MMMF insulated ducting and pipework to void, solid plastered walls, metal window frames and infills, timber doors, frames and skirting, carpet to concrete floor.
Renaissance Hotel	Prep store	Mezzanine – Prep store	Modern suspended ceiling with concrete ceiling and brick walls, MMMF insulated pipework to void, ceramic tiled solid walls, metal work surfaces and modern roller shutter, ceramic tile floor.
Renaissance Hotel	Projector store	Mezzanine – Projector store	Modern suspended ceiling with concrete ceiling and brick walls, MMMF insulated pipework to void, block walls, metal door and frame, metal window frame, fixed modern vinyl flooring.
Renaissance Hotel	Public corridor	Mezzanine – Public corridor	Modern suspended ceilings with solid ceiling/roof deck, MMMF insulated ducting and pipework to void, solid plastered walls, fixed timber boxing to metal down pipes, timber doors, frames and skirting, modern metal roller shutter, carpet to concrete floor.

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Renaissance Hotel	Raphael suite	Mezzanine – Raphael suite	Modern suspended ceiling with concrete ceiling, metal pipework, MMMF insulated ducting, block walls with platerboard firebreak and board boxing to void, solud plastered walls, built-in timber cupboards, timber doors, frames and skirting, modern dividing doors, carpet to concrete floor.
Renaissance Hotel	Sales stairwell	Mezzanine – Sales stairwell	Mezzanine to riverside level - timber panels to ceiling at mezzanine level with concrete ceiling to all other levels, concrete walls, metal window frames, metal pipework to riser with timber and metal panelling, timber and metal doors and frames, concrete floor.
Renaissance Hotel	Secretary	Mezzanine – Secretary	Plasterboard ceiling, plasterboard walls, fixed timberboxing, metal window frames and infills, timber doors, frames and skirting, metal radiators and pipework, carpet to solid floor.
Renaissance Hotel	Server room	Mezzanine – Server room	Modern suspended ceiling with concrete ceiling and block walls, modern AC unit, MMMF insulated pipework/ducting to void, block and concrete walls, timber door and frame, modern electrics/server equipment, fixed modern vinyl flooring.
Renaissance Hotel	Service corridor	Mezzanine – Service corridor	Modern suspended ceiling with concrete ceiling, block walls, MMMF insulated ducting and pipework to void, block and plastered walls with metal panelling to low level, modern roller shutters, timber doors and frames, block waiter stations with ceramic tile walls, fixed modern vinyl flooring.
Renaissance Hotel	Service lift lobby	Mezzanine – Service lift lobby	Modern suspended ceiling with concrete ceiling and brick walls, MMMF insulated pipework and ducting to void, solid plastered walls, timber doors, frames and metal lift door, fixed modern vinyl flooring.
Renaissance Hotel	Staff canteen	Mezzanine – Staff canteen	Modern suspended ceiling with concrete ceiling, MMMF insulation to pipework/ducting, bare metal pipework and modern metal ducting to void, solid plastered walls one with ceramic tiles, metal window frames with timber infill panels, fixed timber boxing, timber doors and frames, metal extract hood, metal hot plate, sink and units, ceramic tile floor.
Renaissance Hotel	Staff room	Mezzanine – Staff room	Modern suspended ceiling with concrete ceiling and bare metal pipework to void, block walls, metal window frames, insulating board boxing, fixed timber boxing, modern electrics, modern fixed laminate flooring.
Renaissance Hotel	Stair 1 lobby	Mezzanine – Stair 1 Lobby	Modern suspended ceiling with solid ceiling, metal pipework and MMMF insulated ducting to void, solid and plasterboard walls, timber doors, frames and skirting, metal window frames, metal radiators and pipework, carpet to solid floor.
Renaissance Hotel	Stairwell 01	Mezzanine – Stairwell 01	Mezzanine - ground - Textured coating to concrete ceiling, solid plastered walls, timber door and frame, metal window frames, carpet to concrete floor and stairs with metal balustrade.

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Renaissance Hotel	Stairwell 02	Mezzanine – Stairwell 02	Plastered concrete ceiling, solid plastered walls, metal radiators and pipework, metal and timber balustrade, modern vinyl to solud floor and stairs with modern nosing,
Renaissance Hotel	Stairwell 03	Mezzanine – Staiwell 03	From mezzanine - riverside level - Solid plaster ceilings and walls, metal window frames with infill panels above, metal balustrade, metal fire exit door to riverside, concrete floor and stairs.
Renaissance Hotel	Table store	Mezzanine – Table store	Modern suspended ceiling with concrete ceiling and brick walls, MMMF insulated pipework/ducting to void, ceramic tiled solid walls, timber doors and frames, modern electrics, ceramic tile floor.
Renaissance Hotel	Tudor suite	Mezzanine – Tudor suite	Plasterboard ceiling, solid plastered and plasterboard walls, timber door, frame and skirting, carpet to solid floor.
Renaissance Hotel	Vasari suite	Mezzanine – Vasari suite	Modern suspended ceiling with concrete ceiling, metal pipework, MMMF insulated ducting, block walls board to void, solid plastered walls, built-in timber cupboards, timber doors, frames and skirting, modern dividing doors, carpet to concrete floor.
Renaissance Hotel	Void	Mezzanine – Void	Solid ceiling, metal pipework and MMMF insulated ducting to void, block walls, timber door and frame, plastic cisterns, concrete floor.
Renaissance Hotel	WC corridor	Mezzanine – WC corridor	Modern suspended ceiling with concrete ceiling, metal pipework and MMMF insulated ducting to void, solid and plasterboard walls, timber doors, frames and skirting, carpet to solid floor.

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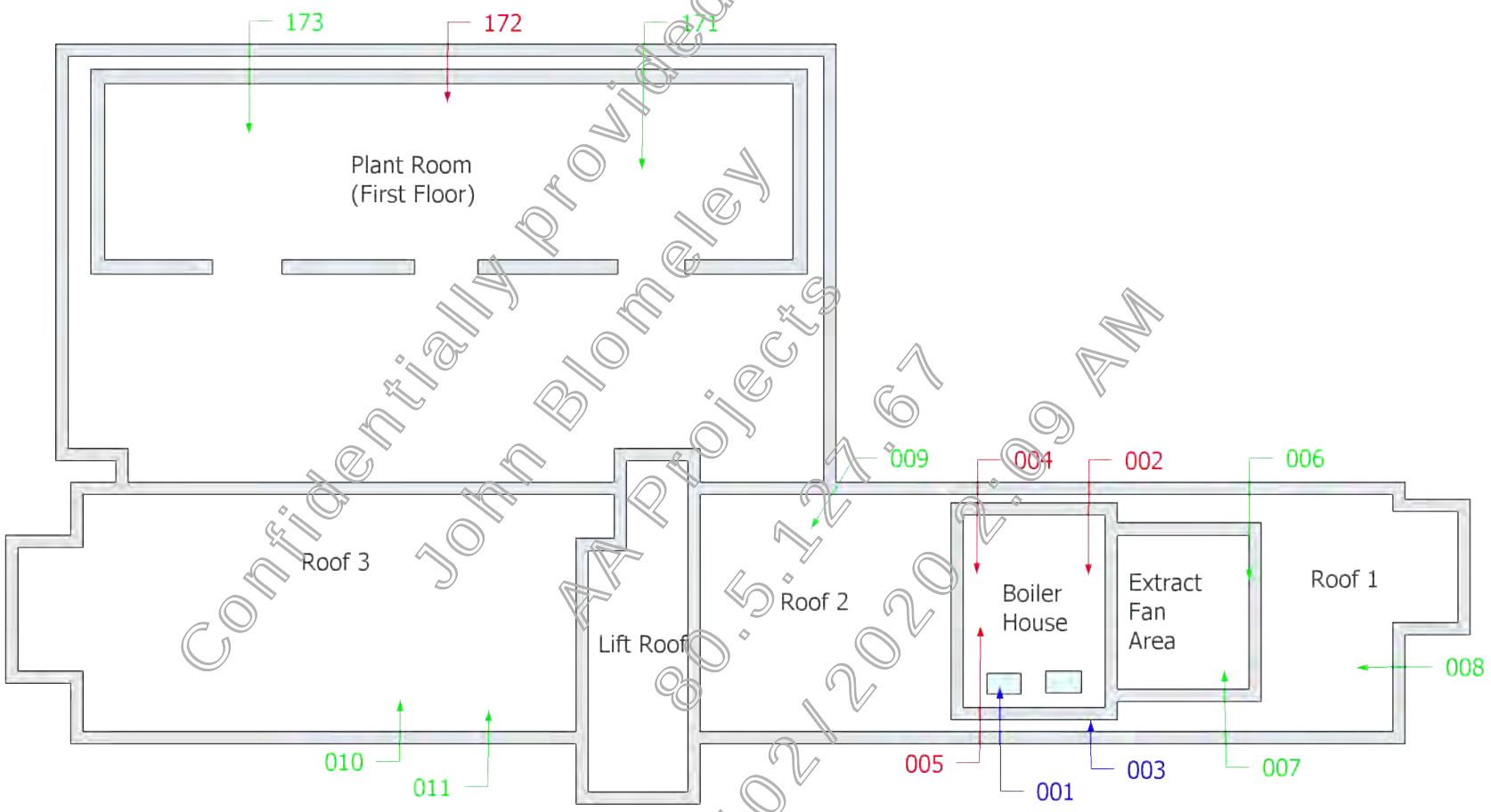

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Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

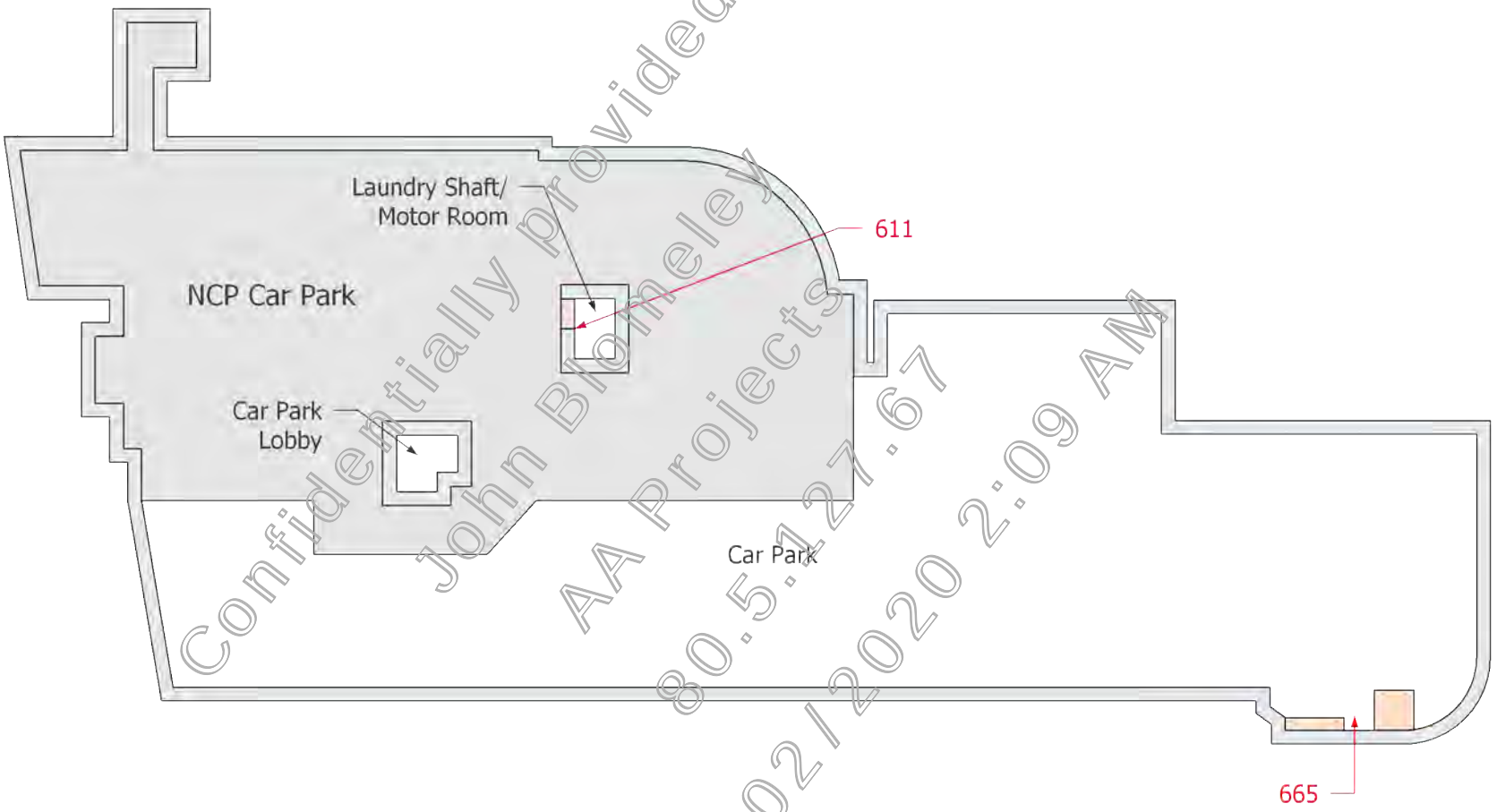
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
External

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Confidentially provided to
John Bromeley
AA Projects
80.5.127.67
07/02/2020 2:09 AM

Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

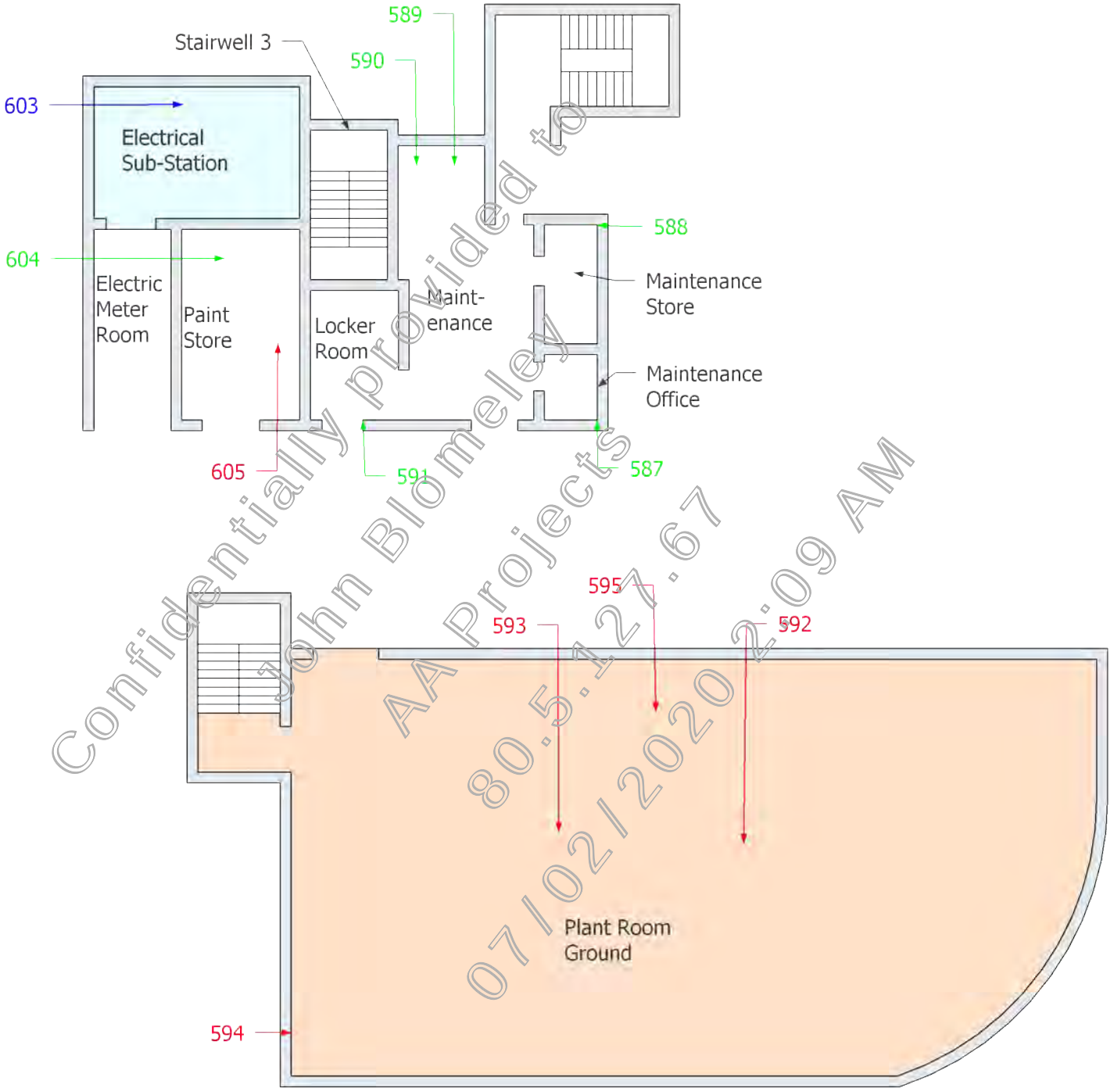
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
Basement

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Confidentially provided to John Blomeley
AA Projects
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07/02/2020 2:09 AM

ETON
ENVIRONMENTAL GROUP LTD
Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

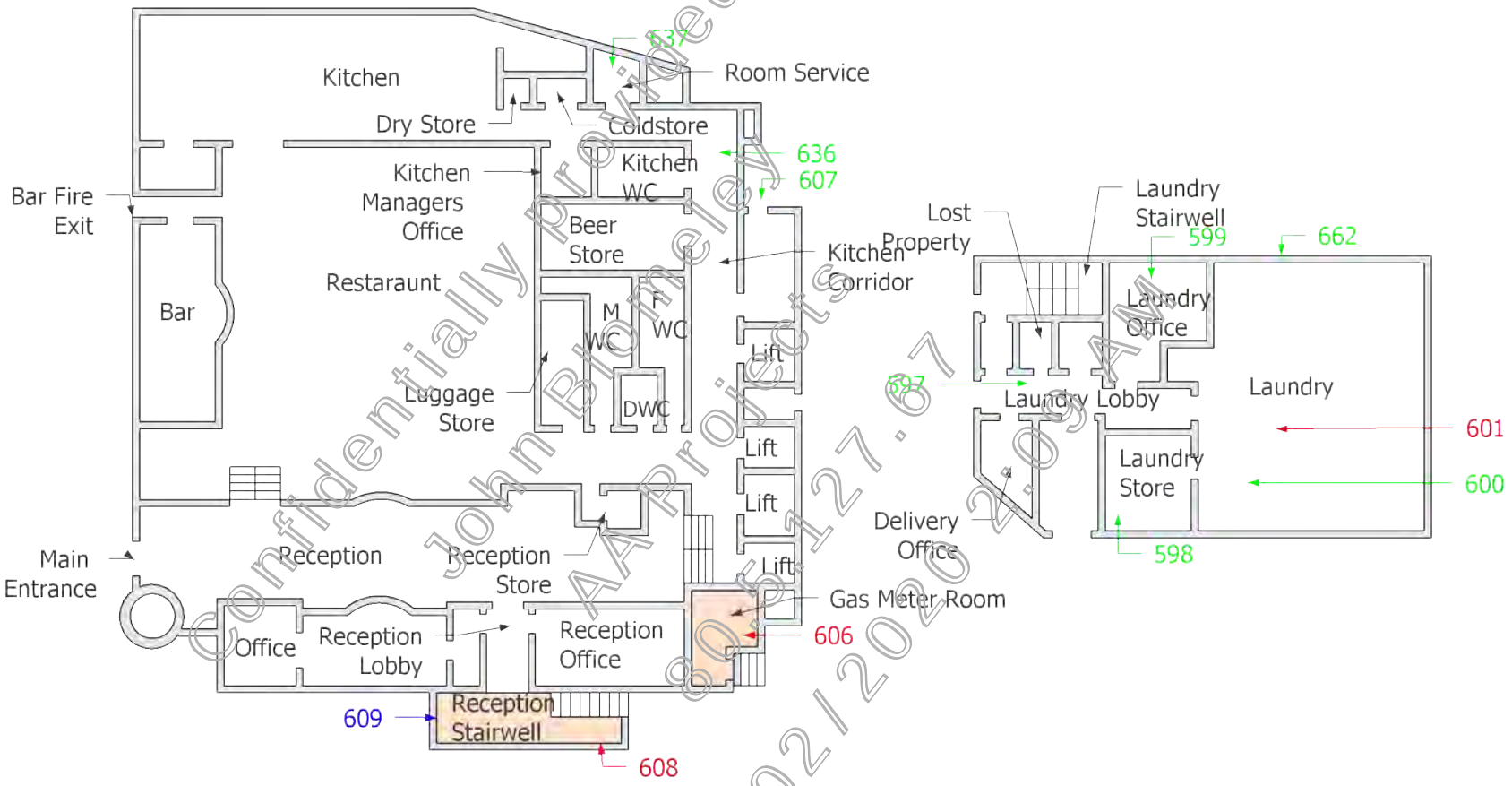
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
Ground - right

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



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AA Projects
07/02/2020 2:03 AM
80127.67

ETON
ENVIRONMENTAL GROUP LTD
Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

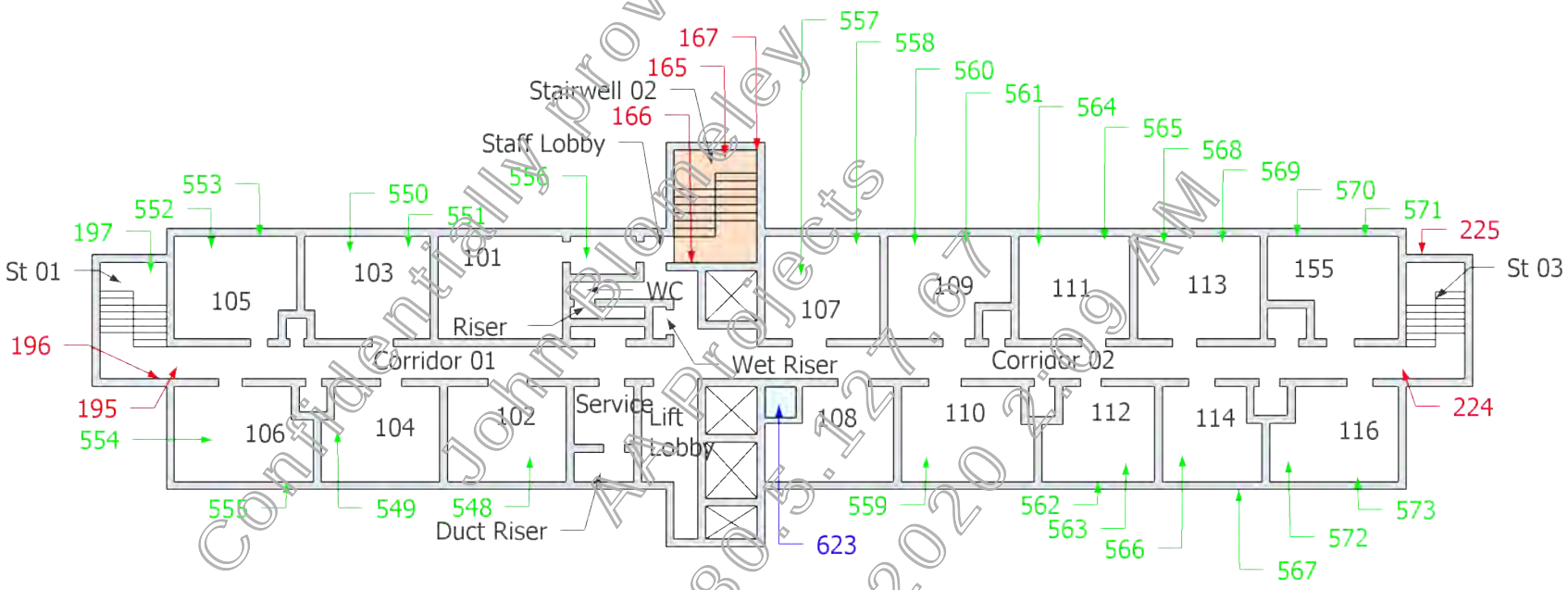
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
Ground - left

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



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80.5.127.67
07/02/2020 2:09 AM
AA Projects

Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

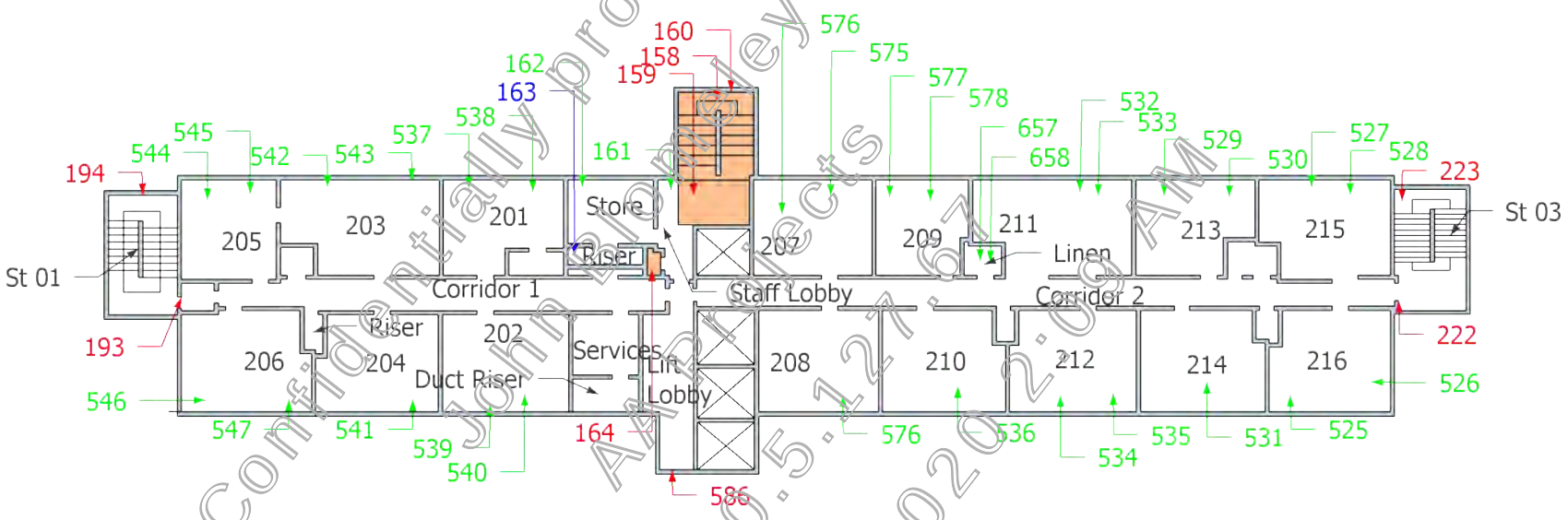
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
First

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



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Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

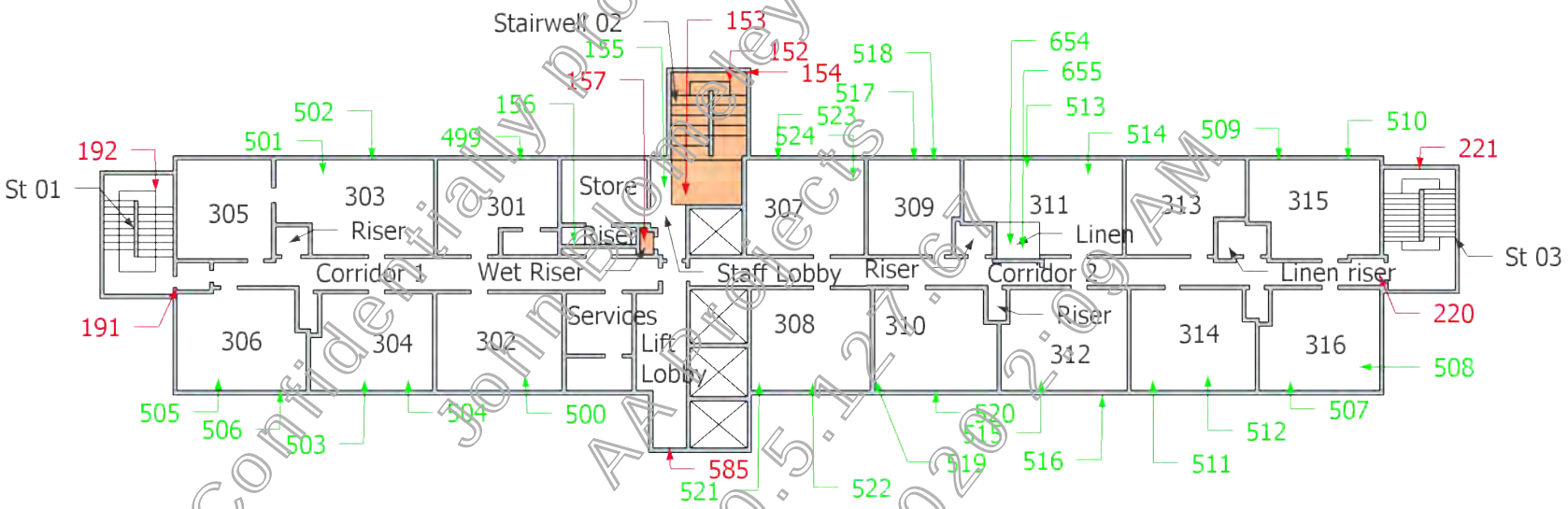
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
Second

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



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Jon Bloomley
AA Projects
07/02/2022 2:09 AM
80.5.127.67

Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

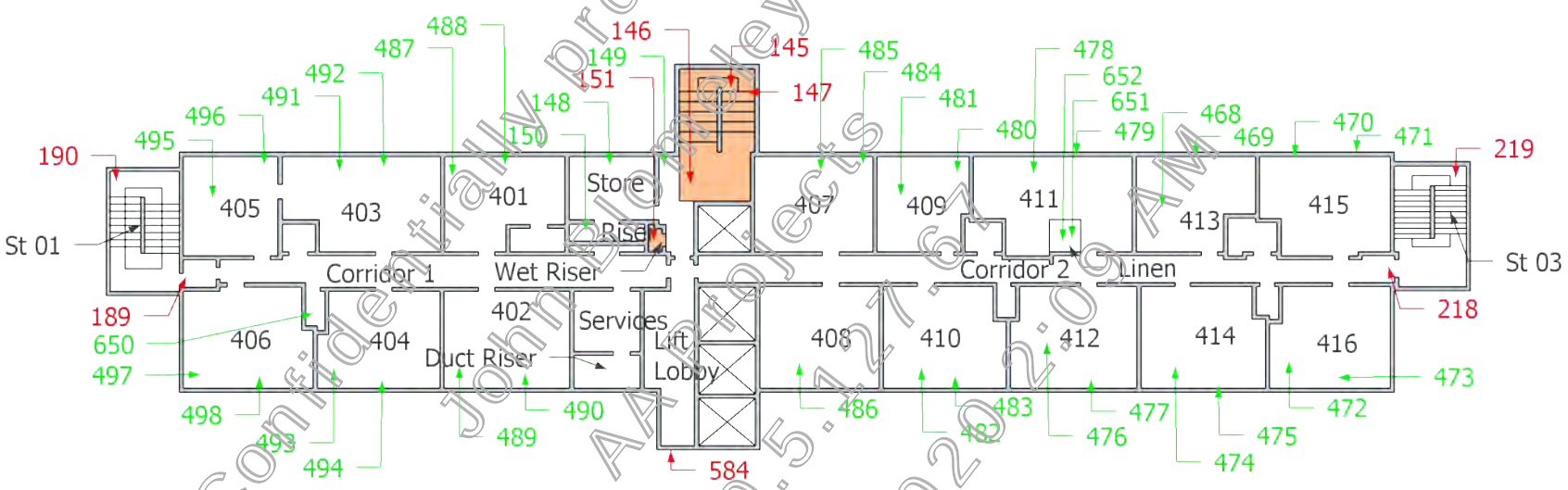
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
Third

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



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Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

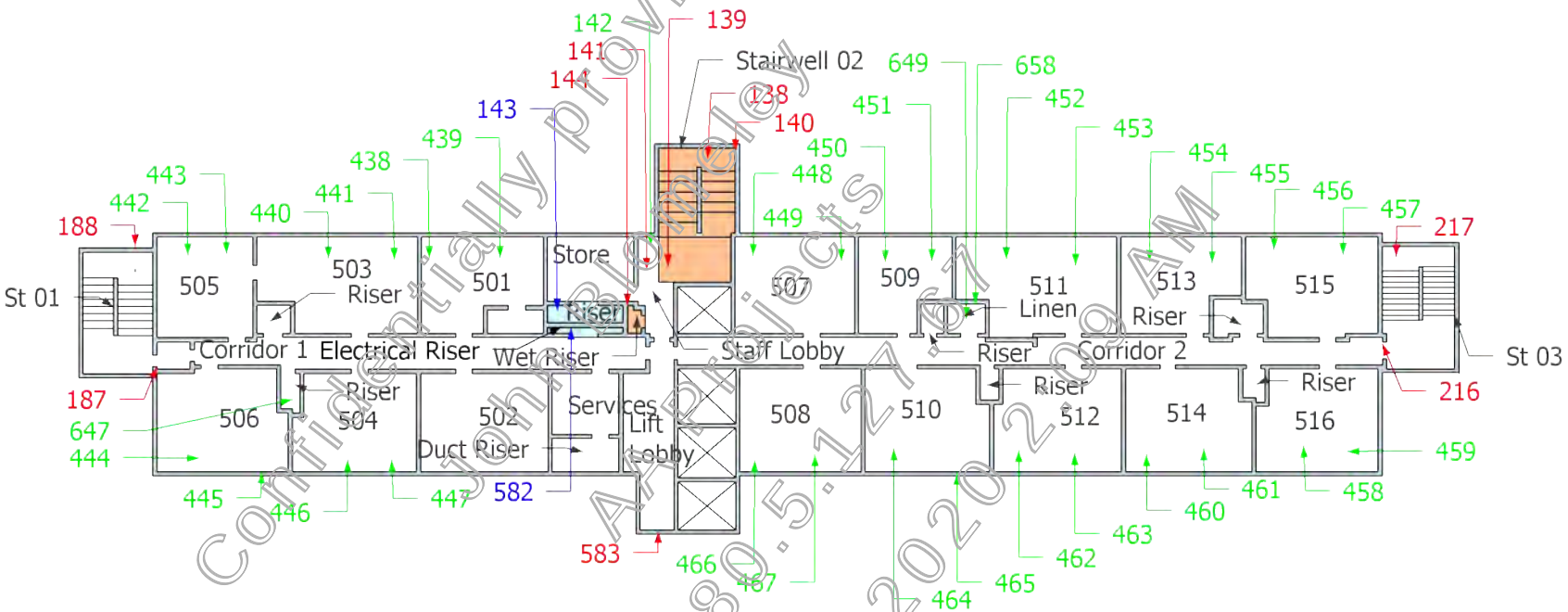
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
Forth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



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ETON
ENVIRONMENTAL GROUP LTD
Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

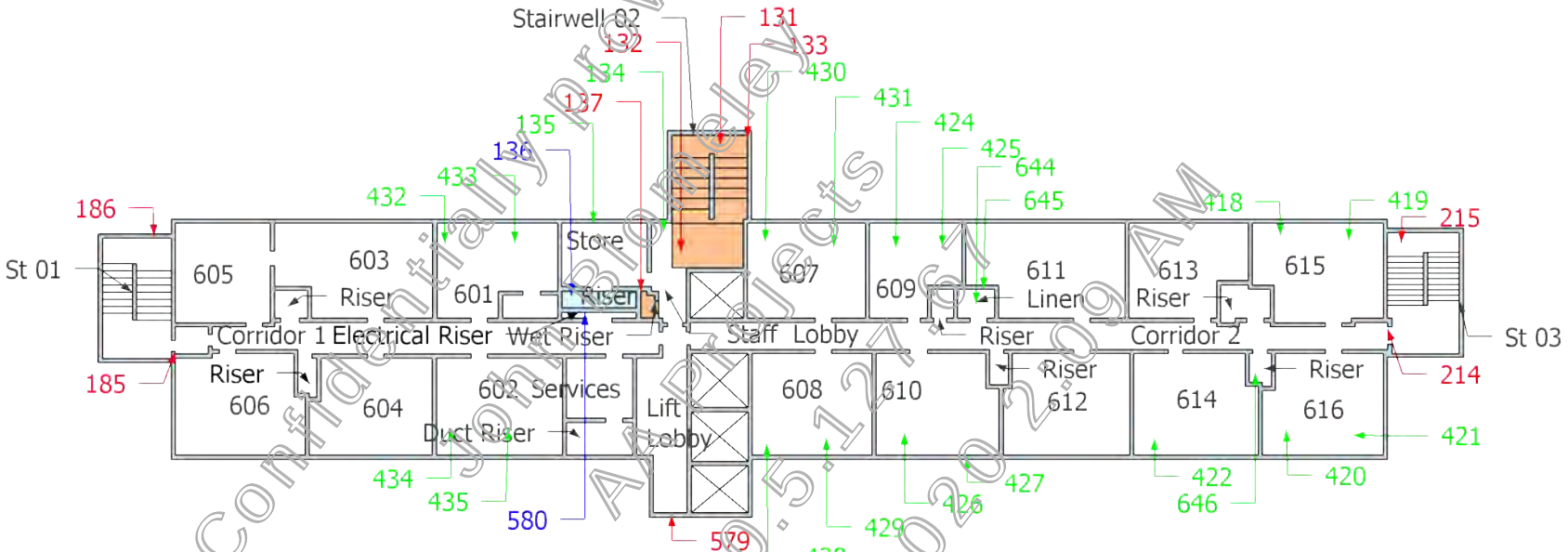
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
Fifth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



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Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

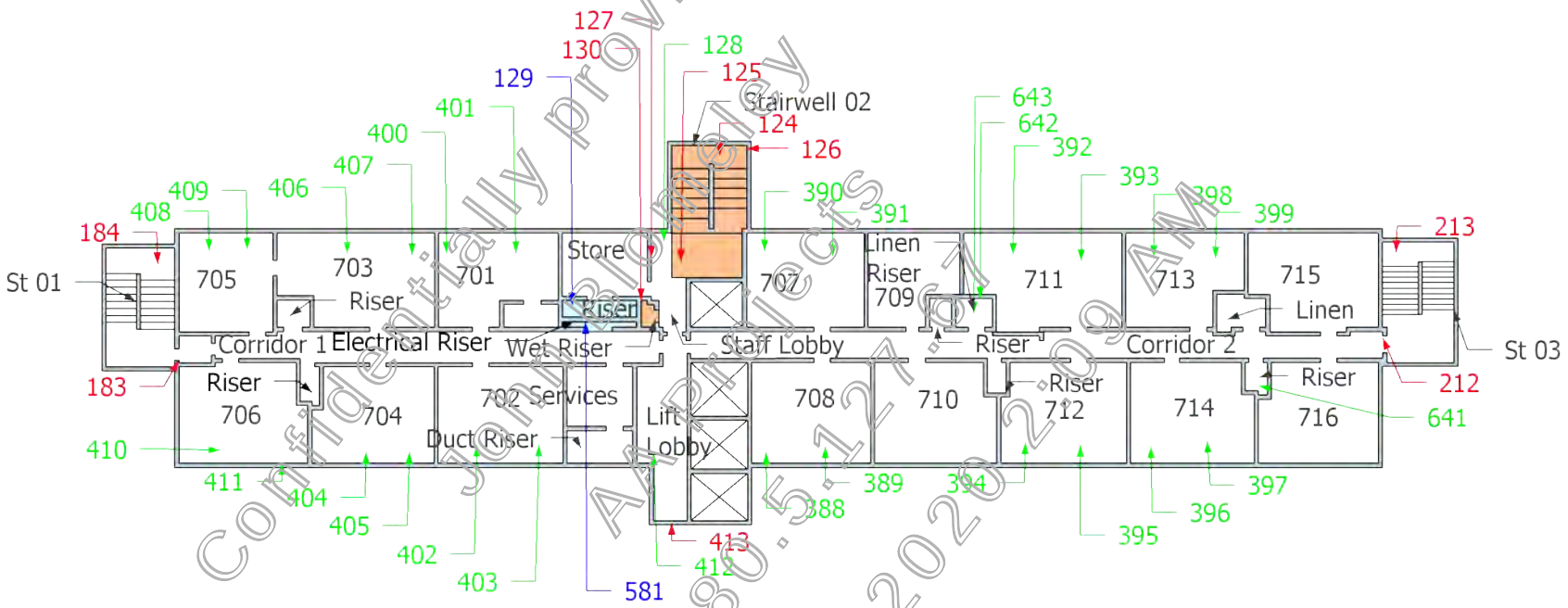
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
Sixth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



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ETON
ENVIRONMENTAL GROUP LTD
Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

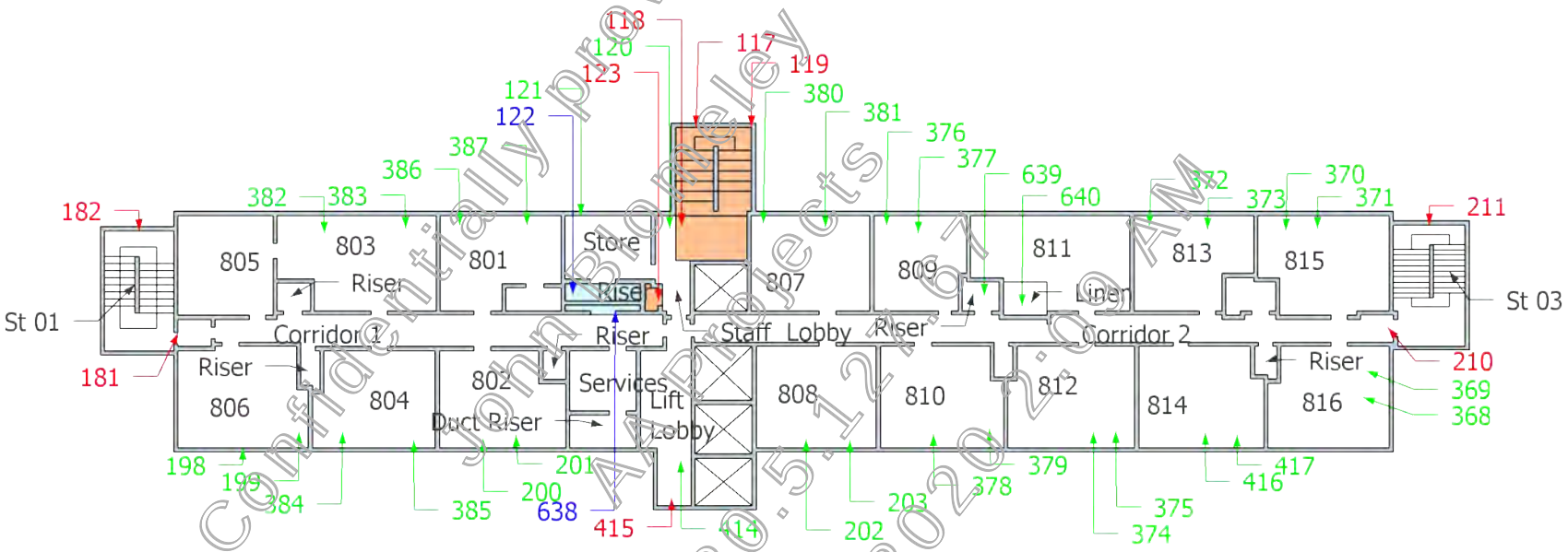
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
Seventh

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



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80.5.12.67
AM Projects
07/02/2020 2:09 AM

Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

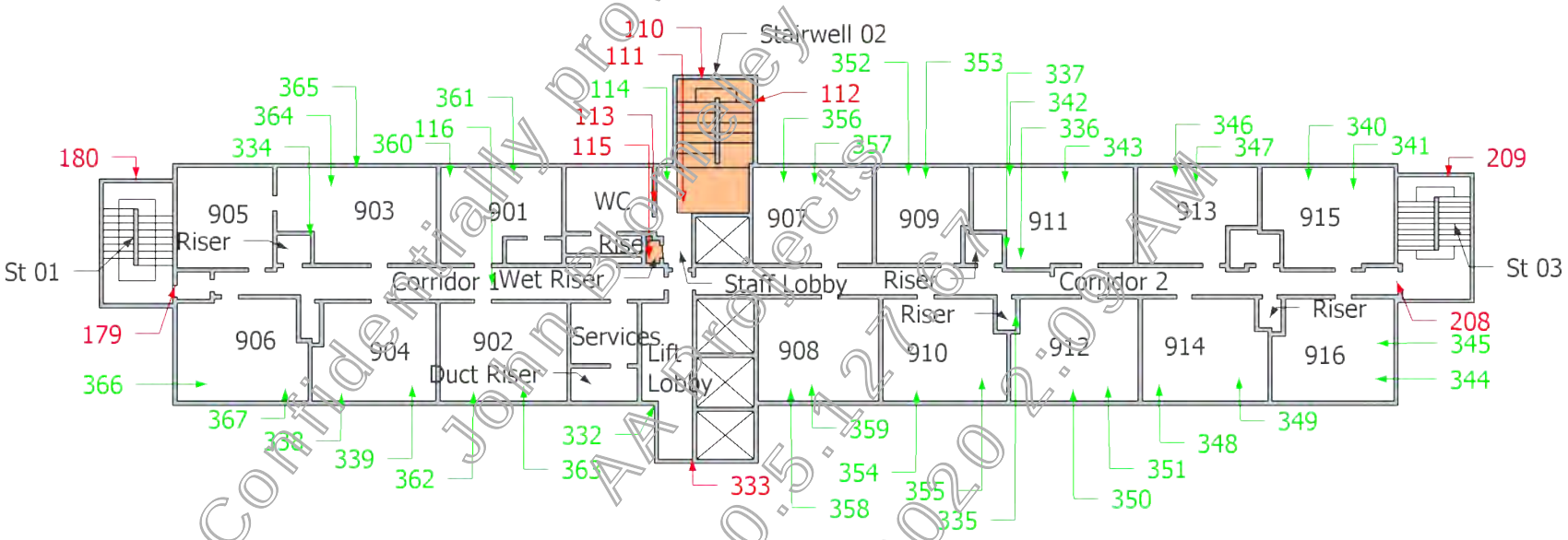
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
Eighth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Confidentially provided to John Bonney AA Projects 80.5.127.67 07/02/2020 2:09 AM

Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

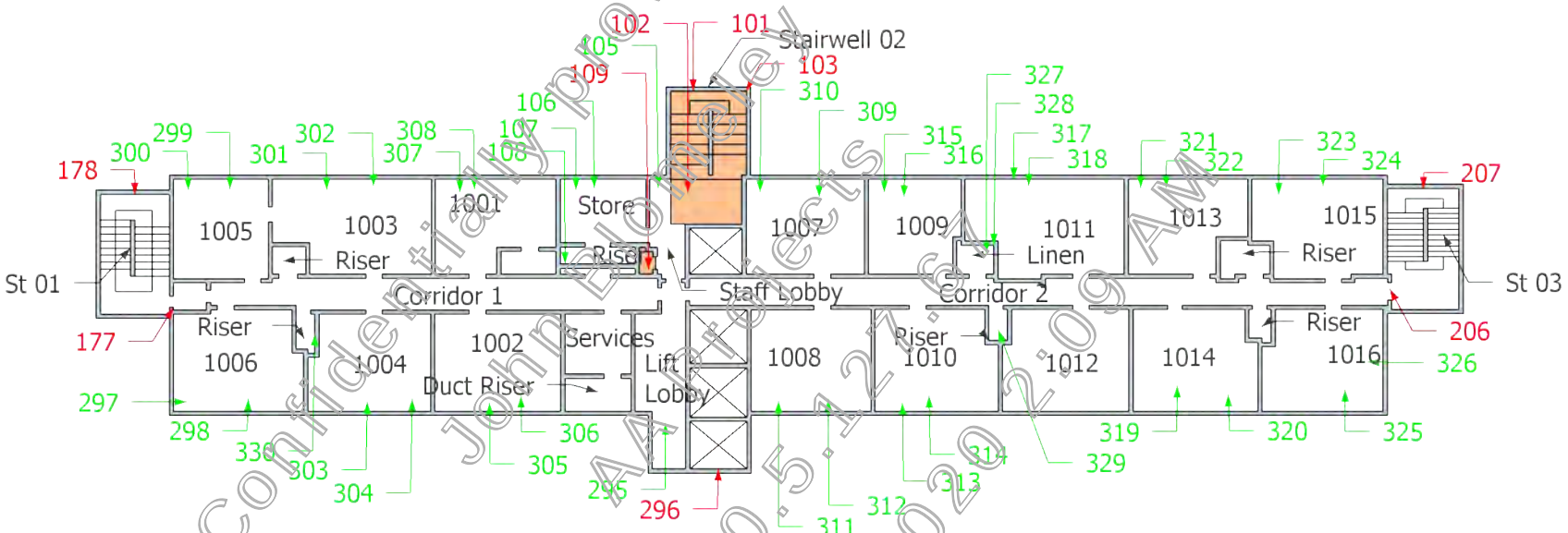
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
Ninth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Confidentially provided to John Flowerdew 80.5.127.62 Architects 07/02/2020 2:09 AM A4

ETON ENVIRONMENTAL GROUP LTD
Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

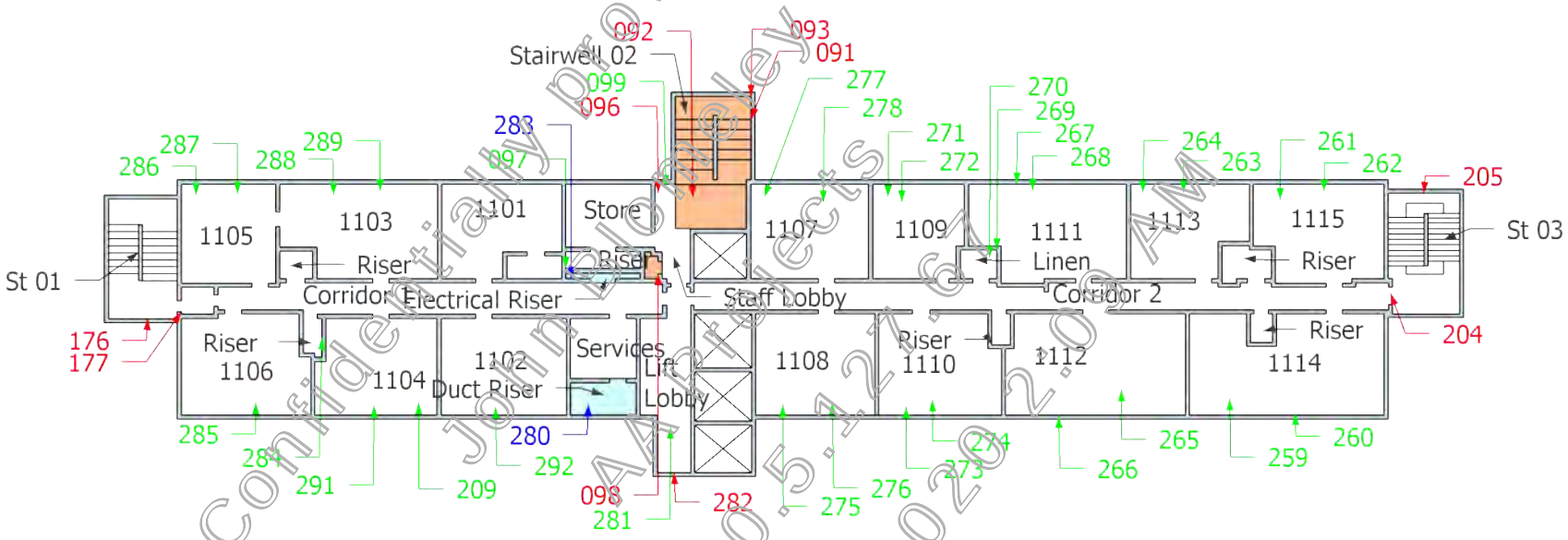
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
Tenth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Confidentially provided to John Bromley
AA Projects
80.5.127.61
07/02/2023 2:02 AM

Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

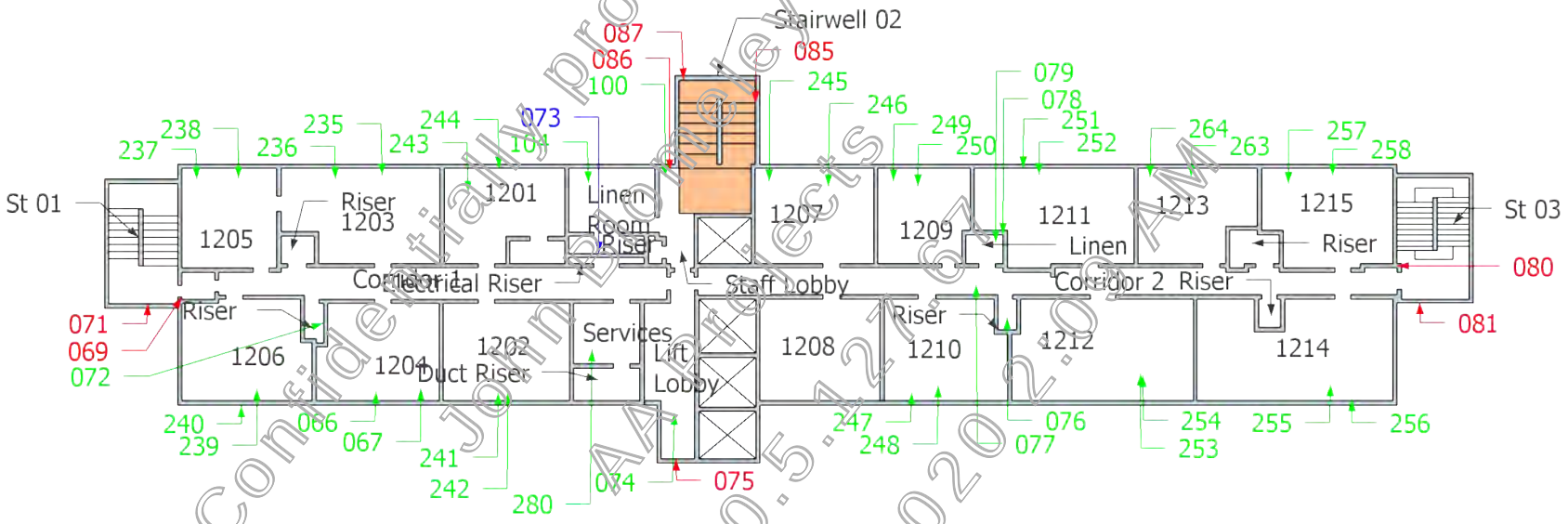
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
Eleventh

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Confidentially provided to John Bromley AA Projects 80.5.12.67 07/02/2020 2:09 AM

Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

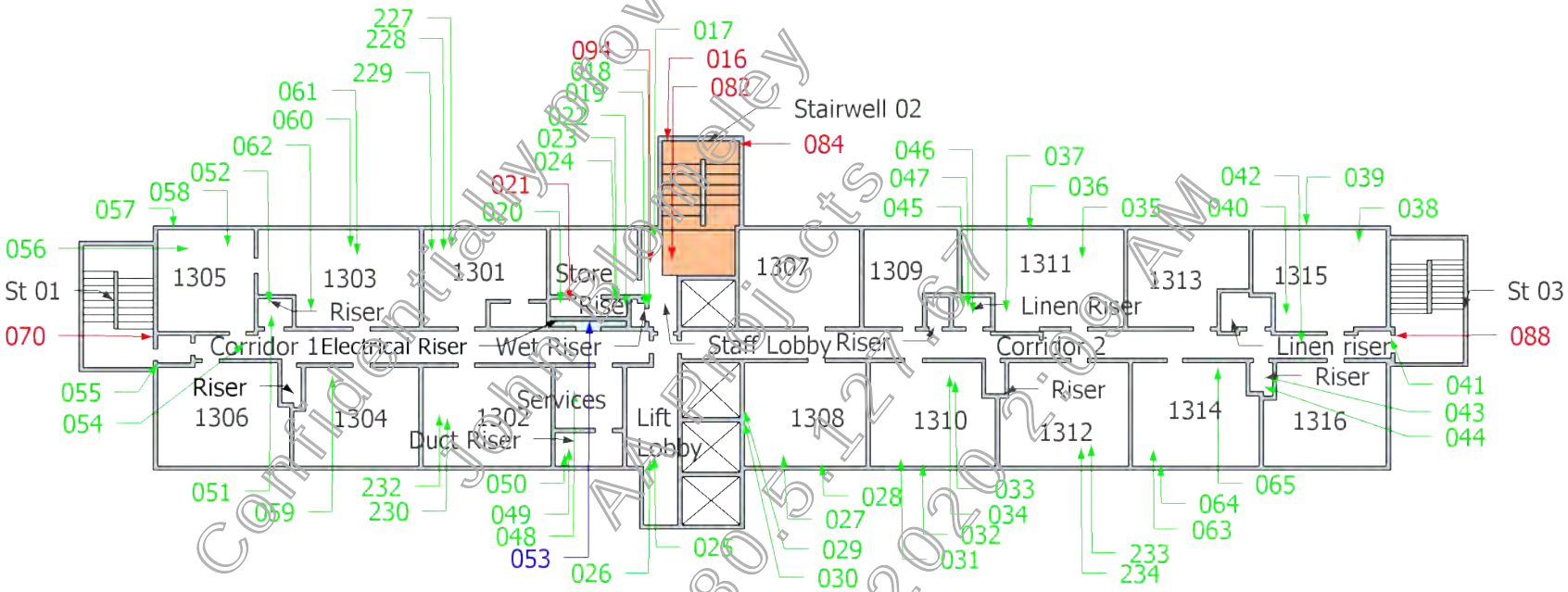
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
Twelfth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



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Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

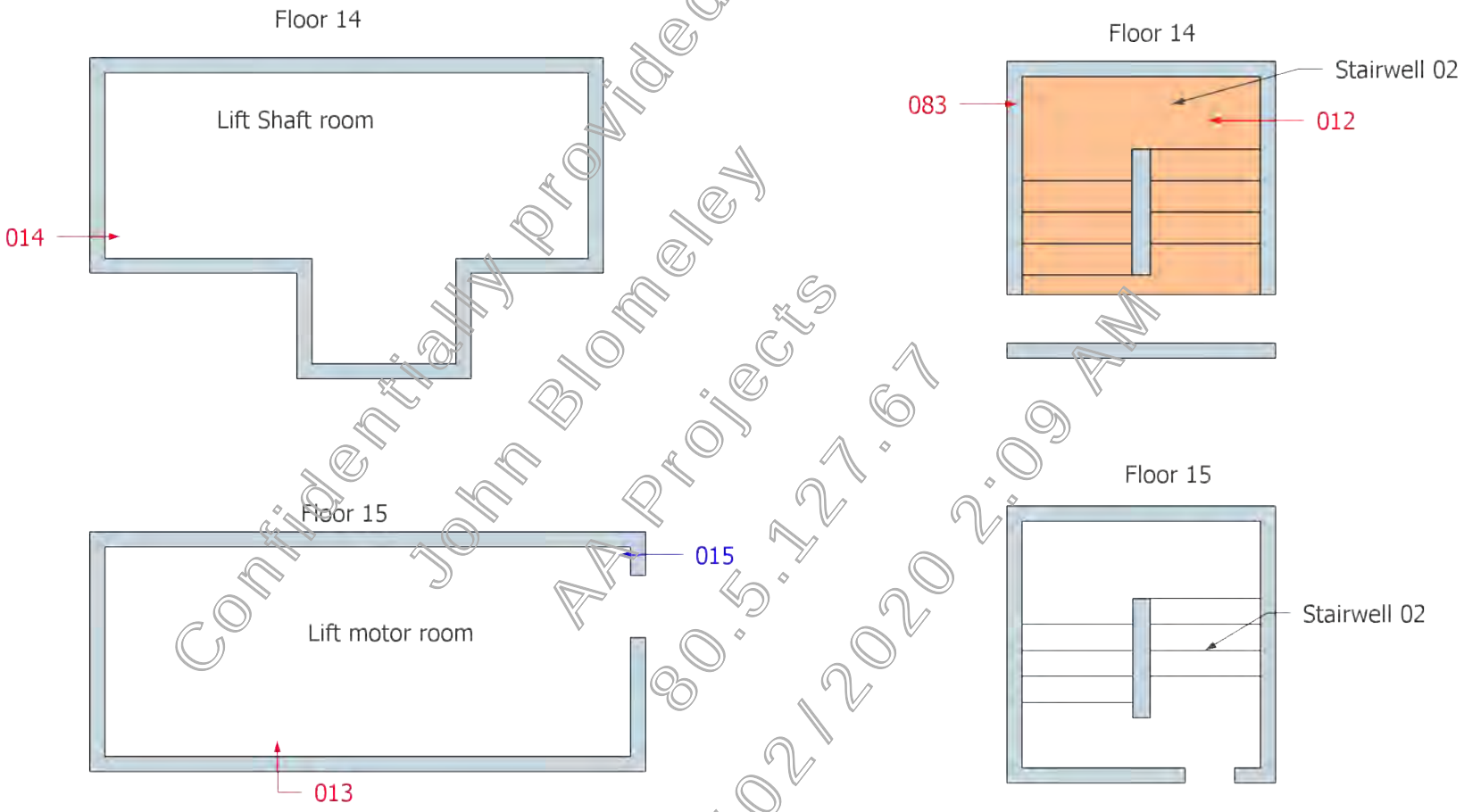
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
Thirteenth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Confidentially provided to John Blomeley AA Projects 80.5.127.67 07/02/2020 2:09 AM

Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

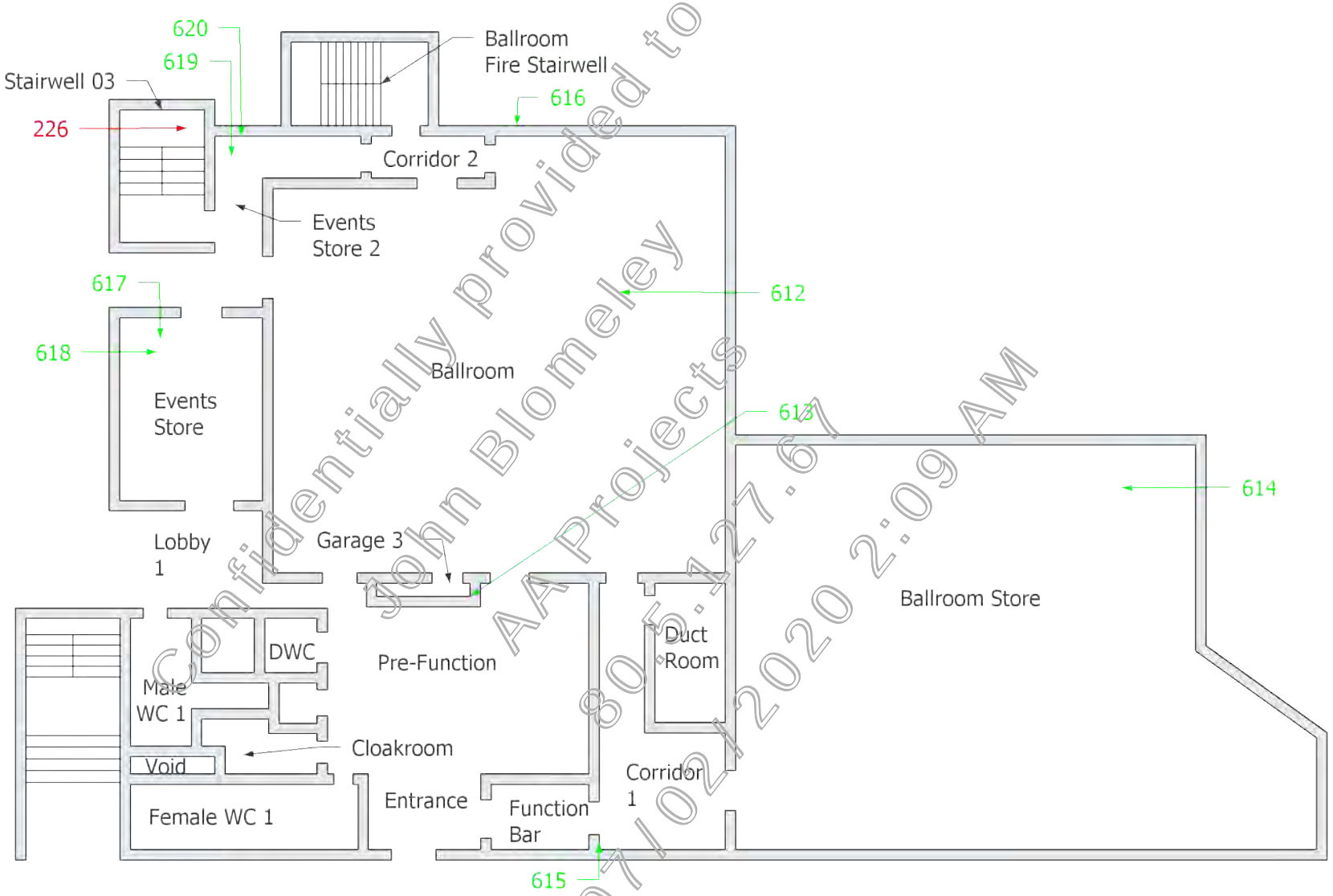
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
Forteenth & Fifteenth

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Confidentially provided to John Blomeley AA Projects 30.6.127.67 07/02/2020 2:09 AM

Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

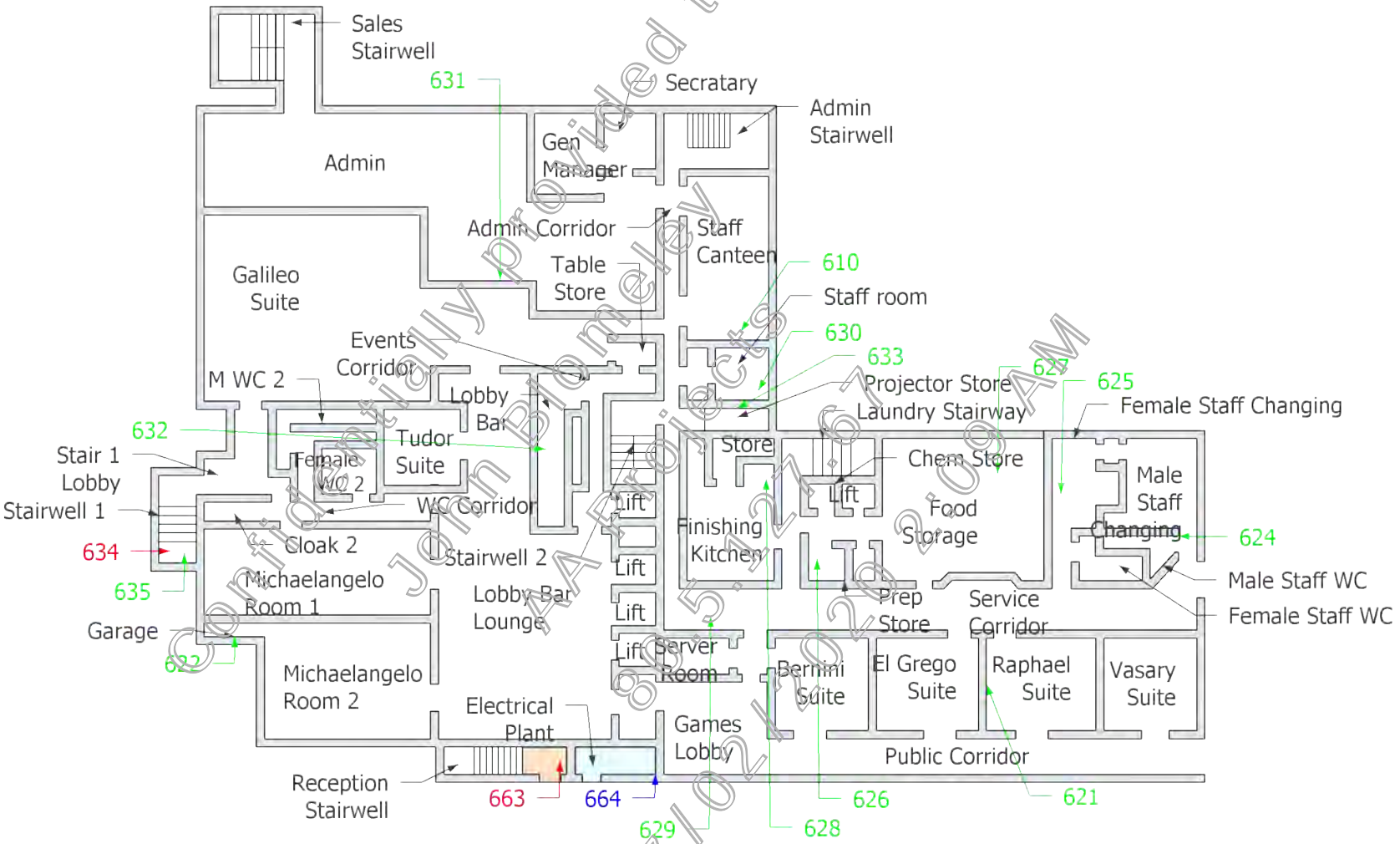
Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
Mezzanine - right

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ



Confidentially provided to John Blomeley 07102 102 128 2:09 AM AA Projects 85.21.61

Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

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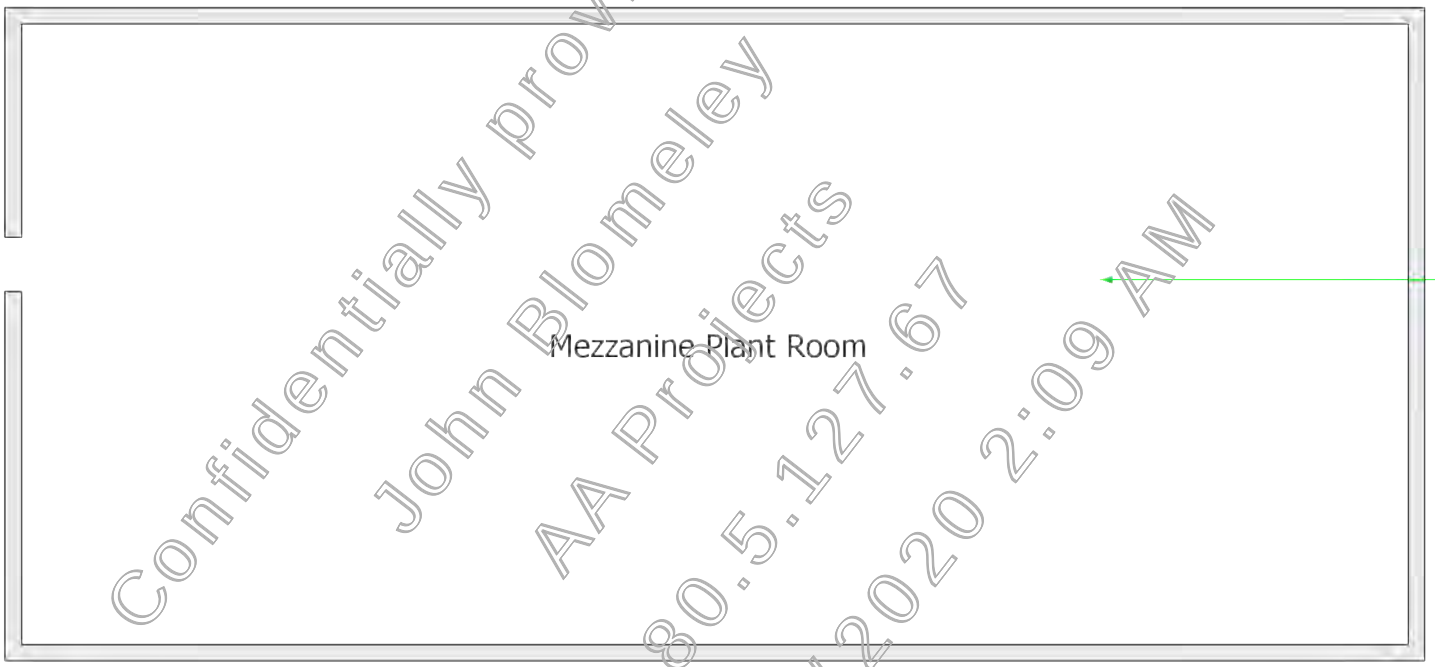

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John Blomeley
AA Projects
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07/02/2020 2:09 AM

Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

Survey reference:
J28958

Survey date:
January 2019

Building:
Main

Floor:
Mezzanine - Plant

Site address:
Renaissance Manchester Hotel,
Blackfriars Street,
Manchester,
M3 2EQ

End of report

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AA Projects
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07/02/2020 2:09 AM

MANAGEMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS

CLIENT: AA Projects (Leeds)

SITE: Premier House, 22 Deansgate, Manchester,M3 1PH

Job number	J045919
Number of high risk materials	0
Number of medium risk materials	6
Number of low/ very low risk materials	65

Issue	Date	Status
Version 1	09/11/2020	Issued

Eton Environmental Group Ltd Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH tel: 01325 366886 Fax: 01325 366914
info@etongroup.co.uk

Registered office: Eton Environmental Group Ltd, 135 Slough Road, Datchet, SL3 9AE No. 05145774

SECTION 1 - EXECUTIVE SUMMARY

TYPE OF SURVEY: Management Survey

SCOPE & EXTENT OF SURVEY: All areas of the building

Locations of asbestos containing materials (ACMs) and actions

Action	Floor/ room
Manage	Premier House / 1st Floor / 1.0 - Board, Premier House / 1st Floor / 1.1 - Board, Premier House / 1st Floor / 1.1 - Mastic, Premier House / 1st Floor / 1.11 - Board , Premier House / 1st Floor / 1.14 - Board , Premier House / 1st Floor / 1.15 - Board, Premier House / 1st Floor / 1.16 - Board, Premier House / 1st Floor / 1.18 - Board, Premier House / 1st Floor / 1.20 - Board, Premier House / 1st Floor / 1.20 - Mastic, Premier House / 1st Floor / 1.23 - Mastic, Premier House / 1st Floor / 1.23 - Tile, Premier House / 1st Floor / 1.24 - Board, Premier House / 1st Floor / 1.25 - Board, Premier House / 1st Floor / 1.26 - Board, Premier House / 1st Floor / 1.27 - Board, Premier House / 1st Floor / 1.28 - Board, Premier House / 1st Floor / 1.29 - Board, Premier House / 1st Floor / 1.30 - Board, Premier House / 1st Floor / 1.31 - Board, Premier House / 1st Floor / 1.32 - Board, Premier House / 1st Floor / 1.33 - Tile, Premier House / 1st Floor / 1.5 - Board , Premier House / 1st Floor / 1.6 - Board , Premier House / 1st Floor / 1.7 - Board, Premier House / 1st Floor / 1.8 - Board, Premier House / 1st Floor / 1D - Board , Premier House / 2nd Floor / 2.0 - Board, Premier House / 2nd Floor / 2.1 - Mastic, Premier House / 2nd Floor / 2.10 - Board, Premier House / 2nd Floor / 2.11 - Board, Premier House / 2nd Floor / 2.12 - Board, Premier House / 2nd Floor / 2.13 - Board, Premier House / 2nd Floor / 2.15 - Board, Premier House / 2nd Floor / 2.16 - Board, Premier House / 2nd Floor / 2.17 - Board, Premier House / 2nd Floor / 2.22 - Mastic, Premier House / 2nd Floor / 2.22 - Tile, Premier House / 2nd Floor / 2.23 - Board, Premier House / 2nd Floor / 2.24 - Board, Premier House / 2nd Floor / 2.25 - Board, Premier House / 2nd Floor / 2.26 - Board, Premier House / 2nd Floor / 2.26 - Gasket, Premier House / 2nd Floor / 2.27 - Board, Premier House / 2nd Floor / 2.27 - Gasket, Premier House / 2nd Floor / 2.28 - Board, Premier House / 2nd Floor / 2.29 - Board, Premier House / 2nd Floor / 2.3 - Mastic , Premier House / 2nd Floor / 2.30 - Board, Premier House / 2nd Floor / 2.31 - Board, Premier House / 2nd Floor / 2.6 - Board, Premier House / 2nd Floor / 2.7 - Board, Premier House / 2nd Floor / 2.8 - Board, Premier House / 2nd Floor / 2.9 - Board, Premier House / External / E1 - Gasket, Premier House / External / E1 - Rope, Premier House / External / E1 - Textile, Premier House / External / E5 - Floor tile and adhesive, Premier House / External / E6 - Gasket, Premier House / External / E7 - Flash guards, Premier House / External / E7 - Lift brakes, Premier House / External / E7 - Putty, Premier House / External / E8 - Cowls, Premier House / External / E8 - Gaskets, Premier House / External / Stairs 1 - Tile and adhesive
Encapsulate	Premier House / 2nd Floor / 2.1 - Board, Premier House / 2nd Floor / 2.19 - Board , Premier House / 2nd Floor / 2.5 - Board , Premier House / External / Stairs 1 - Board
Enclose	None recorded
Remove	Premier House / External / E6 - Board

Restrict Access	None recorded
Inspect Prior to Disturbance	None recorded
Restrict access and remove	None recorded

Areas where no access recorded

Floor/ room
Premier House /External/E3 – No access - locked, no key available at time of survey
Premier House /External/E4 – No access - locked, no key available at time of survey
Premier House /1st Floor/1.17 – No access - stored items prevent access

SECTION 2 - INTRODUCTION

The purpose of the survey is to assist duty holders in managing asbestos within premises. The survey is to provide sufficient information for an asbestos register and plan to be prepared, a suitable risk assessment to be carried out and a written plan to manage the risks to be produced.

In most cases the survey will have three main aims:

- it must as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs;
- it must inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACMs;
- it should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.

SITE DETAILS

Site description, age and construction
The site is a commercial office space with an estimated construction date of the 1970's. Externally the office space is constructed of concrete ceilings, concrete and brick walls, timber doors, frames and skirting, bare metal ducting and concrete flooring. Internally the office space is lined of modern suspended, concrete and plasterboard ceilings, solid plastered and plasterboard walls, metal framed windows with timber cills, timber doors and metal frames, wall mounted heaters, fixed timber boxing and carpet to concrete flooring throughout.
Use and occupation of site
The site is used as an office space but was vacant at the time of the survey.
Scope of survey
This survey report covers those areas controlled by client only. These areas are those shown on the attached plans. The areas surveyed were at the direction of the client.

SECTION 3 - GENERAL SITE INFORMATION

Survey information	
Client	AA Projects (Leeds)
Client address	1 Aire Street, Leeds,LS1 4PR
Client Contact	Paul Hamer
Site address	Premier House, 22 Deansgate, Manchester,M3 1PH
Type of Survey	Management Survey
Survey Start Date	22 Oct 2020
Survey End Date	26 Oct 2020
Surveyor/s	James Metcalfe
Job number	J045919

Report index	
Section 1	Executive summary
Section 2	Introduction
Section 3	General site information
Section 4	Survey results table
Section 5	Conclusions and actions
Section 6	Limitations of survey
Appendix A	Non-asbestos samples and assessments
Appendix B	Material assessment records & photographs
Appendix C	Certificates of bulk sample analysis
Appendix D	Sample/ assessment location plans
Appendix E	General observations

Report prepared by			
James Metcalfe	Surveyor		9 Nov 2020

Report verified by			
Michael Stewart	Technical Reviewer		9 Nov 2020

Eton Environmental Group Ltd were instructed to undertake a survey for asbestos containing materials at these premises in accordance with the instructions received from the client. The scope of the survey is summarised below, and is in accordance with HSE document HSG264 “Asbestos: The survey guide” and our documented in-house quality system as accredited by UKAS to ISO17020.

SURVEY INSTRUCTIONS

Survey type instructed	Management Survey
Included areas	All areas of the building were included in this survey.
Excluded areas	N/A.
Agreed exclusions, inaccessible areas and any variations from the method	
In accordance with the PSQ J045919 authorised on 20/10/2020 there were no exclusions. This does not include areas where no access was recorded.	

It is strongly recommended that this report is used as a whole document. Use of individual sections e.g. plans or survey results table alone may lead to misinterpretation for which Eton Environmental Group Ltd cannot be held responsible. This report is a technical document in line with current legislation and guidance. Should clarification be required contact Eton Environmental Group Ltd.

Material & Priority Risk Assessments

Material Risk Assessment:

HSE document HSG264 states that a material assessment score for asbestos containing materials (ACMs) should be calculated and recorded as part of the survey. The material risk is determined by four parameters, which will assess the risk of fibre release from an ACM when subject to normal disturbance; product type, extent of damage or deterioration, surface treatment and asbestos type.
Each parameter is given a risk score: 3 = high, 2 = medium, 1 = low and 0 = very low.
The total material risk score is the sum total with materials with a score of 10 or more are regarded as having a high fibre release potential, between 7 and 9 a medium fibre release potential, 5 and 6 as a low fibre release potential. Scores of 4 or less are regarded as having a very low fibre release potential. Non-asbestos containing materials are not scored.
Based upon the material risk score, recommendations for control actions and management actions are derived to ensure areas of concern are made safe and remaining ACMs are suitably managed.

Priority Risk Assessment:

Priority risk scoring is undertaken only at the specific request of the client. The Control of Asbestos Regulations (CAR) 2012 requires the duty holder to assess the risks associated with the activities on the premises, additional to those considered within the material risk. Although the duty holder has a responsibility for the priority score, Eton Environmental Group Ltd may collect this information with assistance from the client.

Scores will be between 0 and 12 (10-12 high, 6-9 moderate, 3-5 low and 1-2 very low). Where the priority assessment has not been undertaken, these fields will be left blank for the duty holder to complete. Non-asbestos containing materials are not scored and the priority assessment fields do not appear for these materials.

Total Risk Scores:

The total risk scores are calculated by addition of the material & priority risk scores to give an indication of the relative risk of each ACM, total risk scores between 19-24 are high risk, scores between 13-18 are moderate risk, scores between 9-12 are low risk and scores below 9 are considered as very low risk. Where the priority assessment has not been undertaken, this field will be left blank for the duty holder to complete.

Recommendations:

Recommendations are made to the client based upon all factors including risk scoring. These recommendations fall into two categories, management actions and control actions. Control actions are used to describe actions that will have to be undertaken to the ACM directly and may require specialist treatment or works e.g. encapsulation, repair or removal. Management actions are used to describe actions that should be undertaken that do not necessarily involve direct treatment to the ACM e.g. labelling of ACMs, regular inspection for damage/ deterioration, informing tenants/ staff/ contractors or isolation.

SECTION 4 - SURVEY RESULTS TABLE

The data contained within this table shows the known asbestos containing materials (ACMs) for this site as identified at the time of the survey.

The results were compiled by Eton Environmental Group Ltd in accordance with the Health and Safety Executive document HSG264, the Control of Asbestos Regulations (CAR) 2012 and our documented in-house quality procedures as accredited by UKAS to ISO17020.

The data shown may refer to historical data and information provided by the client. Eton Environmental Group Ltd cannot be held responsible for the accuracy of the data included where it is supplied by the client (including the interpretation of any supplied information).

The information in this survey report should be used to form the asbestos register which is a key component of the management plan. The survey report itself will generally not be the asbestos register. The asbestos register will be a simpler document and will not contain most of the information in the survey report, e.g. the bulk analysis results or survey site information.

Regulation 4 of the Control of Asbestos Regulations 2012 dictates that the duty holder should make a written record of the location and condition of known and presumed ACMs and keep the record up to date. This should include regular inspections of the known ACMs and the records updated accordingly. This information must be given to any persons liable to disturb ACMs (e.g. maintenance operatives).

Regulation 11 of the Control of Asbestos Regulations 2012 requires all employers to prevent the exposure of employees and contractors to asbestos as far as reasonably practicable.

The information within this register/ report is provided to the client and Eton Environmental Group Ltd cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to any works in areas that may contain or conceal ACMs, professional advice from a competent organisation or person should be sought. It is strongly recommended that any remedial works to be undertaken to ACMs identified should be based upon a written specification, site visit and other relevant documentation of works and not solely on this report.

Actions listed in the table and MARs in appendix B indicate the following recommendations:

Action	Recommendation
Manage	Inform staff/ contractors, label, re-inspect on a regular basis as per asbestos management plan
Encapsulate	Paint with a suitable proprietary sealant by competent persons and manage as above
Enclose	Box in/ surround with rigid material e.g. timber board and manage as above
Remove	Removal to be undertaken by competent persons
Restrict Access	Take immediate steps to prevent exposure e.g. warning signs, locking rooms, informing staff/ contractors

The table below shows the known ACMs for this site as identified at the time of the survey. Areas of no access should be presumed to contain asbestos until proven otherwise. If this table is blank then no ACMs have been detected within the scope of the survey. Further details of actions recommended are in section 5.

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Premier House	External / E1	0001	Gasket pipework	Gaskets	Surface Sealed	Low Damage	50no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Manage
Premier House	External / E1	0002	Textile flame viewing window to right boiler	Textiles	Unsealed	Low Damage	1no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(6) Low	-	Manage
Premier House	External / E1	0003	Rope hatches on boilers	Textiles	Unsealed	Low Damage	8lm	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(6) Low	-	Manage
Premier House	External / E1	0004	Rope to large metal ducting	Textiles	Unsealed	Medium Damage	16lm	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(7) Medium	-	Manage
Premier House	External / E3	0005	No access	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Premier House	External / E4	0006	No access	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Premier House	External / E5	0007	Floor tile and adhesive floor and stairs	Vinyl Floor Tiles	Completely Sealed	Low Damage	8m²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Manage
Premier House	External / E6	0009	Board throughout area	Board	Unsealed	Medium Damage	37m²	Occasionally likely to be disturbed	Identified	Amosite	(8) Medium	-	Remove
Premier House	External / E6	0012	Gasket pipework	Gaskets	Surface Sealed	Low Damage	1no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(5) Low	-	Manage
Premier House	External / E7	0013	Lift brakes lift motor	Well Bound Material	Completely Sealed	Low Damage	2no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(3) Very low	-	Manage

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Premier House	External / E7	0014	Flash guards electrics	Textiles	Surface Sealed	Good Condition	3no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(4) Very low	-	Manage
Premier House	External / E7	0015	Putty electrics	Well Bound Material	Completely Sealed	Good Condition	6no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(2) Very low	-	Manage
Premier House	External / E8	0016	Gaskets pipework	Gaskets	Surface Sealed	Low Damage	12no.	Usually inaccessible or unlikely to be disturbed	Strongly Presumed (012)	Chrysotile	(5) Low	-	Manage
Premier House	External / E8	0017	Cowls floor	Well Bound Material	Completely Sealed	Low Damage	25	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Manage
Premier House	External / Stairs 1	0022	Tile and adhesive Floor and stairs	Vinyl Floor Tiles	Completely Sealed	Low Damage	6m²	Occasionally likely to be disturbed	Strongly Presumed (007)	Chrysotile	(3) Very low	-	Manage
Premier House	External / Stairs 1	0024	Board lining to door	Board	Unsealed	Low Damage	2no.	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile + Amosite	(7) Medium	-	Encapsulate
Premier House	1st Floor / 1.0	0065	Board external wall	Board	Surface Sealed	Low Damage	16m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1.1	0066	Board back of doors	Board	Surface Sealed	Low Damage	8m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1.1	0067	Mastic ducting	Well Bound Material	Completely Sealed	Low Damage	1lm	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(3) Very low	-	Manage
Premier House	1st Floor / 1.5	0070	Board Back of doors	Board	Surface Sealed	Low Damage	6m²	Occasionally likely to be disturbed	Strongly Presumed (066)	Amosite	(6) Low	-	Manage

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Premier House	1st Floor / 1.6	0072	Board external wall	Board	Surface Sealed	Low Damage	3m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1.7	0073	Board external wall	Board	Surface Sealed	Low Damage	3m²	Occasionally likely to be disturbed	Strongly Presumed (072)	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1.8	0074	Board external wall	Board	Surface Sealed	Low Damage	20m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1.11	0075	Board External wall	Board	Surface Sealed	Low Damage	9m²	Occasionally likely to be disturbed	Strongly Presumed (074)	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1D	0076	Board External wall	Board	Surface Sealed	Low Damage	5m²	Occasionally likely to be disturbed	Strongly Presumed (074)	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1.14	0080	Board External wall	Board	Surface Sealed	Low Damage	3m²	Occasionally likely to be disturbed	Strongly Presumed (074)	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1.15	0081	Board to external wall	Board	Surface Sealed	Low Damage	3m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1.16	0082	Board to external wall	Board	Surface Sealed	Low Damage	27m²	Occasionally likely to be disturbed	Strongly Presumed (081)	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1.17	0083	No access	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Premier House	1st Floor / 1.18	0084	Board to external wall	Board	Surface Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Premier House	1st Floor / 1.20	0087	Board Back of door	Board	Surface Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Strongly Presumed (066)	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1.20	0088	Mastic ducting	Well Bound Material	Completely Sealed	Low Damage	1lm	Usually inaccessible or unlikely to be disturbed	Strongly Presumed (067)	Chrysotile	(3) Very low	-	Manage
Premier House	1st Floor / 1.23	0090	Tile Floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	20m²	Occasionally likely to be disturbed	Strongly Presumed (050)	Chrysotile	(3) Very low	-	Manage
Premier House	1st Floor / 1.23	0092	Mastic ducting	Well Bound Material	Completely Sealed	Low Damage	2lm	Usually inaccessible or unlikely to be disturbed	Strongly Presumed (052)	Chrysotile	(3) Very low	-	Manage
Premier House	1st Floor / 1.24	0093	Board external wall	Board	Surface Sealed	Low Damage	12m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1.25	0094	Board external wall	Board	Surface Sealed	Low Damage	3m²	Occasionally likely to be disturbed	Strongly Presumed (093)	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1.26	0095	Board external wall	Board	Surface Sealed	Low Damage	10m²	Occasionally likely to be disturbed	Strongly Presumed (093)	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1.27	0096	Board external wall	Board	Surface Sealed	Low Damage	6m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1.28	0097	Board external wall	Board	Surface Sealed	Low Damage	3m²	Occasionally likely to be disturbed	Strongly Presumed (096)	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1.29	0098	Board external wall	Board	Surface Sealed	Low Damage	13m²	Occasionally likely to be disturbed	Strongly Presumed (096)	Amosite	(6) Low	-	Manage

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Premier House	1st Floor / 1.30	0099	Board external wall	Board	Surface Sealed	Low Damage	33m²	Occasionally likely to be disturbed	Strongly Presumed (096)	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1.31	0100	Board external wall	Board	Surface Sealed	Low Damage	10m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1.32	0101	Board external wall	Board	Surface Sealed	Low Damage	38m²	Occasionally likely to be disturbed	Strongly Presumed (100)	Amosite	(6) Low	-	Manage
Premier House	1st Floor / 1.33	0103	Tile floor and stairs	Thermoplastic Tiles	Completely Sealed	Low Damage	30m²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Manage
Premier House	2nd Floor / 2.0	0025	Board external walls	Board	Surface Sealed	Low Damage	17m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Premier House	2nd Floor / 2.1	0026	Board back of doors	Board	Unsealed	Low Damage	12m²	Occasionally likely to be disturbed	Identified	Amosite	(7) Medium	-	Encapsulate
Premier House	2nd Floor / 2.1	0027	Mastic ducting	Well Bound Material	Completely Sealed	Low Damage	4lm	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Manage
Premier House	2nd Floor / 2.3	0030	Mastic Ducting behind toilets	Well Bound Material	Completely Sealed	Low Damage	1lm	Occasionally likely to be disturbed	Strongly Presumed (027)	Chrysotile	(3) Very low	-	Manage
Premier House	2nd Floor / 2.5	0031	Board Back of doors	Board	Unsealed	Low Damage	6m²	Occasionally likely to be disturbed	Strongly Presumed (026)	Amosite	(7) Medium	-	Encapsulate
Premier House	2nd Floor / 2.6	0033	Board external wall	Board	Completely Sealed	Low Damage	2m²	Occasionally likely to be disturbed	Identified	Amosite	(5) Low	-	Manage

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Premier House	2nd Floor / 2.7	0034	Board External wall	Board	Completely Sealed	Low Damage	3m²	Occasionally likely to be disturbed	Strongly Presumed (033)	Amosite	(5) Low	-	Manage
Premier House	2nd Floor / 2.8	0035	Board External wall	Board	Completely Sealed	Low Damage	7m²	Occasionally likely to be disturbed	Strongly Presumed (033)	Amosite	(5) Low	-	Manage
Premier House	2nd Floor / 2.9	0036	Board External wall	Board	Completely Sealed	Low Damage	7m²	Occasionally likely to be disturbed	Strongly Presumed (033)	Amosite	(5) Low	-	Manage
Premier House	2nd Floor / 2.10	0037	Board External wall	Board	Completely Sealed	Low Damage	10m²	Occasionally likely to be disturbed	Strongly Presumed (033)	Amosite	(5) Low	-	Manage
Premier House	2nd Floor / 2.11	0038	Board external wall	Board	Surface Sealed	Low Damage	9m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Premier House	2nd Floor / 2.12	0039	Board External wall	Board	Surface Sealed	Low Damage	3m²	Occasionally likely to be disturbed	Strongly Presumed (038)	Amosite	(6) Low	-	Manage
Premier House	2nd Floor / 2.13	0040	Board External wall	Board	Surface Sealed	Low Damage	3m²	Occasionally likely to be disturbed	Strongly Presumed (038)	Amosite	(6) Low	-	Manage
Premier House	2nd Floor / 2.15	0042	Board External wall	Board	Surface Sealed	Low Damage	33m²	Occasionally likely to be disturbed	Strongly Presumed (038)	Amosite	(6) Low	-	Manage
Premier House	2nd Floor / 2.16	0043	Board external wall	Board	Surface Sealed	Low Damage	3m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Premier House	2nd Floor / 2.17	0044	Board External wall	Board	Completely Sealed	Low Damage	1m²	Occasionally likely to be disturbed	Strongly Presumed (033)	Amosite	(5) Low	-	Manage

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Premier House	2nd Floor / 2.19	0048	Board Back of door	Board	Unsealed	Low Damage	2m²	Occasionally likely to be disturbed	Strongly Presumed (026)	Amosite	(7) Medium	-	Encapsulate
Premier House	2nd Floor / 2.22	0050	Tile floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	20m²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Manage
Premier House	2nd Floor / 2.22	0052	Mastic ducting	Well Bound Material	Completely Sealed	Low Damage	1lm	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(3) Very low	-	Manage
Premier House	2nd Floor / 2.23	0053	Board external wall	Board	Surface Sealed	Low Damage	10m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Premier House	2nd Floor / 2.24	0054	Board external wall	Board	Surface Sealed	Low Damage	3m²	Occasionally likely to be disturbed	Strongly Presumed (053)	Amosite	(6) Low	-	Manage
Premier House	2nd Floor / 2.25	0055	Board external wall	Board	Surface Sealed	Low Damage	6m²	Occasionally likely to be disturbed	Strongly Presumed (053)	Amosite	(6) Low	-	Manage
Premier House	2nd Floor / 2.26	0056	Board external wall	Board	Surface Sealed	Low Damage	45m²	Occasionally likely to be disturbed	Strongly Presumed (053)	Amosite	(6) Low	-	Manage
Premier House	2nd Floor / 2.26	0057	Gasket pipework	Gaskets	Surface Sealed	Medium Damage	3no.	Occasionally likely to be disturbed	Identified	Chrysotile	(6) Low	-	Manage
Premier House	2nd Floor / 2.27	0058	Board external wall	Board	Surface Sealed	Low Damage	8m²	Occasionally likely to be disturbed	Strongly Presumed (053)	Amosite	(6) Low	-	Manage
Premier House	2nd Floor / 2.27	0059	Gasket Pipework	Gaskets	Surface Sealed	Medium Damage	3no.	Occasionally likely to be disturbed	Strongly Presumed (057)	Chrysotile	(6) Low	-	Manage

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Premier House	2nd Floor / 2.28	0060	Board external wall	Board	Surface Sealed	Low Damage	5m²	Occasionally likely to be disturbed	Strongly Presumed (053)	Amosite	(6) Low	-	Manage
Premier House	2nd Floor / 2.29	0061	Board external wall	Board	Surface Sealed	Low Damage	3m²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Manage
Premier House	2nd Floor / 2.30	0062	Board External wall	Board	Surface Sealed	Low Damage	27m²	Occasionally likely to be disturbed	Strongly Presumed (061)	Amosite	(6) Low	-	Manage
Premier House	2nd Floor / 2.31	0063	Board External wall	Board	Surface Sealed	Low Damage	27m²	Occasionally likely to be disturbed	Strongly Presumed (061)	Amosite	(6) Low	-	Manage

SECTION 5 - CONCLUSIONS AND ACTIONS

Asbestos Containing Materials and Specific Recommendations:

Fifty one samples were taken on site, thirty four of which were confirmed to contain asbestos upon analysis. Thirty seven further assessments strongly presumed asbestos.

General Recommendations:

This was a management survey to all areas of the office space.

The asbestos insulating board noted externally to E6 (sample ref: 0009) is recommened for removal due to condition.

The asbestos insulating board noted on the external stairs 1 (sample ref: 0024) is recommened for encapsulation due to condition.

The asbestos insulating board noted on the second floor room 2.1 (sample ref: 0026) is recommened for encapsulation due to condition.

The asbestos insulating board noted on the second floor room 2.5 (sample ref: 0031) is recommened for encapsulation due to condition.

The asbestos insulating board noted on the second floor room 2.9 (sample ref: 0048) is recommened for encapsulation due to condition.

The asbestos board is a licensed asbestos product and its removal will require the services of a licensed asbestos contractor.

Removal of licensed asbestos materials may require a fourteen day notification period to the relevant enforcing authority prior to works being carried out.

Although the other asbestos materials are non-licensed asbestos products any work upon, or removal of, these materials will need to be done by competent persons and items removed disposing of as asbestos waste. Removal of non-licensed asbestos materials may require notification to the relevant enforcing authority prior to works being carried out.

The ACMs to remain and be managed have medium, low or very low material risk scores; it is therefore recommended that the materials are suitably labelled and re-inspected on a regular basis as part of the on-going management system.

Any works to these products, such as drilling, cutting or any other abrasive works that may disturb the asbestos, should be prevented.

It is also recommended that staff and contractors are made aware of the presence of all asbestos containing materials to prevent disturbance. This information should be provided to external contractors (e.g. plumbers) pre contract commencement or prior to their arrival on site. This will enable contractors to plan their work accordingly to reduce the risk of exposure to asbestos.

It should be noted that this report only forms part of an asbestos management plan and does not necessarily provide full compliance with regulation 4 of CAR 2012.

Further information can be obtained from the following asbestos related publications:

Regulations:

The Control of Asbestos Regulations 2012.

Approved Codes of Practice:

“Managing and working with asbestos” (L143) 2nd Ed. 2013

Guidance:

“Asbestos: The survey guide” (HSG264) 2nd Ed. 2012

“Asbestos: The analysts' guide for sampling, analysis and clearance procedures” (HSG248) 2005

“Asbestos: The licensed contractors' guide” (HSG247) 2006

“A comprehensive guide to managing asbestos in premises” (HSG227) 2004

“A short guide to managing asbestos in premises” (INDG223) rev. 5 2012

“Asbestos Essentials Task Manual” (HSG210) 4th Ed. 2018

The above documents are published by the Health and Safety Executive and are available from HSE Books, PO Box 1999, Sudbury, Suffolk CO10 2WA
And;
www.books.hse.gov.uk

The above list should not be considered exhaustive.

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SECTION 6 - LIMITATIONS OF SURVEY

This asbestos survey was undertaken in accordance with the requirements of HSE documents HSG264 “Asbestos: The survey guide” and HSG248 “Asbestos: The analysts guide for sampling, analysis and clearance procedures” and also Eton Environmental Group Ltd documented in house quality procedures as accredited by UKAS to ISO17020.

Part of the scope of a survey is to collect bulk samples from suspect ACMs found for analysis by a UKAS accredited laboratory to confirm or refute the surveyor’s judgement. If a material is found to contain asbestos other similar homogenous materials used in the same way within the building may be strongly presumed to contain asbestos. The number of samples taken is dependent on the homogeneity of the material but the number should be sufficient for the surveyor to make an assessment of whether asbestos is present or not.

When a sample cannot be taken but the surveyor suspects that asbestos is present within the material, two levels of presumption can be made: one where there is a strong presumption that the material does contain asbestos but a laboratory identification has not been undertaken to confirm this; and a default situation where it must be presumed to contain asbestos because there is insufficient evidence to suggest it is not an ACM.

It should be noted that whilst the surveyor makes every effort to locate all suspect ACMs as far as is reasonably practicable, it can not be guaranteed that all ACMs have been located. Some materials may be hidden within the fabric of the building or in other non-accessible areas, and may only come to light during a more intrusive survey prior to the building being refurbished or demolished.

Where suspect ACMs are located during the survey it is not the policy of Eton Environmental Group Ltd to disturb this material in any way except to take a representative sample. Therefore, no responsibility can be accepted for the presence of further ACMs behind a suspect ACM.

Asbestos cement is a non-licensed asbestos material. Asbestos insulating board (AIB) is a licensed asbestos material. A competent, experienced surveyor will normally be able to visually identify most asbestos cement products. But, if visual identification is inconclusive, analysis will be needed to establish the asbestos type(s). If, after analysis of the asbestos types, there is still doubt about whether a material is an asbestos cement product, a water absorption measurement will be

needed, following the methodology set out at www.hse.gov.uk/asbestos/essentials/cement.htm to decide whether the material is asbestos cement.

All material extent figures are as accurate as reasonably practicable and therefore not necessarily definitive for the purpose of tendering for removal without further conformation if required. Plans/ drawings within this report are not to scale.

If, at the time of the survey, access was not possible to certain areas, these are noted on the assessment reports. Until such time that these areas are inspected they should be presumed to have asbestos containing materials for the purposes of the asbestos management plan.

All reasonable efforts are made to locate ducts, cavities, voids, under-crofts etc as part of the survey. However, some of these areas may not come to light until after the survey has been completed e.g. because the information was not supplied prior to the survey.

This is a building survey only and does not include for any ground investigation outside of the footprint of the structure or structures surveyed or below the lowest level slab before the ground/ ground-bearing slab.

APPENDIX A - TABLE OF NON-ASBESTOS SAMPLES AND ASSESSMENTS

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Premier House	External / E5	0008	Stair tread stairs	Well Bound Material	-	-	8no.	-	Identified	No Asbestos Detected	
Premier House	External / E6	0010	Cement throughout	Cement	-	-	10m²	-	Identified	No Asbestos Detected	Throughout a 10m2 area to back left corner of tank area
Premier House	External / E6	0011	Bitumen packer under water tanks	Bitumen	-	-	16lm	-	Identified	No Asbestos Detected	
Premier House	External / E8	0018	Cement perimeter of roof	Cement	-	-	208lm	-	Identified	No Asbestos Detected	
Premier House	External / E8	0019	Straw board perimeter of roof	Board	-	-	208m²	-	Identified	No Asbestos Detected	
Premier House	External / E8	0020	Roofing felt and adhesive small roof area	Bitumen	-	-	4m²	-	Identified	No Asbestos Detected	
Premier House	External / E8	0021	Asphalt roof perimeter	Well Bound Material	-	-	208m²	-	Identified	No Asbestos Detected	
Premier House	External / Stairs 1	0023	Stair nosing stairs	Well Bound Material	-	-	6no.	-	Strongly Presumed (008)	No Asbestos Detected	Nosing is not on every step

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Premier House	1st Floor / 1.2	0068	Tile floor beneath sink	Vinyl Floor Tiles	-	-	1m²	-	Identified	No Asbestos Detected	
Premier House	1st Floor / 1.4	0069	Tile floor beneath sink	Vinyl Floor Tiles	-	-	1m²	-	Strongly Presumed (068)	No Asbestos Detected	
Premier House	1st Floor / 1.6	0071	Sink pad sink	Well Bound Material	-	-	3no.	-	Identified	No Asbestos Detected	
Premier House	1st Floor / 1D	0077	Door beading to timber doors	Board	-	-	4lm	-	Identified	No Asbestos Detected	
Premier House	1st Floor / 1E	0078	Door beading to timber door	Board	-	-	2lm	-	Strongly Presumed (077)	No Asbestos Detected	
Premier House	1st Floor / 1.13	0079	White stair nosing Stairs	Well Bound Material	-	-	27no.	-	Strongly Presumed (041)	No Asbestos Detected	
Premier House	1st Floor / 1.18	0085	Sink pad sink	Well Bound Material	-	-	3no.	-	Identified	No Asbestos Detected	
Premier House	1st Floor / 1.19	0086	Tile floor beneath sink	Vinyl Floor Tiles	-	-	2lm	-	Strongly Presumed (068)	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Premier House	1st Floor / 1.22	0089	Tile floor beneath sink	Vinyl Floor Tiles	-	-	1m²	-	Strongly Presumed (068)	No Asbestos Detected	
Premier House	1st Floor / 1.23	0091	Stair nosing Stairs	Well Bound Material	-	-	24no.	-	Strongly Presumed (051)	No Asbestos Detected	
Premier House	1st Floor / 1.33	0102	Stair nosing Stairs	Well Bound Material	-	-	36no.	-	Strongly Presumed (051)	No Asbestos Detected	
Premier House	2nd Floor / 2.2	0028	Floor tile beneath sinks	Vinyl Floor Tiles	-	-	1m²	-	Identified	No Asbestos Detected	
Premier House	2nd Floor / 2.3	0029	Floor tile Beneath sinks	Vinyl Floor Tiles	-	-	1m²	-	Strongly Presumed (028)	No Asbestos Detected	
Premier House	2nd Floor / 2.6	0032	Bitumen pad sink	Well Bound Material	-	-	3no.	-	Identified	No Asbestos Detected	
Premier House	2nd Floor / 2.14	0041	White stair nosing stairs	Well Bound Material	-	-	19no.	-	Identified	No Asbestos Detected	
Premier House	2nd Floor / 2.17	0045	Bitumen pad sink	Well Bound Material	-	-	3no.	-	Identified	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Premier House	2nd Floor / 2.18	0046	Tile floor below sinks	Vinyl Floor Tiles	-	-	1m²	-	Identified	No Asbestos Detected	
Premier House	2nd Floor / 2.21	0049	Tile floor below sinks	Vinyl Floor Tiles	-	-	1m²	-	Strongly Presumed (046)	No Asbestos Detected	
Premier House	2nd Floor / 2.22	0051	Stair nosing stairs	Well Bound Material	-	-	9no.	-	Identified	No Asbestos Detected	
Premier House	2nd Floor / 2.32	0064	Stair nosing Stairs	Well Bound Material	-	-	18no.	-	Strongly Presumed (051)	No Asbestos Detected	

APPENDIX B - MATERIAL ASSESSMENT RECORDS

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	External / E1		
Assessment no.	0001	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	50no.	Asbestos Type	Chrysotile		
Location/ position	Gasket pipework				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	External / E1		
Assessment no.	0002	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	1no.	Asbestos Type	Chrysotile		
Location/ position	Textile flame viewing window to right boiler				
Surface treatment	Unsealed				
Product type	Textiles				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	External / E1		
Assessment no.	0003	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	8lm	Asbestos Type	Chrysotile		
Location/ position	Rope hatches on boilers				
Surface treatment	Unsealed				
Product type	Textiles				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	External / E1		
Assessment no.	0004	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Medium Damage		
Extent	16lm	Asbestos Type	Chrysotile		
Location/ position	Rope to large metal ducting				
Surface treatment	Unsealed				
Product type	Textiles				
Material risk	Medium	Material risk score	7		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	External / E3	No access - locked, no key available at time of survey	
Assessment no.	0005	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	External / E4	No access - locked, no key available at time of survey	
Assessment no.	0006	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	External / E5		
Assessment no.	0007	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	8m²	Asbestos Type	Chrysotile		
Location/ position	Floor tile and adhesive floor and stairs				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	External / E5		
Assessment no.	0008	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Stair tread stairs				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	External / E6	Throughout the 37m2 area	
Assessment no.	0009	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Medium Damage		
Extent	37m²	Asbestos Type	Amosite		
Location/ position	Board throughout area				
Surface treatment	Unsealed				
Product type	Board				
Material risk	Medium	Material risk score	8		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	External / E6	Throughout a 10m2 area to back left corner of tank area	
Assessment no.	0010	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Cement throughout				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	External / E6		
Assessment no.	0011	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen packer under water tanks				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	External / E6		
Assessment no.	0012	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	1no.	Asbestos Type	Chrysotile		
Location/ position	Gasket pipework				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Manage				

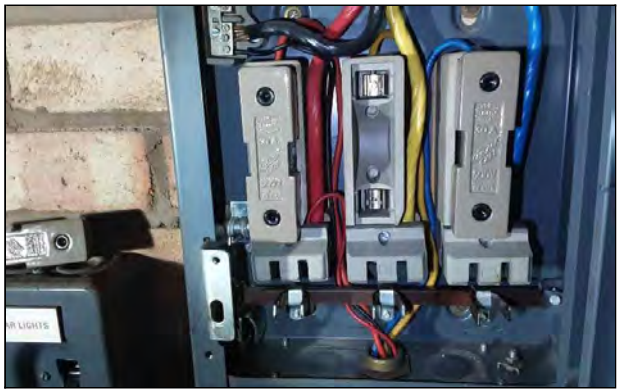
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	External / E7		
Assessment no.	0013	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2no.	Asbestos Type	Chrysotile		
Location/ position	Lift brakes lift motor				
Surface treatment	Completely Sealed				
Product type	Well Bound Material				
Material risk	Very low	Material risk score	3		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	External / E7		
Assessment no.	0014	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Good Condition		
Extent	3no.	Asbestos Type	Chrysotile		
Location/ position	Flash guards electrics				
Surface treatment	Surface Sealed				
Product type	Textiles				
Material risk	Very low	Material risk score	4		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	External / E7		
Assessment no.	0015	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Good Condition		
Extent	6no.	Asbestos Type	Chrysotile		
Location/ position	Putty electrics				
Surface treatment	Completely Sealed				
Product type	Well Bound Material				
Material risk	Very low	Material risk score	2		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	External / E8		
Assessment no.	0016	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed (012)	Condition	Low Damage		
Extent	12no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets pipework				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	5		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	External / E8		
Assessment no.	0017	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	25	Asbestos Type	Chrysotile		
Location/ position	Cowls floor				
Surface treatment	Completely Sealed				
Product type	Well Bound Material				
Material risk	Very low	Material risk score	3		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	External / E8		
Assessment no.	0018	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Cement perimeter of roof				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	External / E8		
Assessment no.	0019	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Straw board perimeter of roof				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	External / E8		
Assessment no.	0020	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Roofing felt and adhesive small roof area				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	External / E8		
Assessment no.	0021	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Asphalt roof perimeter				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	External / Stairs 1		
Assessment no.	0022	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (007)	**Condition**	Low Damage		
Extent	6m²	**Asbestos Type**	Chrysotile		
Location/ position	Tile and adhesive Floor and stairs				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	**Material risk score**	3		
Action	Manage				

Priority Risk					
Normal occupant activity			**No. occupants**		
			Frequency of use		
Location			**Average time each use**		
Accessibility			**Mean score**		
Extent/amount					
Mean score			**Priority risk score**		
Type of maintenance activity			**Total risk score**		
Frequency of maintenance activity					
Mean score					

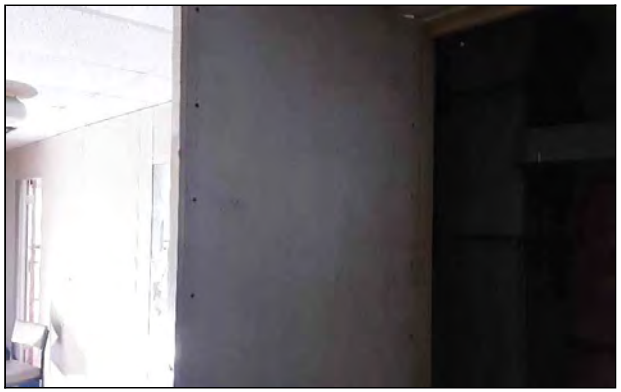
Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	External / Stairs 1	Nosing is not on every step	
Assessment no.	0023	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (008)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Stair nosing stairs				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	External / Stairs 1		
Assessment no.	0024	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2no.	Asbestos Type	Chrysotile + Amosite		
Location/ position	Board lining to door				
Surface treatment	Unsealed				
Product type	Board				
Material risk	Medium	Material risk score	7		
Action	Encapsulate				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.0		
Assessment no.	0025	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	17m²	Asbestos Type	Amosite		
Location/ position	Board external walls				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.1		
Assessment no.	0026	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	12m²	Asbestos Type	Amosite		
Location/ position	Board back of doors				
Surface treatment	Unsealed				
Product type	Board				
Material risk	Medium	Material risk score	7		
Action	Encapsulate				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.1		
Assessment no.	0027	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	4lm	Asbestos Type	Chrysotile		
Location/ position	Mastic ducting				
Surface treatment	Completely Sealed				
Product type	Well Bound Material				
Material risk	Very low	Material risk score	3		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	2nd Floor / 2.2		
Assessment no.	0028	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Floor tile beneath sinks				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	2nd Floor / 2.3		
Assessment no.	0029	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (028)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Floor tile Beneath sinks				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.3		
Assessment no.	0030	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (027)	Condition	Low Damage		
Extent	1lm	Asbestos Type	Chrysotile		
Location/ position	Mastic Ducting behind toilets				
Surface treatment	Completely Sealed				
Product type	Well Bound Material				
Material risk	Very low	Material risk score	3		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.5		
Assessment no.	0031	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (026)	Condition	Low Damage		
Extent	6m²	Asbestos Type	Amosite		
Location/ position	Board Back of doors				
Surface treatment	Unsealed				
Product type	Board				
Material risk	Medium	Material risk score	7		
Action	Encapsulate				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	2nd Floor / 2.6		
Assessment no.	0032	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad sink				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.6		
Assessment no.	0033	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Completely Sealed				
Product type	Board				
Material risk	Low	Material risk score	5		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.7		
Assessment no.	0034	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (033)	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board External wall				
Surface treatment	Completely Sealed				
Product type	Board				
Material risk	Low	Material risk score	5		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.8		
Assessment no.	0035	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (033)	Condition	Low Damage		
Extent	7m²	Asbestos Type	Amosite		
Location/ position	Board External wall				
Surface treatment	Completely Sealed				
Product type	Board				
Material risk	Low	Material risk score	5		
Action	Manage				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.9		
Assessment no.	0036	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (033)	Condition	Low Damage		
Extent	7m²	Asbestos Type	Amosite		
Location/ position	Board External wall				
Surface treatment	Completely Sealed				
Product type	Board				
Material risk	Low	Material risk score	5		
Action	Manage				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.10		
Assessment no.	0037	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (033)	Condition	Low Damage		
Extent	10m²	Asbestos Type	Amosite		
Location/ position	Board External wall				
Surface treatment	Completely Sealed				
Product type	Board				
Material risk	Low	Material risk score	5		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.11		
Assessment no.	0038	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	9m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.12		
Assessment no.	0039	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (038)	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board External wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.13		
Assessment no.	0040	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (038)	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board External wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	2nd Floor / 2.14		
Assessment no.	0041	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	White stair nosing stairs				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.15		
Assessment no.	0042	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (038)	Condition	Low Damage		
Extent	33m²	Asbestos Type	Amosite		
Location/ position	Board External wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.16		
Assessment no.	0043	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.17		
Assessment no.	0044	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (033)	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Board External wall				
Surface treatment	Completely Sealed				
Product type	Board				
Material risk	Low	Material risk score	5		
Action	Manage				

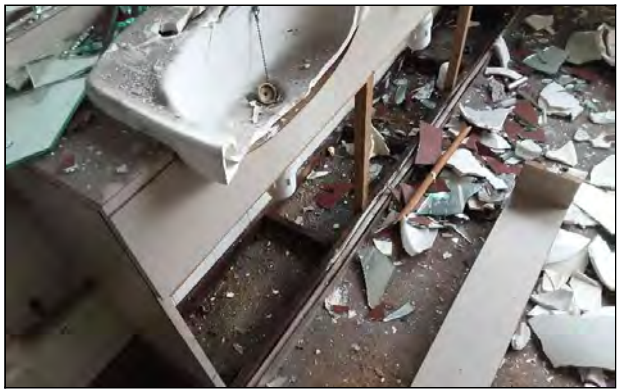
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

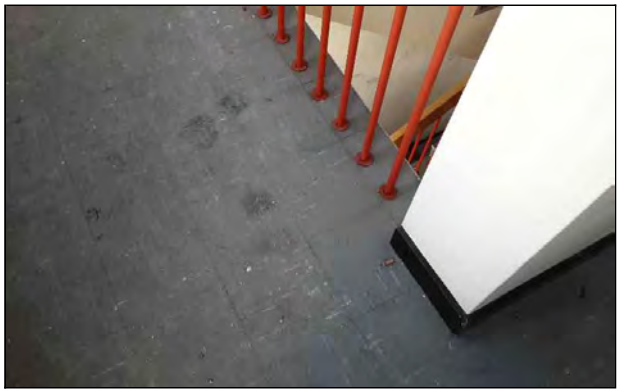
Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	2nd Floor / 2.17		
Assessment no.	0045	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen pad sink				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	2nd Floor / 2.18		
Assessment no.	0046	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Tile floor below sinks				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.19		
Assessment no.	0048	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (026)	Condition	Low Damage		
Extent	2m²	Asbestos Type	Amosite		
Location/ position	Board Back of door				
Surface treatment	Unsealed				
Product type	Board				
Material risk	Medium	Material risk score	7		
Action	Encapsulate				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	2nd Floor / 2.21		
Assessment no.	0049	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (046)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Tile floor below sinks				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.22		
Assessment no.	0050	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	20m²	Asbestos Type	Chrysotile		
Location/ position	Tile floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	2nd Floor / 2.22		
Assessment no.	0051	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Stair nosing stairs				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.22		
Assessment no.	0052	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	1lm	Asbestos Type	Chrysotile		
Location/ position	Mastic ducting				
Surface treatment	Completely Sealed				
Product type	Well Bound Material				
Material risk	Very low	Material risk score	3		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.23		
Assessment no.	0053	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	10m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.24		
Assessment no.	0054	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (053)	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.25		
Assessment no.	0055	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (053)	Condition	Low Damage		
Extent	6m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.26		
Assessment no.	0056	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (053)	Condition	Low Damage		
Extent	45m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.26		
Assessment no.	0057	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Medium Damage		
Extent	3no.	Asbestos Type	Chrysotile		
Location/ position	Gasket pipework				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.27		
Assessment no.	0058	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (053)	Condition	Low Damage		
Extent	8m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

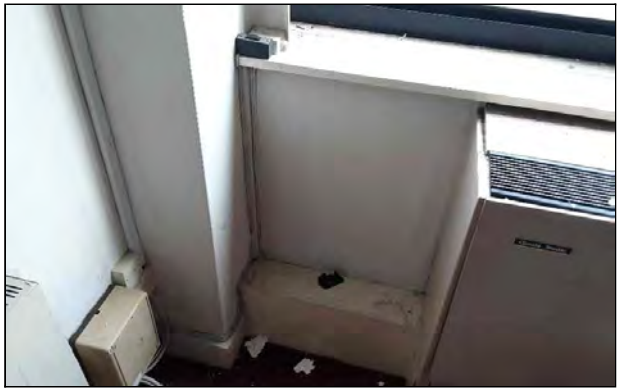
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.27		
Assessment no.	0059	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (057)	Condition	Medium Damage		
Extent	3no.	Asbestos Type	Chrysotile		
Location/ position	Gasket Pipework				
Surface treatment	Surface Sealed				
Product type	Gaskets				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.28		
Assessment no.	0060	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (053)	Condition	Low Damage		
Extent	5m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.29		
Assessment no.	0061	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

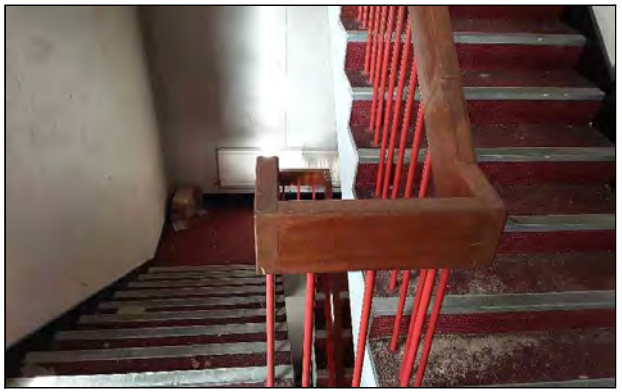
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.30		
Assessment no.	0062	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (061)	Condition	Low Damage		
Extent	27m²	Asbestos Type	Amosite		
Location/ position	Board External wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	2nd Floor / 2.31		
Assessment no.	0063	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (061)	Condition	Low Damage		
Extent	27m²	Asbestos Type	Amosite		
Location/ position	Board External wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	2nd Floor / 2.32		
Assessment no.	0064	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (051)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Stair nosing Stairs				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.0		
Assessment no.	0065	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	16m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.1		
Assessment no.	0066	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	8m²	Asbestos Type	Amosite		
Location/ position	Board back of doors				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

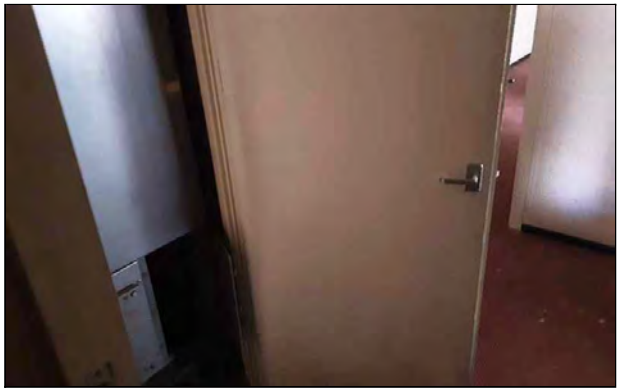
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.1		
Assessment no.	0067	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	1lm	Asbestos Type	Chrysotile		
Location/ position	Mastic ducting				
Surface treatment	Completely Sealed				
Product type	Well Bound Material				
Material risk	Very low	Material risk score	3		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	1st Floor / 1.2		
Assessment no.	0068	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Tile floor beneath sink				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	1st Floor / 1.4		
Assessment no.	0069	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (068)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Tile floor beneath sink				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.5		
Assessment no.	0070	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (066)	Condition	Low Damage		
Extent	6m²	Asbestos Type	Amosite		
Location/ position	Board Back of doors				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	1st Floor / 1.6		
Assessment no.	0071	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Sink pad sink				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.6		
Assessment no.	0072	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.7		
Assessment no.	0073	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (072)	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.8		
Assessment no.	0074	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	20m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

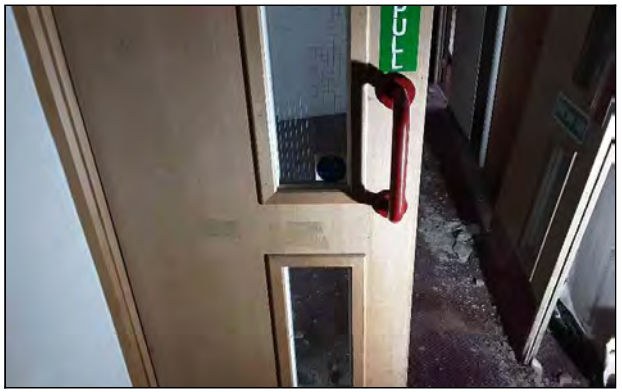
Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.11		
Assessment no.	0075	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (074)	Condition	Low Damage		
Extent	9m²	Asbestos Type	Amosite		
Location/ position	Board External wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

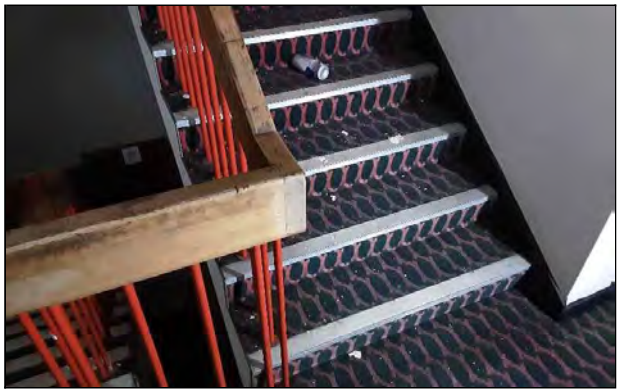
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1D		
Assessment no.	0076	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (074)	Condition	Low Damage		
Extent	5m²	Asbestos Type	Amosite		
Location/ position	Board External wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	1st Floor / 1D		
Assessment no.	0077	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Door beading to timber doors				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	1st Floor / 1E		
Assessment no.	0078	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (077)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Door beading to timber door				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	1st Floor / 1.13		
Assessment no.	0079	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (041)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	White stair nosing Stairs				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.14		
Assessment no.	0080	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (074)	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board External wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.15		
Assessment no.	0081	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board to external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.16		
Assessment no.	0082	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (081)	Condition	Low Damage		
Extent	27m²	Asbestos Type	Amosite		
Location/ position	Board to external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	1st Floor / 1.17	No access - stored items prevent access	
Assessment no.	0083	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.18		
Assessment no.	0084	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Board to external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	1st Floor / 1.18		
Assessment no.	0085	**Accessibility**			
Material Risk					
Identification	Identified	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Sink pad sink				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	1st Floor / 1.19		
Assessment no.	0086	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (068)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Tile floor beneath sink				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.20		
Assessment no.	0087	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (066)	Condition	Low Damage		
Extent	2m²	Asbestos Type	Amosite		
Location/ position	Board Back of door				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

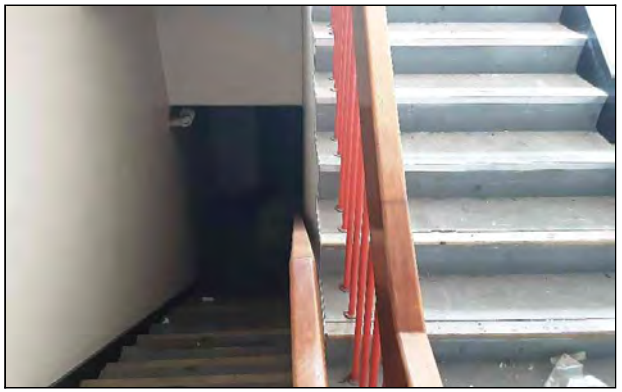
Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.20		
Assessment no.	0088	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed (067)	Condition	Low Damage		
Extent	1lm	Asbestos Type	Chrysotile		
Location/ position	Mastic ducting				
Surface treatment	Completely Sealed				
Product type	Well Bound Material				
Material risk	Very low	Material risk score	3		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	1st Floor / 1.22		
Assessment no.	0089	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (068)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Tile floor beneath sink				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.23		
Assessment no.	0090	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (050)	Condition	Low Damage		
Extent	20m²	Asbestos Type	Chrysotile		
Location/ position	Tile Floor				
Surface treatment	Completely Sealed				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	3		
Action	Manage				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	1st Floor / 1.23		
Assessment no.	0091	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (051)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Stair nosing Stairs				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.23		
Assessment no.	0092	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed (052)	Condition	Low Damage		
Extent	2lm	Asbestos Type	Chrysotile		
Location/ position	Mastic ducting				
Surface treatment	Completely Sealed				
Product type	Well Bound Material				
Material risk	Very low	Material risk score	3		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.24		
Assessment no.	0093	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	12m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.25		
Assessment no.	0094	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (093)	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.26		
Assessment no.	0095	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (093)	Condition	Low Damage		
Extent	10m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.27		
Assessment no.	0096	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	6m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.28		
Assessment no.	0097	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (096)	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.29		
Assessment no.	0098	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (096)	Condition	Low Damage		
Extent	13m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.30		
Assessment no.	0099	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (096)	Condition	Low Damage		
Extent	33m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

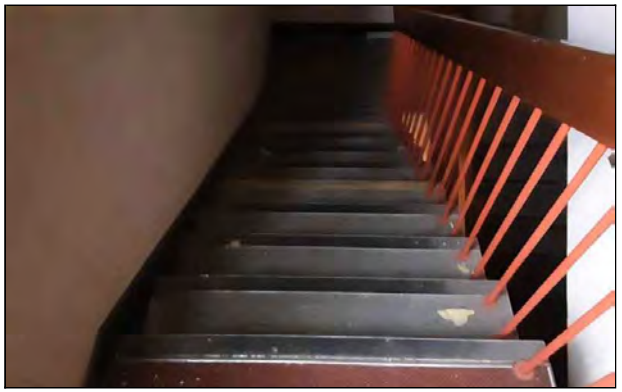
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

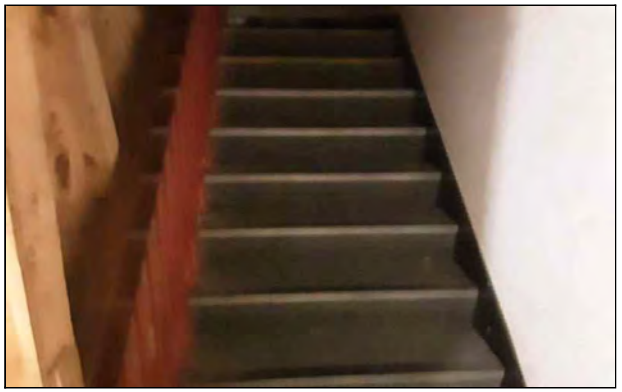
Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.31		
Assessment no.	0100	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	10m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.32		
Assessment no.	0101	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (100)	Condition	Low Damage		
Extent	38m²	Asbestos Type	Amosite		
Location/ position	Board external wall				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier House	**Floor/ room**	1st Floor / 1.33		
Assessment no.	0102	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (051)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Stair nosing Stairs				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Premier House	Floor/ room	1st Floor / 1.33		
Assessment no.	0103	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	30m²	Asbestos Type	Chrysotile		
Location/ position	Tile floor and stairs				
Surface treatment	Completely Sealed				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	3		
Action	Manage				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

APPENDIX C - CERTIFICATES OF BULK SAMPLE ANALYSIS

ETON
ENVIRONMENTAL GROUP LTD

Analysis Report

Report Number: **J045919**

Issue Date: 30/10/2020

Private & Confidential:
AA Projects (Leeds)
1 Aire Street
Leeds
LS1 4PR

Premises of Sample Origin:
Premier House
22 Deansgate
Manchester
M3 1PH

Analyst: Amie Sowerby

Sampled by: James Metcalfe

Date of Sample Receipt: 28/10/2020

Date of Analysis: 29/10/2020

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
1	JM000263	Gasket pipework	Chrysotile
2	JM000264	Textile flame viewing window to right boiler	Chrysotile
3	JM000265	Rope hatches on boilers	Chrysotile
4	JM000266	Rope to large metal ducting	Chrysotile

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

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Sampled by: James Metcalfe

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Date of Analysis: 29/10/2020

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
7	JM000267	Floor tile and adhesive floor and stairs	Chrysotile (In tile and adhesive)
8	JM000268	Stair tread stairs	NAD
9	JM000269	Board throughout area	Amosite
10	JM000270	Cement throughout	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Sampled by: James Metcalfe

Date of Sample Receipt: 28/10/2020

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
11	JM000271	Bitumen packer under water tanks	NAD
12	JM000272	Gasket pipework	Chrysotile
13	JM000273	Lift brakes lift motor	Chrysotile
14	JM000274	Flash guards electrics	Chrysotile

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Sampled by: James Metcalfe

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
15	JM000275	Putty electrics	Chrysotile
17	JM000276	Cowls floor	Chrysotile
18	JM000277	Cement perimeter of roof	NAD
19	JM000278	Straw board perimeter of roof	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
20	JM000279	Roofing felt and adhesive small roof area	NAD
21	JM000280	Asphalt roof perimeter	NAD
24	JM000281	Board lining to door	Chrysotile + Amosite
25	JM000282	Board external walls	Amosite

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Sampled by: James Metcalfe

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
26	JM000283	Board back of doors	Amosite
27	JM000284	Mastic ducting	Chrysotile
28	JM000285	Floor tile beneath sinks	NAD
32	JM000286	Bitumen pad sink	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Manchester
M3 1PH

Analyst: Amie Sowerby

Sampled by: James Metcalfe

Date of Sample Receipt: 28/10/2020

Date of Analysis: 29/10/2020

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
33	JM000287	Board external wall	Amosite
38	JM000288	Board external wall	Amosite
41	JM000289	White stair nosing stairs	NAD
43	JM000290	Board external wall	Amosite

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Sampled by: James Metcalfe

Date of Sample Receipt: 28/10/2020

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
45	JM000291	Bitumen pad sink	NAD
46	JM000292	Tile floor below sinks	NAD
50	JM000294	Tile floor	Chrysotile (In adhesive only)
51	JM000295	Stair nosing stairs	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Sampled by: James Metcalfe

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Date of Analysis: 29/10/2020

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
52	JM000296	Mastic ducting	Chrysotile
53	JM000297	Board external wall	Amosite
57	JM000298	Gasket pipework	Chrysotile
61	JM000299	Board external wall	Amosite

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Sampled by: James Metcalfe

Date of Sample Receipt: 28/10/2020

Date of Analysis: 29/10/2020

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
65	JM000300	Board external wall	Amosite
66	JM000301	Board back of doors	Amosite
68	JM000302	Tile floor beneath sink	NAD
67	JM000303	Mastic ducting	Chrysotile

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Analyst: Amie Sowerby

Sampled by: James Metcalfe

Date of Sample Receipt: 28/10/2020

Date of Analysis: 29/10/2020

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
71	JM000304	Sink pad sink	NAD
72	JM000305	Board external wall	Amosite
74	JM000306	Board external wall	Amosite
77	JM000307	Door beading to timber doors	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
81	JM000308	Board to external wall	Amosite
84	JM000309	Board to external wall	Amosite
85	JM000310	Sink pad sink	NAD
93	JM000311	Board external wall	Amosite

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
96	JM000312	Board external wall	Amosite
100	JM000313	Board external wall	Amosite
103	JM000314	Tile floor and stairs	Chrysotile (In tile and adhesive)

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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APPENDIX D - GENERAL OBSERVATIONS

Building	Room no.	Description	Comments
Premier House	E1	External – E1	Concrete ceiling, concrete walls, MMMF insulated ducting and pipework, bare metal ducting, 2.no boilers, concrete plinths and floor.
Premier House	E2	External – E2	Concrete ceiling, concrete and brick walls, timber doors and frames, concrete floor.
Premier House	E3	External – E3	No access - locked, no key available at time of survey
Premier House	E4	External – E4	No access - locked, no key available at time of survey
Premier House	E5	External – E5	Concrete ceiling, concrete walls, timber door, frame and skirting, metal and timber balustrade, carpet and tiles to concrete floor and staircase.
Premier House	E6	External – E6	Concrete ceiling with structural steel, concrete and brick walls, foam insulated metal water tanks on brick and concrete plinths, bare metal and plastic pipework, wall mounted electric heaters, concrete floor.
Premier House	E7	External – E7	Concrete ceiling with structural steel, concrete and brick walls, concrete plinth, lift motor, wall mounted electric heaters, concrete floor.
Premier House	E8	External – E8	Concrete walls, timber doors and frames, MMMF insulated and bare metal pipework, 2.no "Baltimore aircoil" plant, solid floor.
Premier House	Stairs 1	External – Stairs 1	Concrete ceiling, concrete walls, metal frame window with timber cill, timber door, frame and skirting, metal radiator and pipework, timber and metal balustrade, tiles and carpet to floor and stairs.
Premier House	1.0	1st Floor – 1.0	Modern suspended ceiling with block and beam ceiling above, plasterboard walls, timber doors, frames and skirting, wall mounted heaters, fixed timber boxing, carpet to concrete floor.
Premier House	1.1	1st Floor – 1.1	Concrete ceiling, brick walls, metal ducting, bare metal pipework, timber doors and frames, concrete floor.
Premier House	1.10	1st Floor – 1.10	Suspended ceiling with block and beam ceiling above, plasterboard walls, metal frame windows, timber door with metal frame, carpet to concrete floor.
Premier House	1.11	1st Floor – 1.11	Suspended ceiling with block and beam ceiling above, solid plastered and plasterboard walls, metal frame windows with timber cills, timber doors with metal frames, wall mounted heaters, fixed timber boxing, carpet to concrete floor.

Premier House	1.12	1st Floor – 1.12	Suspended ceiling with block and beam ceiling above, plasterboard walls, timber doors with metal frames, carpet to concrete floor.
Premier House	1.13	1st Floor – 1.13	Solid plastered ceiling, solid plastered walls, metal window frames with timber cills, timber door, frame and skirting, carpet to concrete floor and stairs.
Premier House	1.14	1st Floor – 1.14	Suspended ceiling with concrete ceiling above, solid plastered and plasterboard walls, metal frame windows with timber cills, timber doors with metal frames, wall mounted heater, fixed timber boxing, carpet to concrete floor.
Premier House	1.15	1st Floor – 1.15	Suspended ceiling with concrete above, solid plastered and plasterboard walls, metal window frames with timber cills, timber door and frame, fitted kitchen cabinets, vinyl to concrete floor.
Premier House	1.16	1st Floor – 1.16	Suspended ceiling with block and beam ceiling above, solid plastered and plasterboard walls, metal frame windows with timber cills, timber doors with metal frames, wall mounted heaters, fixed timber boxing, carpet to concrete floor.
Premier House	1.17	1st Floor – 1.17	No access - stored items prevent access
Premier House	1.18	1st Floor – 1.18	Suspended ceiling with concrete above, solid plastered and plasterboard walls, metal window frames with timber cills, timber door and frame, fitted kitchen cabinets, vinyl to concrete floor.
Premier House	1.19	1st Floor – 1.19	Modern suspended ceiling with plasterboard ceiling above, solid plastered walls with areas of ceramic tile, timber doors and frames, ceramic toilet wares, timber partitions, metal radiator and bare metal pipework, sanitary burner, wall mounted "santon" water heater, vinyl to concrete floor.
Premier House	1.2	1st Floor – 1.2	Modern suspended ceiling with plasterboard ceiling above, solid plastered and plasterboard walls with areas of ceramic tile, timber doors and frames, ceramic toilet wares, timber partitions, bare metal pipework, sanitary burner, wall mounted "santon" water heater, vinyl to concrete floor.
Premier House	1.20	1st Floor – 1.20	Concrete ceiling, brick walls, metal ducting, bare metal pipework, timber doors and frames, electrics, concrete floor.
Premier House	1.21	1st Floor – 1.21	Plasterboard ceiling, metal ducting, solid plastered walls, fixed timber boxing, ceramic sink, wall mounted "santon" water heater, timber door and frame, stone tile floor.
Premier House	1.22	1st Floor – 1.22	Modern suspended ceiling with plasterboard ceiling above, solid plastered walls with areas of ceramic tile, timber doors and frames, ceramic toilet wares, metal radiator and bare metal pipework, wall mounted "santon" water heater, modern tile to vinyl to concrete floor.

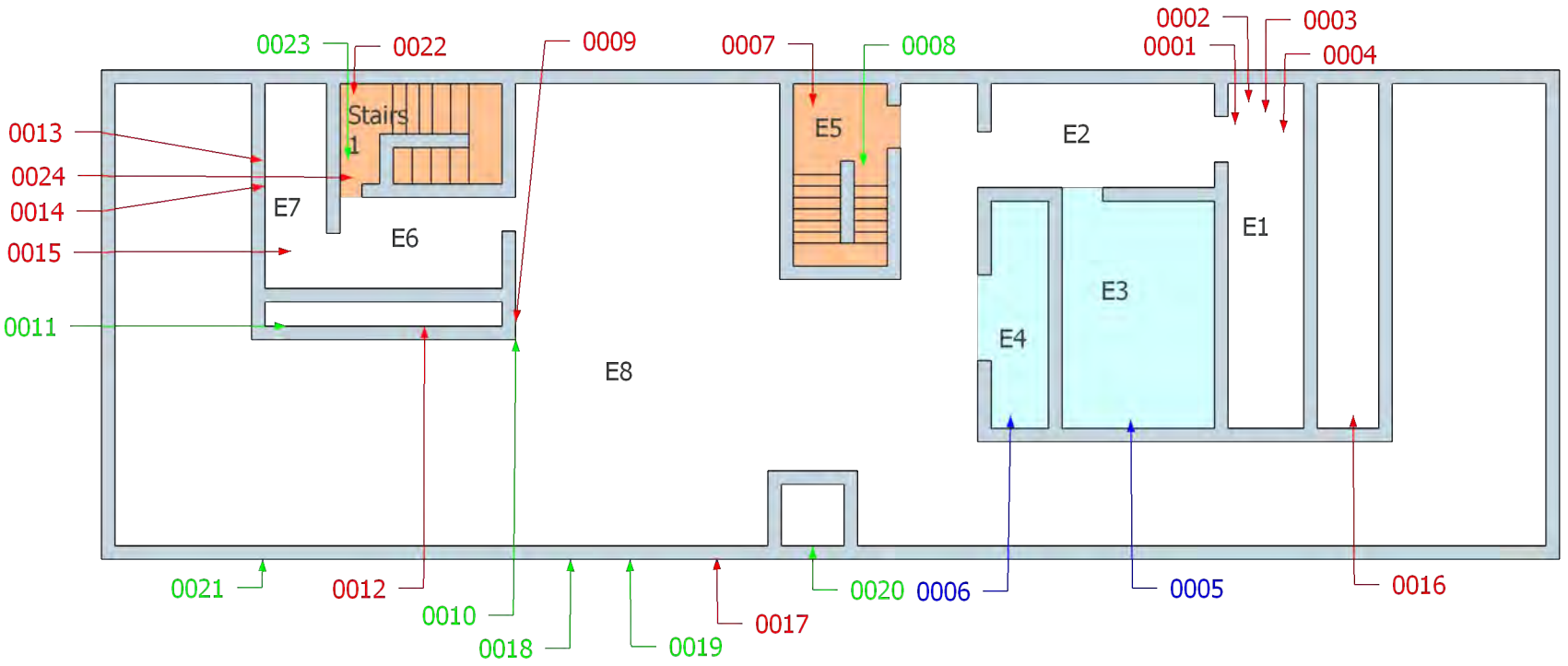
Premier House	1.23	1st Floor – 1.23	Solid plastered ceiling, solid plastered walls, timber boxing, metal ducting, metal window frames with timber cills, metal radiator and pipework, timber and metal balustrade, timber doors, frames and skirting, tile to concrete floor and stairs.
Premier House	1.24	1st Floor – 1.24	Suspended ceiling with block and beam ceiling above, solid plastered and plasterboard walls, metal frame windows with timber cills, timber doors with metal frames, wall mounted heaters, timber boxing with bare metal pipework, carpet to concrete floor.
Premier House	1.25	1st Floor – 1.25	Suspended ceiling with block and beam ceiling above, solid plastered and plasterboard walls, metal frame windows with timber cills, timber doors with metal frames, wall mounted electric heater, fixed timber boxing, carpet to concrete floor.
Premier House	1.26	1st Floor – 1.26	Suspended ceiling with block and beam ceiling above, solid plastered and plasterboard walls, metal frame windows with timber cills, timber doors with metal frames, wall mounted heaters, fixed timber boxing, carpet to concrete floor.
Premier House	1.27	1st Floor – 1.27	Suspended ceiling with block and beam ceiling above, solid plastered and plasterboard walls, metal frame windows with timber cills, timber doors with metal frames, wall mounted heaters, fixed timber boxing, carpet to concrete floor.
Premier House	1.28	1st Floor – 1.28	Suspended ceiling with block and beam ceiling above, solid plastered and plasterboard walls, metal frame windows with timber cills, timber doors with metal frames, wall mounted heaters, fixed timber boxing, carpet to concrete floor.
Premier House	1.29	1st Floor – 1.29	Suspended ceiling with block and beam ceiling above, solid plastered and plasterboard walls, metal frame windows with timber cills, timber doors with metal frames, wall mounted heaters, fixed timber boxing, carpet to concrete floor.
Premier House	1.3	1st Floor – 1.3	Plasterboard ceiling, solid plastered walls, metal ducting, plastic pipework, telecommunications equipment, timber door and frame, stone tile to floor
Premier House	1.30	1st Floor – 1.30	Suspended ceiling with block and beam ceiling above, solid plastered and plasterboard walls, metal frame windows with timber cills, timber doors with metal frames, wall mounted heaters, fixed timber boxing, carpet to concrete floor.
Premier House	1.31	1st Floor – 1.31	Suspended ceiling with block and beam ceiling above, solid plastered and plasterboard walls, metal frame windows with timber cills, timber doors with metal frames, wall mounted heaters, fixed timber boxing, carpet to concrete floor.
Premier House	1.32	1st Floor – 1.32	Suspended ceiling with block and beam ceiling above, solid plastered and plasterboard walls, metal frame windows with timber cills, timber doors with metal frames, wall mounted heaters, fixed timber boxing, carpet to concrete floor.
Premier House	1.33	1st Floor – 1.33	Solid plastered ceiling, solid plastered walls, metal lift, metal window frame with timber cill, metal radiator and pipework, timber and metal balustrade, timber doors, frames and skirting, carpet to concrete floor and stairs.

Premier House	1.4	1st Floor – 1.4	Modern suspended ceiling with plasterboard ceiling above, solid plastered and plasterboard walls with areas of ceramic tile, timber doors and frames, ceramic toilet wares, timber partitions, bare metal pipework, sanitary burner, wall mounted "santon" water heater, vinyl to concrete floor.
Premier House	1.5	1st Floor – 1.5	Concrete ceiling, brick walls, bare metal pipework, telecommunications equipment, electrics, timber doors and frames, concrete floor
Premier House	1.6	1st Floor – 1.6	Suspended ceiling with plasterboard ceiling above, solid plastered and plasterboard walls, metal window frames with timber cills, timber door and frame, fitted kitchen cabinets, vinyl to concrete floor.
Premier House	1.7	1st Floor – 1.7	Suspended ceiling with block and beam ceiling above, solid plastered and plasterboard walls, metal frame windows with timber cills, timber door with metal frame, wall mounted heater, fixed timber boxing, carpet to concrete floor.
Premier House	1.8	1st Floor – 1.8	Suspended ceiling with block and beam ceiling above, solid plastered and plasterboard walls, metal frame windows with timber cills, timber doors with metal frames, wall mounted heaters, fixed timber boxing, carpet to concrete floor.
Premier House	1.9	1st Floor – 1.9	Suspended ceiling with block and beam ceiling above, plasterboard walls, metal frame windows, timber door with metal frame, carpet to concrete floor.
Premier House	1A	1st Floor – 1A	Modern suspended ceiling with plasterboard ceiling above, plasterboard walls, timber doors with metal frames, carpet to concrete floor.
Premier House	1B	1st Floor – 1B	Modern suspended ceiling with plasterboard ceiling above, plasterboard walls, timber doors with metal frames, carpet to concrete floor.
Premier House	1D	1st Floor – 1D	Suspended ceiling with block and beam ceiling above, solid plastered and plasterboard walls, metal frame windows with timber cills, timber doors with metal frames, wall mounted heaters, fixed timber boxing, carpet to concrete floor.
Premier House	1E	1st Floor – 1E	Modern suspended ceiling with concrete ceiling above, solid plastered walls, metal lift doors, timber doors with metal frame, carpet to concrete floor.
Premier House	1F	1st Floor – 1F	Modern suspended ceiling with concrete ceiling above, plasterboard walls, timber doors with metal frames, carpet to concrete floor. Built in cupboards with concrete walls, timber doors and frames, metal panels to floor.
Premier House	2.0	2nd Floor – 2.0	Modern suspended ceiling with void above containing plasterboard ceiling with block and beam ceiling above, plasterboard walls, timber doors, frames and skirting, wall mounted heaters, fixed timber boxing, carpet to concrete floor.
Premier House	2.1	2nd Floor – 2.1	Concrete ceiling, brick walls, metal ducting, timber doors and frames, concrete floor.

Premier House	2.10	2nd Floor – 2.10	Suspended ceiling with plasterboard ceiling above, solid plastered and plasterboard walls, metal window frames with timber cills, timber door and frame, wall mounted heaters, fixed timber boxing, carpet to concrete floor.
Premier House	2.11	2nd Floor – 2.11	Suspended ceiling with plasterboard ceiling above, solid plastered and plasterboard walls, metal window frames with timber cills, timber door and frame, wall mounted heaters, fixed timber boxing, carpet to concrete floor.
Premier House	2.12	2nd Floor – 2.12	Suspended ceiling with plasterboard ceiling above, solid plastered and plasterboard walls, metal window frames with timber cills, timber door and frame, wall mounted heater, fixed timber boxing, carpet to concrete floor.
Premier House	2.13	2nd Floor – 2.13	Suspended ceiling with plasterboard ceiling above, solid plastered and plasterboard walls, metal window frames with timber cills, timber door and frame, wall mounted heater, fixed timber boxing, carpet to concrete floor.
Premier House	2.14	2nd Floor – 2.14	Solid plastered ceiling, solid plastered walls, metal window frames with timber cills, timber door, frame and skirting, carpet to concrete floor and stairs.
Premier House	2.15	2nd Floor – 2.15	Plasterboard ceiling , solid plastered and plasterboard walls, metal window frames with timber cills, timber doors and frames, wall mounted heaters, fixed timber boxing, carpet to concrete floor. Built in cupboard with concrete and brick walls, no ceiling or floor on this level.
Premier House	2.16	2nd Floor – 2.16	Suspended ceiling with plasterboard ceiling above, solid plastered and plasterboard walls, metal window frames with timber cills, timber door and frame, wall mounted heater, fixed timber boxing, carpet to concrete floor.
Premier House	2.17	2nd Floor – 2.17	Suspended ceiling with plasterboard ceiling above, solid plastered and plasterboard walls, metal window frames with timber cills, timber door and frame, fitted kitchen cabinets, vinyl to concrete floor.
Premier House	2.18	2nd Floor – 2.18	Plasterboard ceiling , solid plastered and plasterboard walls with areas of ceramic tile, timber doors and frames, ceramic toilet wares, timber partitions, metal ducting, bare metal pipework, wall mounted "santon" water heater, vinyl to concrete floor.
Premier House	2.19	2nd Floor – 2.19	Block and beam ceiling, brick walls, metal ducting, timber doors and frames, electrical boxes, concrete floor.
Premier House	2.2	2nd Floor – 2.2	Modern suspended ceiling with plasterboard ceiling above, solid plastered and plasterboard walls with areas of ceramic tile, timber doors and frames, ceramic toilet wares, timber partitions, bare metal pipework, sanitary burner, wall mounted "santon" water heater, vinyl to concrete floor.
Premier House	2.20	2nd Floor – 2.20	Plasterboard ceiling, solid plastered walls, fixed timber boxing, ceramic sink, wall mounted "santon" water heater, timber door and frame, stone tile floor.

Premier House	2.21	2nd Floor – 2.21	Plasterboard and timber ceiling , solid plastered and plasterboard walls with areas of ceramic tile, timber doors and frames, ceramic toilet wares, bare metal pipework, wall mounted "santon" water heater, vinyl to concrete floor.
Premier House	2.22	2nd Floor – 2.22	Solid plastered ceiling, solid plastered walls, timber boxing, metal ducting, metal window frames with timber cills, metal radiator and pipework, timber and metal balustrade, timber doors, frames and skirting, tile to concrete floor and stairs.
Premier House	2.23	2nd Floor – 2.23	Plasterboard ceiling, solid plastered and plasterboard walls, metal window frames with timber cills, timber door and metal frame, wall mounted heaters, fixed timber boxing, carpet to concrete floor.
Premier House	2.24	2nd Floor – 2.24	Plasterboard ceiling, solid plastered and plasterboard walls, metal window frames with timber cills, timber door and metal frame, fixed timber boxing, carpet to concrete floor.
Premier House	2.25	2nd Floor – 2.25	Plasterboard ceiling, solid plastered and plasterboard walls, metal window frames with timber cills, timber door and metal frame, wall mounted heaters, fixed timber boxing, cupboard with electrics, carpet to concrete floor.
Premier House	2.26	2nd Floor – 2.26	Plasterboard ceiling, solid plastered and plasterboard walls, metal window frames with timber cills, timber doors and metal frames, wall mounted heaters, fixed timber boxing, carpet to concrete floor. Cupboard containing telecommunications equipment.
Premier House	2.27	2nd Floor – 2.27	Plasterboard ceiling, solid plastered and plasterboard walls, metal window frames with timber cills, timber doors and metal frames, wall mounted heaters, fixed timber boxing, carpet to concrete floor.
Premier House	2.28	2nd Floor – 2.28	Plasterboard ceiling, solid plastered and plasterboard walls, metal window frames with timber cills, timber doors and metal frames, wall mounted heaters, fixed timber boxing, carpet to concrete floor.
Premier House	2.29	2nd Floor – 2.29	Suspended ceiling with plasterboard ceiling above, solid plastered and plasterboard walls, metal window frames with timber cills, timber doors and metal frames, wall mounted heater, fixed timber boxing, carpet to concrete floor.
Premier House	2.3	2nd Floor – 2.3	Modern suspended ceiling with plasterboard ceiling above, solid plastered and plasterboard walls with areas of ceramic tile, metal frame window with timber cill, timber doors and frames, ceramic toilet wares, timber partitions, bare metal pipework, metal ducting, wall mounted "santon" water heater, metal radiator and pipework, vinyl to concrete floor.
Premier House	2.30	2nd Floor – 2.30	Suspended ceiling with plasterboard ceiling above, solid plastered and plasterboard walls, metal window frames with timber cills, timber doors and metal frames, wall mounted heater, fixed timber boxing, carpet to concrete floor.

Premier House	2.31	2nd Floor – 2.31	Suspended ceiling with plasterboard ceiling above, solid plastered and plasterboard walls, metal window frames with timber cills, timber doors and metal frames, wall mounted heater, fixed timber boxing, carpet to concrete floor.
Premier House	2.32	2nd Floor – 2.32	Solid plastered ceiling, solid plastered walls, metal lift, metal window frame with timber cill, metal radiator and pipework, timber and metal balustrade, timber doors, frames and skirting, carpet to concrete floor and stairs.
Premier House	2.4	2nd Floor – 2.4	Plasterboard ceiling, solid plastered walls, fixed timber boxing, metal ducting, timber door and frame, stone tile to floor.
Premier House	2.5	2nd Floor – 2.5	Concrete ceiling, brick walls, metal pipework, electrics, timber doors and frames, concrete floor.
Premier House	2.6	2nd Floor – 2.6	Suspended ceiling with plasterboard ceiling above, solid plastered and plasterboard walls, metal window frames with timber cills, timber door and frame, fitted kitchen cabinets, vinyl to concrete floor.
Premier House	2.7	2nd Floor – 2.7	Suspended ceiling with plasterboard ceiling above, solid plastered and plasterboard walls, metal window frames with timber cill, timber door and frame, wall mounted heater, fixed timber boxing, carpet to concrete floor.
Premier House	2.8	2nd Floor – 2.8	Suspended ceiling with plasterboard ceiling above, solid plastered and plasterboard walls, metal window frames with timber cills, timber door and frame, wall mounted heater, fixed timber boxing, carpet to concrete floor.
Premier House	2.9	2nd Floor – 2.9	Suspended ceiling with plasterboard ceiling above, solid plastered and plasterboard walls, metal window frames with timber cills, timber door and frame, wall mounted heaters, fixed timber boxing, carpet to concrete floor.
Premier House	2A	2nd Floor – 2A	Modern suspended ceiling with plasterboard ceiling above, plasterboard walls, timber doors with metal frames, carpet to concrete floor.
Premier House	2B	2nd Floor – 2B	Modern suspended ceiling with plasterboard ceiling above, plasterboard walls, timber doors with metal frames, carpet to concrete floor.
Premier House	2C	2nd Floor – 2C	Modern suspended ceiling with plasterboard ceiling above, plasterboard walls, timber doors with metal frames, carpet to concrete floor.
Premier House	2D	2nd Floor – 2D	Modern suspended ceiling with plasterboard ceiling above, solid plastered walls, metal lift doors, timber doors with metal frames, carpet to concrete floor.
Premier House	2E	2nd Floor – 2E	Modern suspended ceiling with plasterboard ceiling above, plasterboard walls, timber doors and frames, timber header panels, carpet to concrete floor.



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

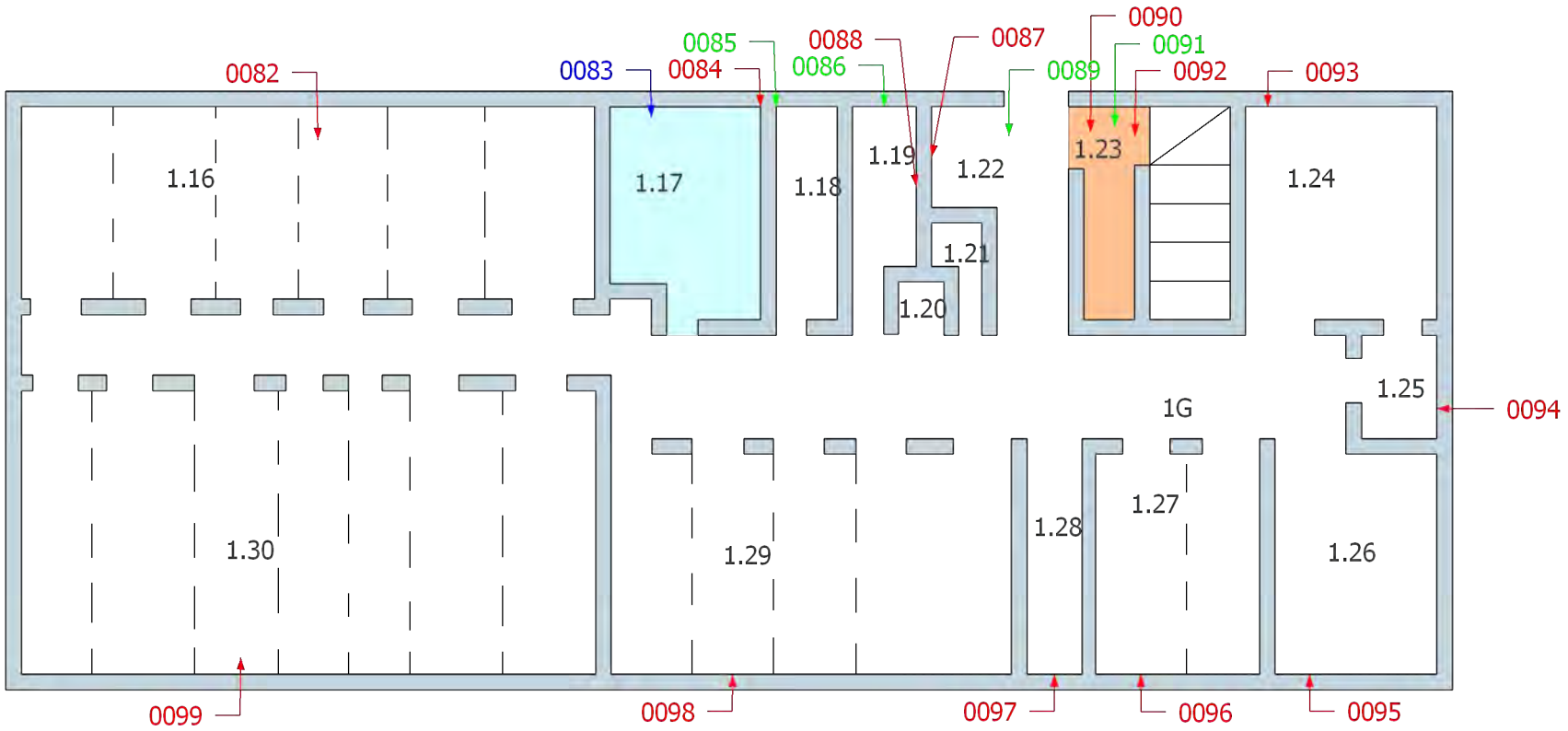
Survey reference:
J45919

Survey date:
October 2020

Building:
Main

Floor:
Roof/External

Site address:
Premier House,
22 Deansgate,
Manchester,
M3 1PH



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

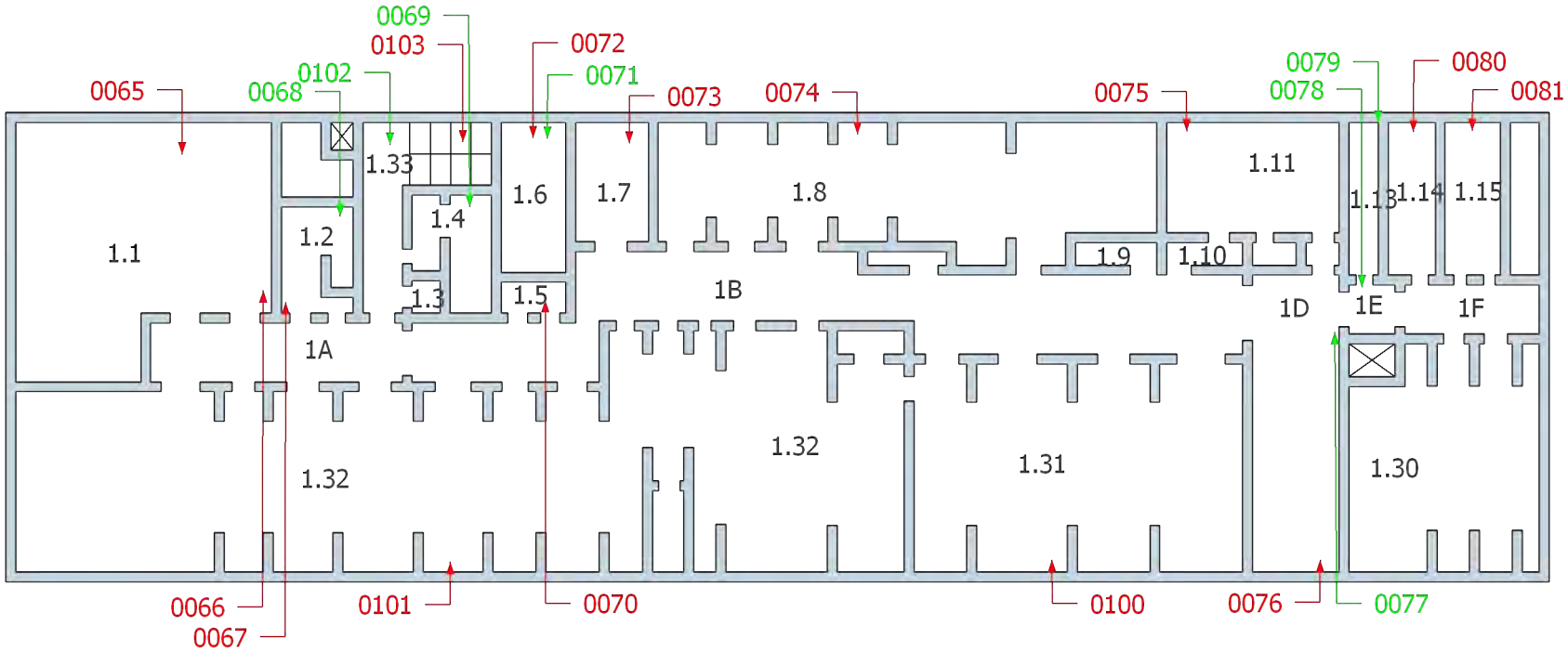
Survey reference:
J45919

Survey date:
October 2020

Building:
Main

Floor:
First 01

Site address:
Premier House,
22 Deansgate,
Manchester,
M3 1PH



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

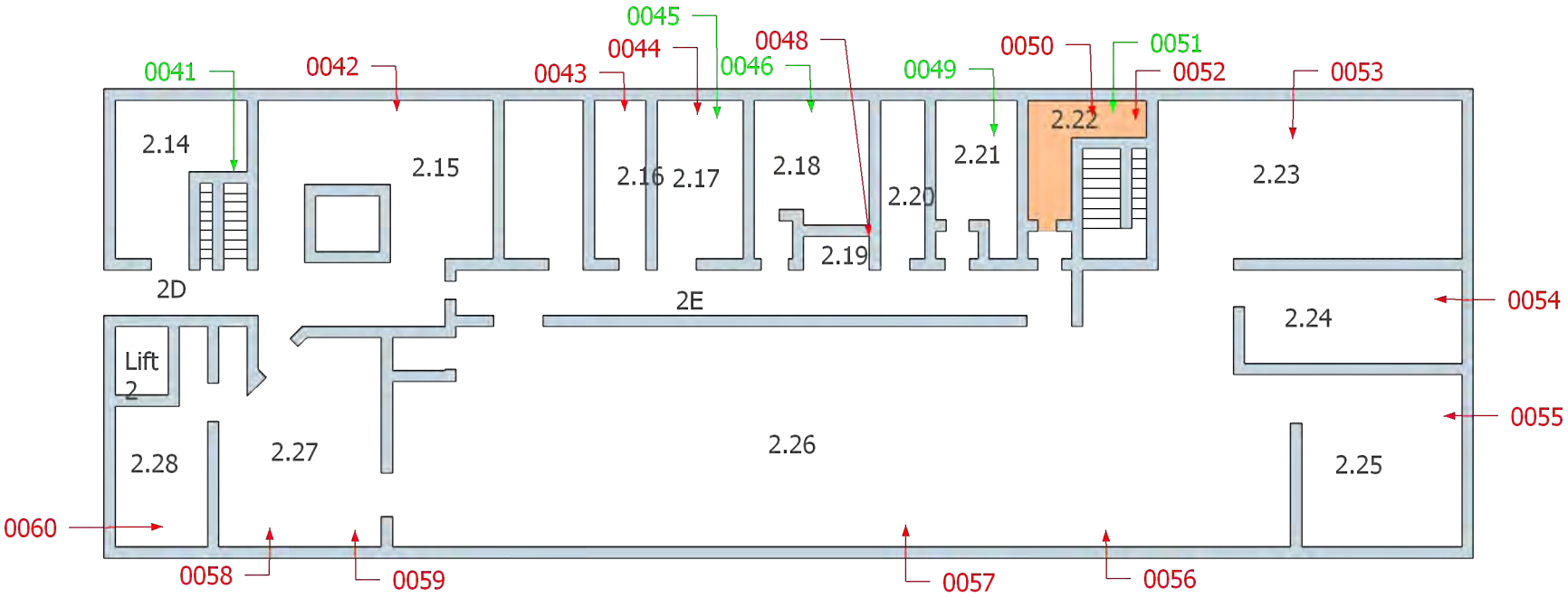
Survey reference:
J45919

Survey date:
October 2020

Building:
Main

Floor:
First 02

Site address:
Premier House,
22 Deansgate,
Manchester,
M3 1PH



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

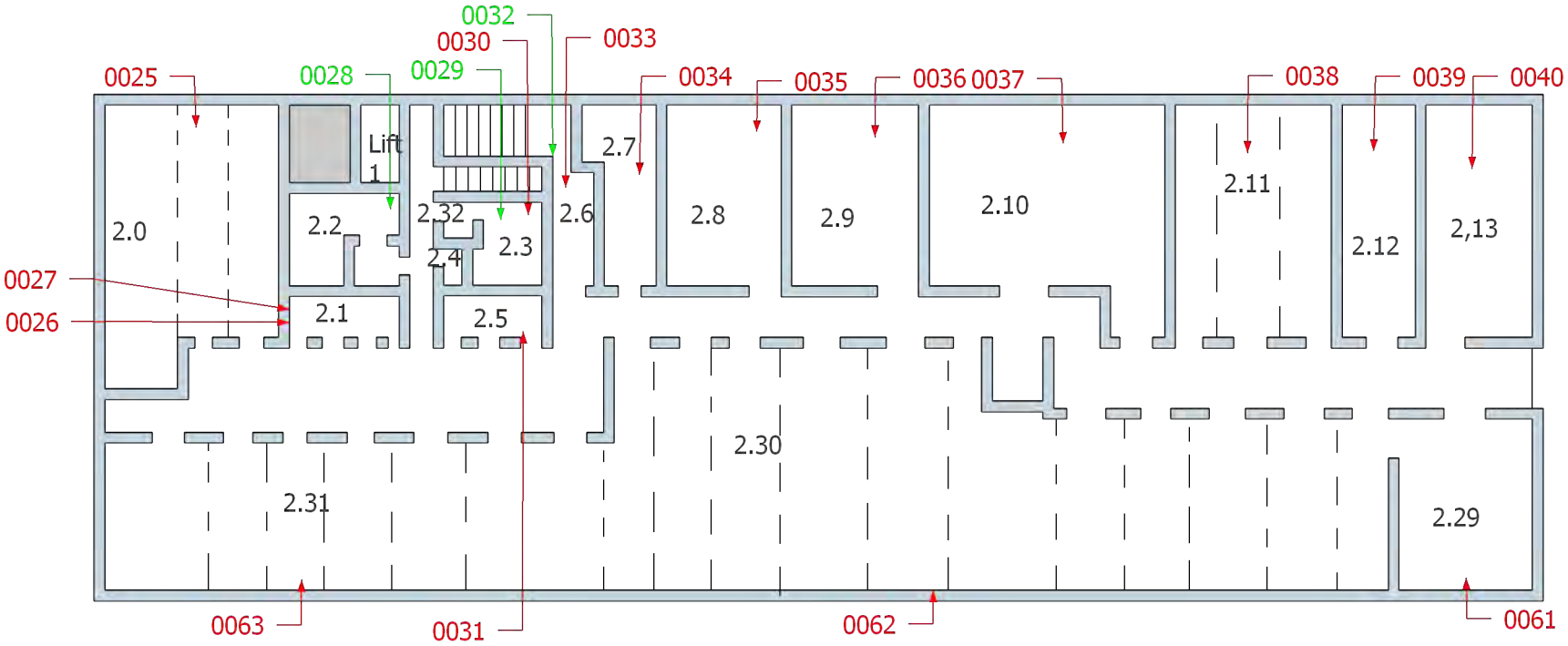
Survey reference:
J45919

Survey date:
October 2020

Building:
Main

Floor:
Second 02

Site address:
Premier House,
22 Deansgate,
Manchester,
M3 1PH



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

Survey reference:
J45919

Survey date:
October 2020

Building:
Main

Floor:
Second 01

Site address:
Premier House,
22 Deansgate,
Manchester,
M3 1PH

End of report

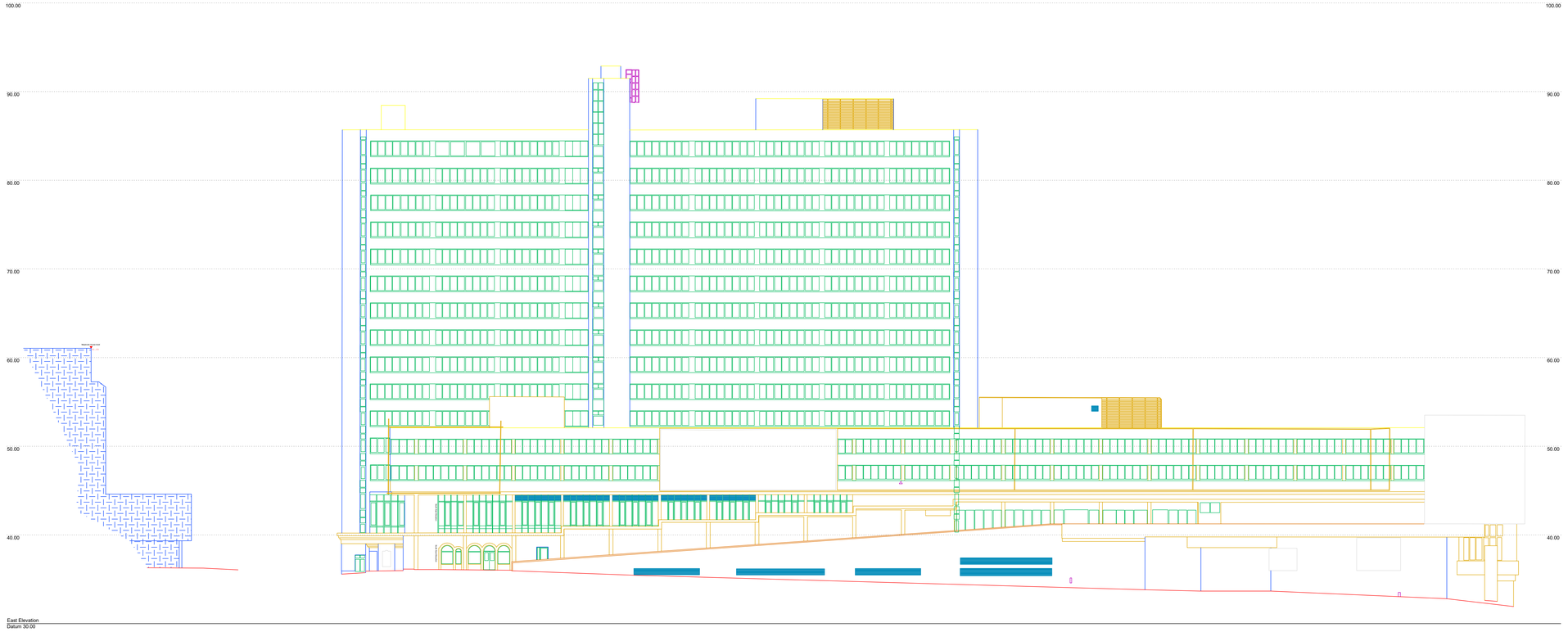
APPENDIX C

Site Plans

River Irwell
Bernadette
Marks and Spencer
Cast Iron Bar & Grill
St Mary
The Rivals
& Restaura
Casual stop
HSBC
Parsonage

APPENDIX D

Measured Survey Plans



East Elevation
Datum 30.00

Topographic Legend

Bottom of Bank		OH Electric	
Top of Banking		Railway Line	
Building		Road Centre	
Building Canopy		Road Markings	
Concrete Base		SC Hard:Hard	
Contour Major		SC Hard:Soft	
Contour Minor		SC Soft:Soft	
Fences		Steps	
General		Tree Canopy	
Kerb Bottom		Vegetation	
Kerb Drop		Visible Trench	
Kerb Top		Walls	
OH Comms		Water Edge	

Topographic Abbreviations

AV	Air Valve	PB	Pedestrian Beacon
BH	Borehole	PBox	Post Box
BO(IL)	Bollard (Illuminated)	PGR	Pedestrian Guard Rail
BS	Bus Stop	PM	Parking Meter
Cab	Cabinet	PO	Post
CL=	Cover Level	RE	Rodding Eye
COL	Column	RS(IL)	Road Sign (Illuminated)
Conc	Concrete	RWP	Rain Water Pipe
DC	Drainage Channel	SP(IL)	Sign Post (Illuminated)
DFBin	Dog Foul Bin	SPCam	Speed Camera
DP	Down Pipe	ST	Stop Tap
EP	Electricity Pole	SV	Sluice Valve
ER	Earth Rod	SVP	Soil Vent Pipe
FFL=	Finished Floor Level	TBox	Telephone Box
FH	Fire Hydrant	TL	Traffic Light
FP	Flag Pole	TOF=	Top of Fence Level
GP	Gate Post	TOW=	Top of Wall Level
GV	Gas Valve	TP	Telecoms Pole
GY	Gully	VP	Vent Pipe
IC	Inspection Cover	WB	Waste Bin
KO	Kerb Outlet	WB=	Window Bottom Level
LP	Lamp Post	WM	Water Meter
MH	Manhole	WO	Wash Out
Mkr	Marker	WT=	Window Top Level
MP	Marker Post	WV	Water Valve
MW	Monitoring Well		

Notes

THIS DRAWING SHOULD ONLY BE USED FOR ITS ORIGINAL PURPOSE. ZS SURVEYS LTD. ACCEPTS NO RESPONSIBILITY FOR THIS DRAWING IF SUPPLIED TO ANY PARTY OTHER THAN THE ORIGINAL CLIENT.

ALL LEVELS RELATED OSTN15 GRID PROJECTION.

ALL DIMENSIONS SHOULD BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL HATCHING IS FOR PRESENTATIONAL PURPOSES ONLY.

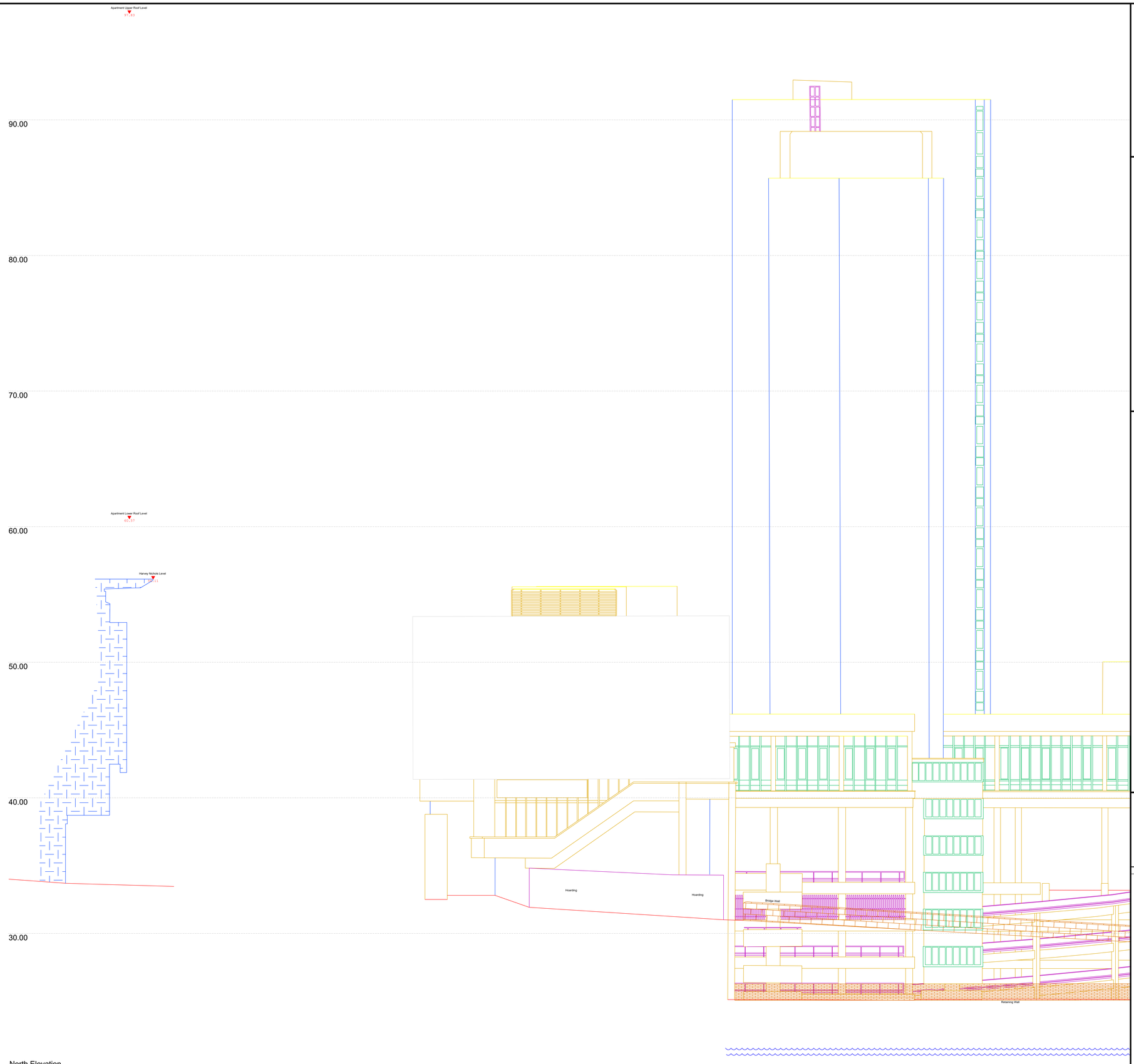
Rev #	Amendments Made	Surveyed & Drawn	Date

Client	aapprojects MANAGEMENT AND PROPERTY CONSULTANTS
Site Location:	Deansgate Manchester M3 1RH
Drawing Type:	Elevations

Surveyed:	JF	Drawn:	ZH
Checked:	SS	Authorised:	ZS
Date:	31.12.2020	Scale:	1:100@A0

ZS SURVEYS
Accurate Survey Solutions
Land, Building & Engineering Surveyors
8 Norfolk Close,
Brotherton,
WF11 9LO
info@zssurveys.com

Project Number:	2074 - Elevation
Sheet Number:	East



North Elevation
Datum 20.00

Topographic Legend

Bottom of Bank		OH Electric	
Top of Banking		Railway Line	
Building		Road Centre	
Building Canopy		Road Markings	
Concrete Base		SC Hard:Hard	
Contour Major		SC Hard:Soft	
Contour Minor		SC Soft:Soft	
Fences		Steps	
General		Tree Canopy	
Kerb Bottom		Vegetation	
Kerb Drop		Visible Trench	
Kerb Top		Walls	
OH Comms		Water Edge	

Topographic Abbreviations

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CL=	Cover Level	RE	Rodding Eye
COL	Column	RS(IL)	Road Sign (Illuminated)
Conc	Concrete	RWP	Rain Water Pipe
DC	Drainage Channel	SP(IL)	Sign Post (Illuminated)
DFBin	Dog Foul Bin	SPCam	Speed Camera
DP	Down Pipe	ST	Stop Tap
EP	Electricity Pole	SV	Sluice Valve
ER	Earth Rod	SVP	Soil Vent Pipe
FFL=	Finished Floor Level	TBox	Telephone Box
FH	Fire Hydrant	TL	Traffic Light
FP	Flag Pole	TOF=	Top of Fence Level
GP	Gate Post	TOW=	Top of Wall Level
GV	Gas Valve	TP	Telecoms Pole
GY	Gully	VP	Vent Pipe
IC	Inspection Cover	WB	Waste Bin
KO	Kerb Outlet	WB=	Window Bottom Level
LP	Lamp Post	WM	Water Meter
MH	Manhole	WO	Wash Out
Mkr	Marker	WT=	Window Top Level
MP	Marker Post	WV	Water Valve
MW	Monitoring Well		

Notes

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ALL LEVELS RELATED OSTN15 GRID PROJECTION.

ALL DIMENSIONS SHOULD BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL HATCHING IS FOR PRESENTATIONAL PURPOSES ONLY.

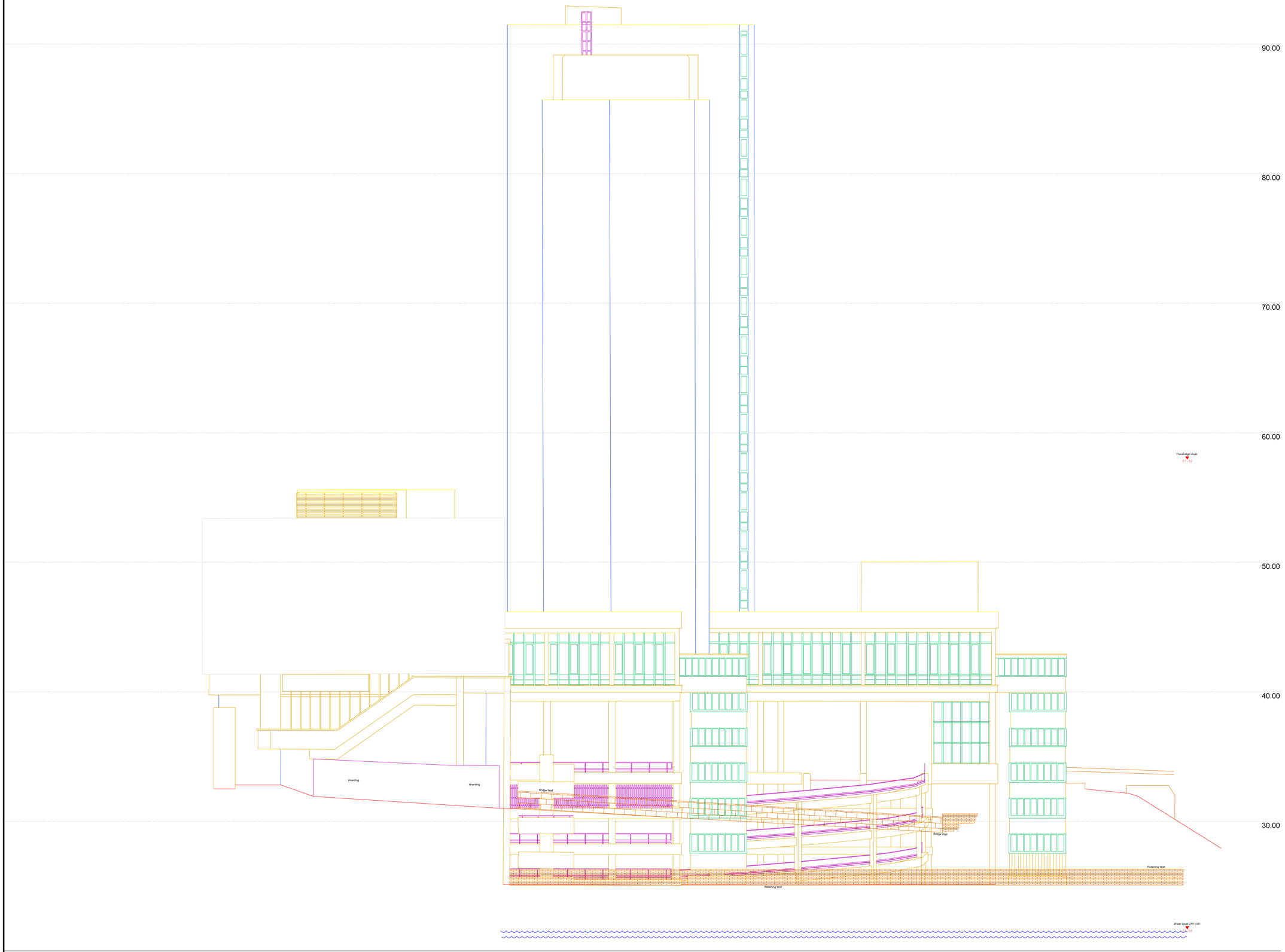
Rev #	Amendments Made	Surveyed & Drawn	Date

Client	aaprojects MANAGEMENT AND PROPERTY CONSULTANTS
Site Location:	Deansgate Manchester M3 1RH
Drawing Type:	Elevations

Surveyed:	JF	Drawn:	ZH
Checked:	SS	Authorised:	ZS
Date:	31.12.2020	Scale:	1:100@A0

ZS SURVEYS
Accurate Survey Solutions
Land, Building & Engineering Surveyors
8 Norfolk Close,
Brotherton,
WF11 9LQ
info@zssurveys.com

Project Number:	2074 - Elevation
Sheet Number:	North 1 of 2



Topographic Legend

Bottom of Bank		OH Electric	
Top of Banking		Railway Line	
Building		Road Centre	
Building Canopy		Road Markings	
Concrete Base		SC Hard:Hard	
Contour Major		SC Hard:Soft	
Contour Minor		SC Soft:Soft	
Fences		Steps	
General		Tree Canopy	
Kerb Bottom		Vegetation	
Kerb Drop		Visible Trench	
Kerb Top		Walls	
OH Comms	OHL	Water Edge	

Topographic Abbreviations

AV	Air Valve	PB	Pedestrian Beacon
BH	Borehole	PBox	Post Box
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BS	Bus Stop	PM	Parking Meter
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DFBin	Dog Foul Bin	SPCam	Speed Camera
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IC	Inspection Cover	WB	Waste Bin
KO	Kerb Outlet	WB=	Window Bottom Level
LP	Lamp Post	WM	Water Meter
MH	Manhole	WO	Wash Out
Mkr	Marker	WT=	Window Top Level
MP	Marker Post	WV	Water Valve
	MW	Monitoring Well	

Notes

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ALL LEVELS RELATED OSTN15 GRID PROJECTION.

ALL DIMENSIONS SHOULD BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL HATCHING IS FOR PRESENTATIONAL PURPOSES ONLY.

Rev #	Amendments Made	Surveyed & Drawn	Date

Client	aaprojects MANAGEMENT AND PROPERTY CONSULTANTS
Site Location:	Deansgate Manchester M3 1RH
Drawing Type:	Elevations

Surveyed:	JF	Drawn:	ZH
Checked:	SS	Authorised:	ZS
Date:	31.12.2020	Scale:	1:100@A0

ZS SURVEYS
Accurate Survey Solutions
Land, Building & Engineering Surveyors
8 Norfolk Close,
Brotherton,
WF11 9LQ
info@zssurveys.com

Project Number:	2074 - Elevation
Sheet Number:	North 2 of 2

South Elevation
Datum 30.00

Topographic Legend

Bottom of Bank		OH Electric	
Top of Banking		Railway Line	
Building		Road Centre	
Building Canopy		Road Markings	
Concrete Base		SC Hard:Hard	
Contour Major		SC Hard:Soft	
Contour Minor		SC Soft:Soft	
Fences		Steps	
General		Tree Canopy	
Kerb Bottom		Vegetation	
Kerb Drop		Visible Trench	
Kerb Top		Walls	
OH Comms		Water Edge	

Topographic Abbreviations

AV	Air Valve	PB	Pedestrian Beacon
BH	Borehole	PBox	Post Box
BO(IL)	Bollard (Illuminated)	PGR	Pedestrian Guard Rail
BS	Bus Stop	PM	Parking Meter
Cab	Cabinet	PO	Post
CL=	Cover Level	RE	Rodding Eye
COL	Column	RS(IL)	Road Sign (Illuminated)
Conc	Concrete	RWP	Rain Water Pipe
DC	Drainage Channel	SP(IL)	Sign Post (Illuminated)
DFBin	Dog Foul Bin	SPCam	Speed Camera
DP	Down Pipe	ST	Stop Tap
EP	Electricity Pole	SV	Sluice Valve
ER	Earth Rod	SVP	Soil Vent Pipe
FFL=	Finished Floor Level	TBox	Telephone Box
FH	Fire Hydrant	TL	Traffic Light
FP	Flag Pole	TOF=	Top of Fence Level
GP	Gate Post	TOW=	Top of Wall Level
GV	Gas Valve	TP	Telecoms Pole
GY	Gully	VP	Vent Pipe
IC	Inspection Cover	WB	Waste Bin
KO	Kerb Outlet	WB=	Window Bottom Level
LP	Lamp Post	WM	Water Meter
MH	Manhole	WO	Wash Out
Mkr	Marker	WT=	Window Top Level
MP	Marker Post	WV	Water Valve
	MW	Monitoring Well	

Notes

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Drawing Type:	Elevations

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8 Norfolk Close,
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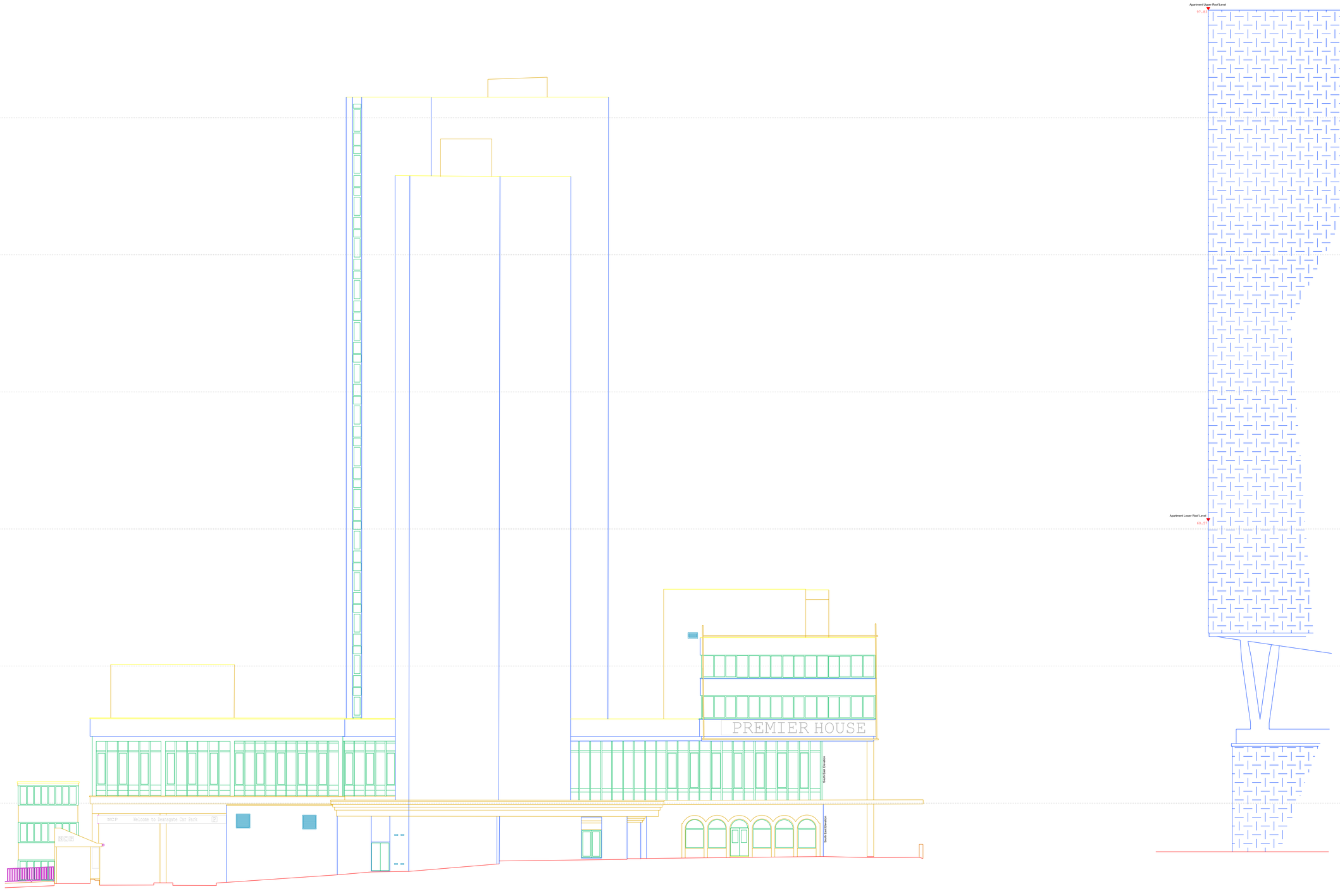
Project Number:	2074 - Elevation
Sheet Number:	South 1 of 2



Topographic Legend

Bottom of Bank		OH Electric	
Top of Banking		Railway Line	
Building		Road Centre	
Building Canopy		Road Markings	
Concrete Base		SC Hard:Hard	
Contour Major		SC Hard:Soft	
Contour Minor		SC Soft:Soft	
Fences		Steps	
General		Tree Canopy	
Kerb Bottom		Vegetation	
Kerb Drop		Visible Trench	
Kerb Top		Walls	
OH Comms	OHL	Water Edge	

Topographic Abbreviations

AV	Air Valve	PB	Pedestrian Beacon
BH	Borehole	PBox	Post Box
BO(IL)	Bollard (Illuminated)	PGR	Pedestrian Guard Rail
BS	Bus Stop	PM	Parking Meter
Cab	Cabinet	PO	Post
CL=	Cover Level	RE	Rodding Eye
COL	Column	RS(IL)	Road Sign (Illuminated)
Conc	Concrete	RWP	Rain Water Pipe
DC	Drainage Channel	SP(IL)	Sign Post (Illuminated)
DFBin	Dog Foul Bin	SPCam	Speed Camera
DP	Down Pipe	ST	Stop Tap
EP	Electricity Pole	SV	Sluice Valve
ER	Earth Rod	SVP	Soil Vent Pipe
FFL=	Finished Floor Level	TBox	Telephone Box
FH	Fire Hydrant	TL	Traffic Light
FP	Flag Pole	TOF=	Top of Fence Level
GP	Gate Post	TOW=	Top of Wall Level
GV	Gas Valve	TP	Telecoms Pole
GY	Gully	VP	Vent Pipe
IC	Inspection Cover	WB	Waste Bin
KO	Kerb Outlet	WB=	Window Bottom Level
LP	Lamp Post	WM	Water Meter
MH	Manhole	WO	Wash Out
Mkr	Marker	WT=	Window Top Level
MP	Marker Post	WV	Water Valve
	MW	Monitoring Well	

Notes

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Client	aaprojects MANAGEMENT AND PROPERTY CONSULTANTS
Site Location:	Deansgate Manchester M3 1RH
Drawing Type:	Elevations

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Checked:	SS	Authorised:	ZS
Date:	31.12.2020	Scale:	1:100@A0

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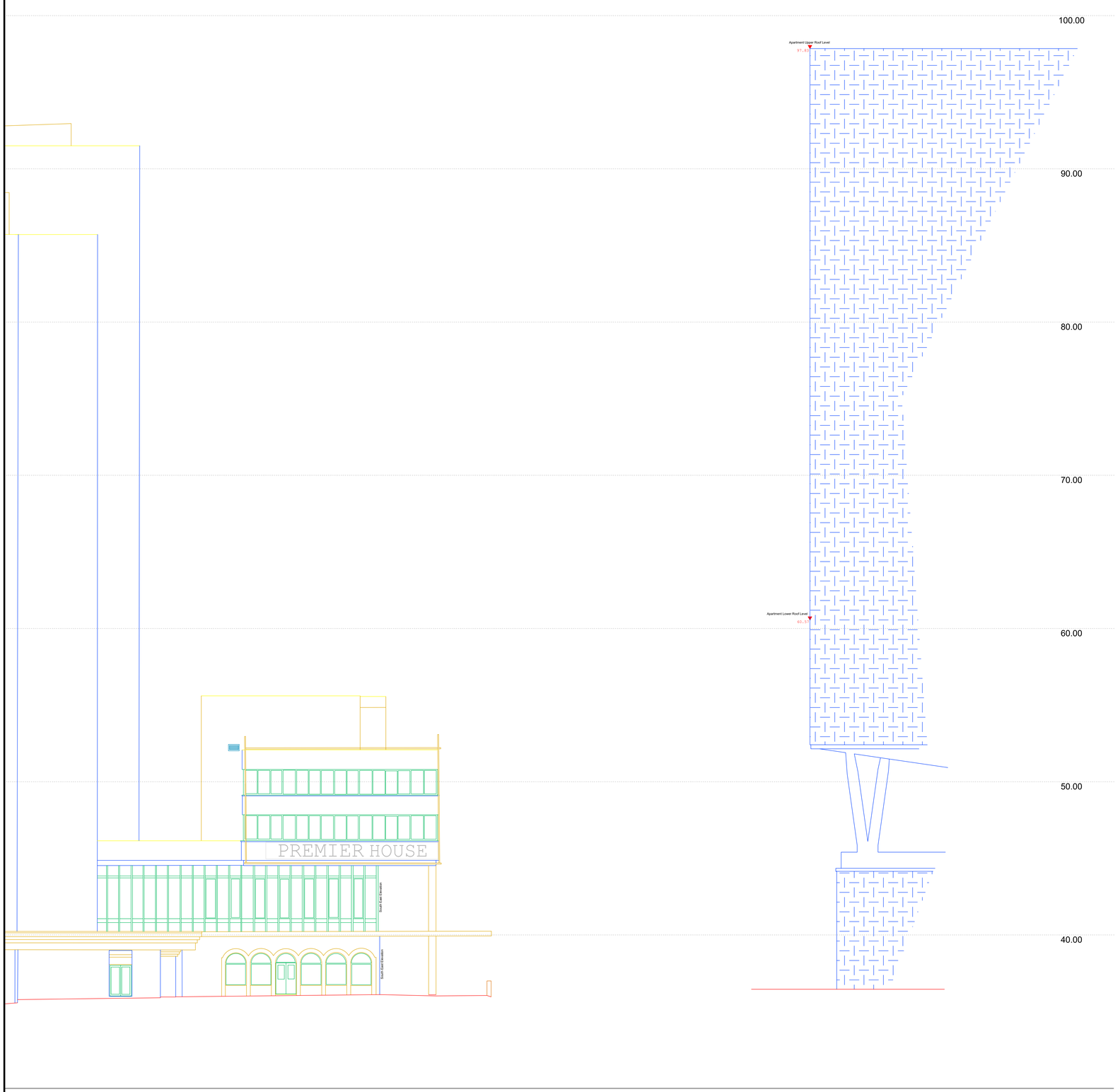
Accurate Survey Solutions
Land, Building & Engineering Surveyors
8 Norfolk Close,
Brotherton,
WF11 9LQ
info@zssurveys.com

Project Number:	2074 - Elevation
Sheet Number:	South 2 of 2



South East Elevation
Datum 30.00

Topographic Legend

Bottom of Bank		OH Electric	
Top of Banking		Railway Line	
Building		Road Centre	
Building Canopy		Road Markings	
Concrete Base		SC Hard:Hard	
Contour Major		SC Hard:Soft	
Contour Minor		SC Soft:Soft	
Fences		Steps	
General		Tree Canopy	
Kerb Bottom		Vegetation	
Kerb Drop		Visible Trench	
Kerb Top		Walls	
OH Comms	OHL	Water Edge	

Topographic Abbreviations

AV	Air Valve	PB	Pedestrian Beacon
BH	Borehole	PBox	Post Box
BO(IL)	Bollard (Illuminated)	PGR	Pedestrian Guard Rail
BS	Bus Stop	PM	Parking Meter
Cab	Cabinet	PO	Post
CL=	Cover Level	RE	Rodding Eye
COL	Column	RS(IL)	Road Sign (Illuminated)
Conc	Concrete	RWP	Rain Water Pipe
DC	Drainage Channel	SP(IL)	Sign Post (Illuminated)
DFBin	Dog Foul Bin	SPCam	Speed Camera
DP	Down Pipe	ST	Stop Tap
EP	Electricity Pole	SV	Sluice Valve
ER	Earth Rod	SVP	Soil Vent Pipe
FFL=	Finished Floor Level	TBox	Telephone Box
FH	Fire Hydrant	TL	Traffic Light
FP	Flag Pole	TOF=	Top of Fence Level
GP	Gate Post	TOW=	Top of Wall Level
GV	Gas Valve	TP	Telecoms Pole
GY	Gully	VP	Vent Pipe
IC	Inspection Cover	WB	Waste Bin
KO	Kerb Outlet	WB=	Window Bottom Level
LP	Lamp Post	WM	Water Meter
MH	Manhole	WO	Wash Out
Mkr	Marker	WT=	Window Top Level
MP	Marker Post	WV	Water Valve
	MW	Monitoring Well	

Notes

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ALL LEVELS RELATED OSTN15 GRID PROJECTION.

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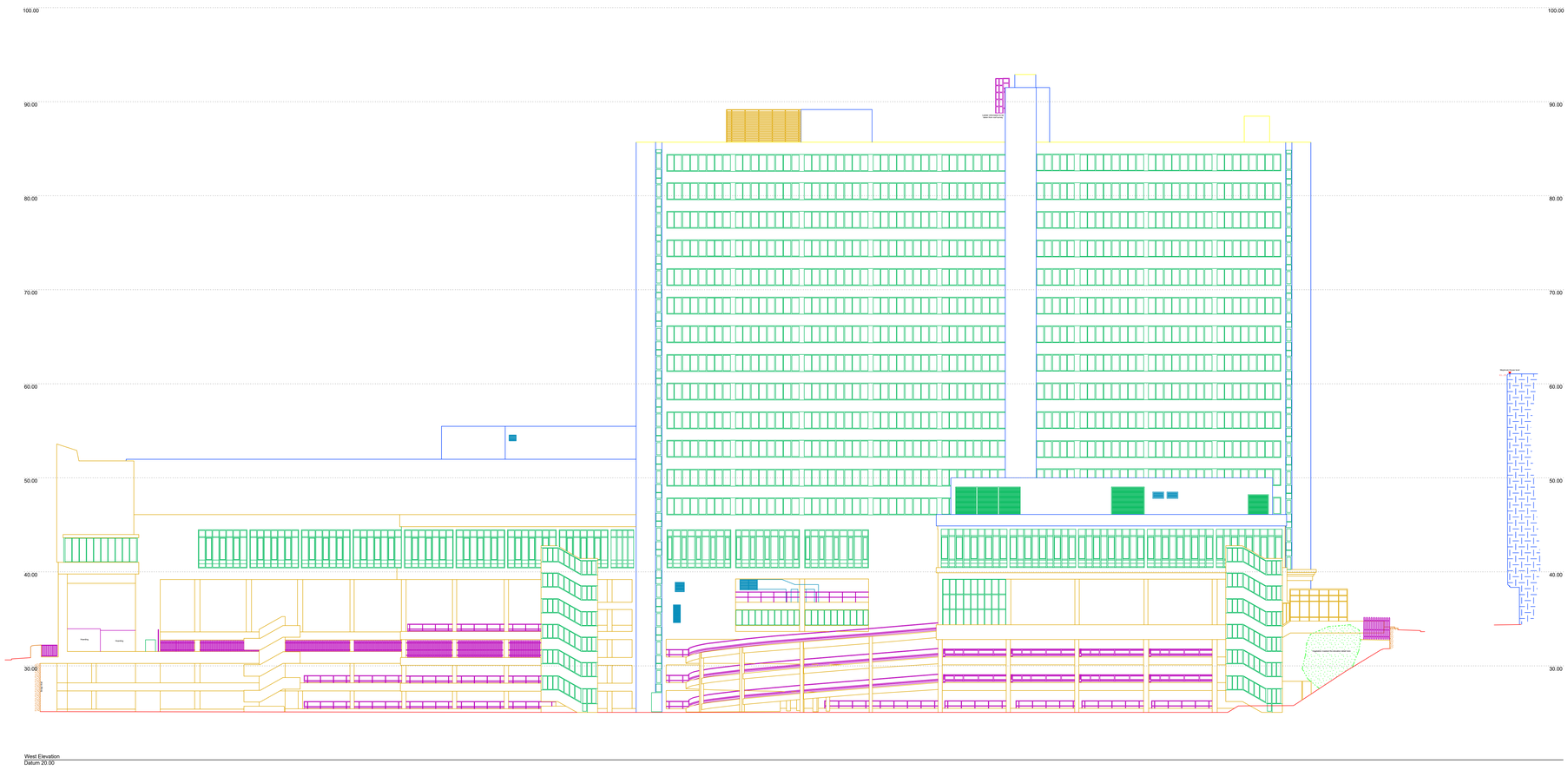
Rev #	Amendments Made	Surveyed & Drawn	Date

Client	aapprojects MANAGEMENT AND PROPERTY CONSULTANTS
Site Location:	Deansgate Manchester M3 1RH
Drawing Type:	Elevations

Surveyed:	JF	Drawn:	ZH
Checked:	SS	Authorised:	ZS
Date:	31.12.2020	Scale:	1:100@A0

ZS SURVEYS
Accurate Survey Solutions
Land, Building & Engineering Surveyors
8 Norfolk Close,
Brotherton,
WF11 9LQ
info@zssurveys.com

Project Number:	2074 - Elevation
Sheet Number:	South West



West Elevation
Datum 20.00

Topographic Legend

Bottom of Bank		OH Electric	
Top of Banking		Railway Line	
Building		Road Centre	
Building Canopy		Road Markings	
Concrete Base		SC Hard:Hard	
Contour Major		SC Hard:Soft	
Contour Minor		SC Soft:Soft	
Fences		Steps	
General		Tree Canopy	
Kerb Bottom		Vegetation	
Kerb Drop		Visible Trench	
Kerb Top		Walls	
OH Comms		Water Edge	

Topographic Abbreviations

AV	Air Valve	PB	Pedestrian Beacon
BH	Borehole	PBox	Post Box
BO(IL)	Bollard (Illuminated)	PGR	Pedestrian Guard Rail
BS	Bus Stop	PM	Parking Meter
Cab	Cabinet	PO	Post
CL=	Cover Level	RE	Rodding Eye
COL	Column	RS(IL)	Road Sign (Illuminated)
Conc	Concrete	RWP	Rain Water Pipe
DC	Drainage Channel	SP(IL)	Sign Post (Illuminated)
DFBin	Dog Foul Bin	SPCam	Speed Camera
DP	Down Pipe	ST	Stop Tap
EP	Electricity Pole	SV	Sluice Valve
ER	Earth Rod	SVP	Soil Vent Pipe
FFL=	Finished Floor Level	TBox	Telephone Box
FH	Fire Hydrant	TL	Traffic Light
FP	Flag Pole	TOF=	Top of Fence Level
GP	Gate Post	TOW=	Top of Wall Level
GV	Gas Valve	TP	Telecoms Pole
GY	Gully	VP	Vent Pipe
IC	Inspection Cover	WB	Waste Bin
KO	Kerb Outlet	WB=	Window Bottom Level
LP	Lamp Post	WM	Water Meter
MH	Manhole	WO	Wash Out
Mkr	Marker	WT=	Window Top Level
MP	Marker Post	WV	Water Valve
	MW	Monitoring Well	

Notes

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ALL LEVELS RELATED OSTN15 GRID PROJECTION.

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Rev #	Amendments Made	Surveyed & Drawn	Date

Client	aaprojects MANAGEMENT AND PROPERTY CONSULTANTS
Site Location:	Deansgate Manchester M3 1RH
Drawing Type:	Elevations

Surveyed:	JF	Drawn:	ZH
Checked:	SS	Authorised:	ZS
Date:	31.12.2020	Scale:	1:100@A0

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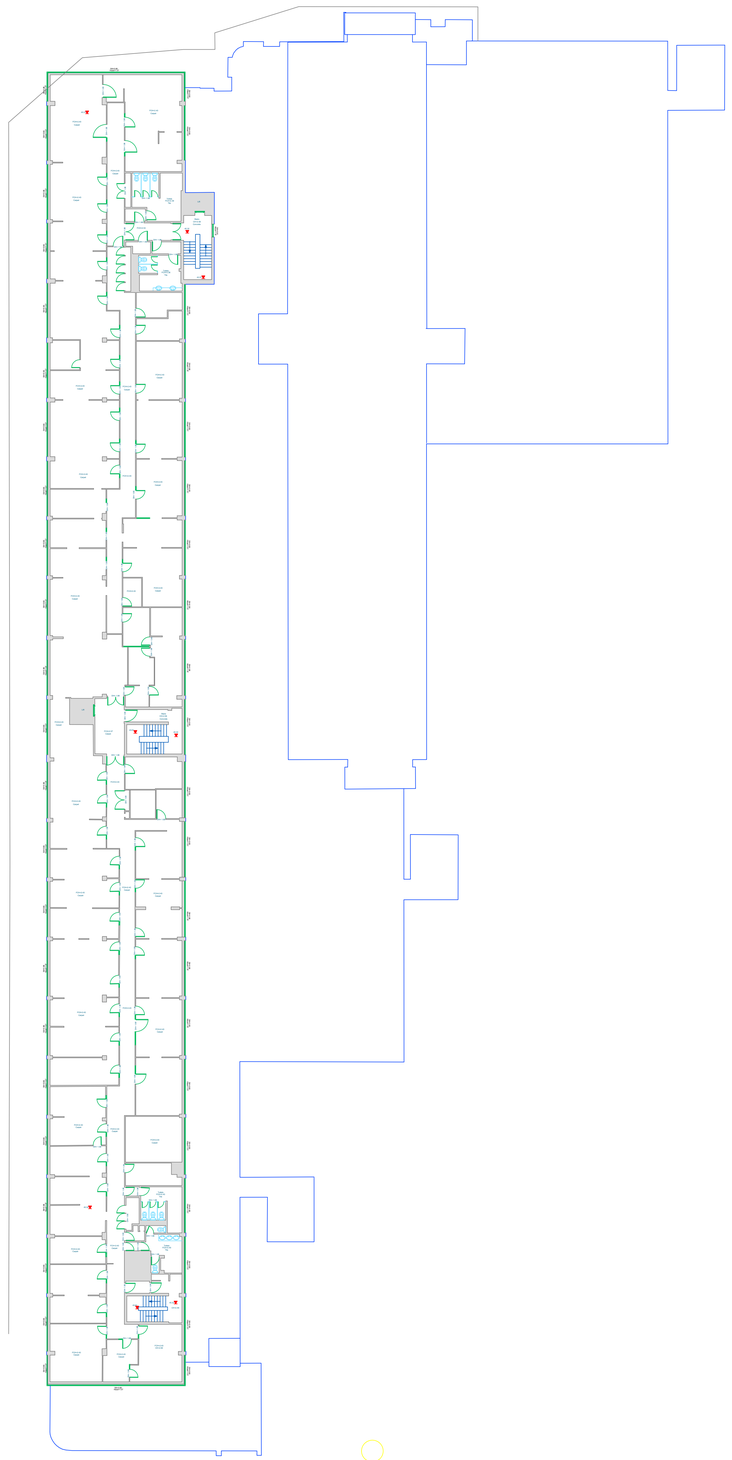
Accurate Survey Solutions
Land, Building & Engineering Surveyors
9 Norfolk Close,
Brotherton,
WF11 9LQ
info@zssurveys.com

Project Number:	2074 - Elevation
Sheet Number:	West



Topographic Legend

- Bottom of Bank
- Top of Banking
- Building
- Building Canopy
- Concrete Base
- Contour Major
- Contour Minor
- Fences
- General
- Kerb Bottom
- Kerb Drop
- Kerb Top
- OH Comms
- OH Electric
- Railway Line
- Road Centre
- Road Markings
- SC Hard:Hard
- SC Hard:Soft
- SC Soft:Soft
- Steps
- Tree Canopy
- Vegetation
- Visible Trench
- Walls
- Water Edge

Topographic Abbreviations

AV	Air Valve	PB	Pedestrian Beacon
BH=	Borehole	PBox	Post Box
BO(IL)	Bollard (Illuminated)	PGR	Pedestrian Guard Rail
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LP	Lamp Post	WM	Water Meter
MH	Manhole	WO	Wash Out
Mkr	Marker	WT=	Window Top Level
MP	Marker Post	WV	Water Valve
	MW	Monitoring Well	

Measured Building Legend

- External Building Line
- Internal Building Line
- Building Overheads
- Stairs/Steps
- Doors
- Windows
- Sanitaryware
- Kitchen Furniture
- Direction of Stairs (Arrow points up)
- Direction of Sloped Ceiling (Arrow points down)
- Sill=0.00 Head=0.00 — Window Sill and Head Height
- CH=0.00 — Ceiling Height
- FCH=0.00 — False Ceiling Height
- FFL=0.00 — Finished Floor Level
- Double door
- Single door
- Window

Notes

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Rev #	Amendments Made	Surveyed & Drawn	Date

Client	aaprojects — MANAGEMENT AND PROPERTY CONSULTANTS
Site Location:	Deansgate Manchester M3 1RH
Drawing Type:	MBS

Surveyed:	RC/ZH/SS	Drawn:	RC/ZH
Checked:	SS	Authorised:	ZS
Date:	15/01/21	Scale:	1:200@A0

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Land, Building & Engineering Surveyors
8 Norfolk Close,
Brotherton,
WF11 9LQ
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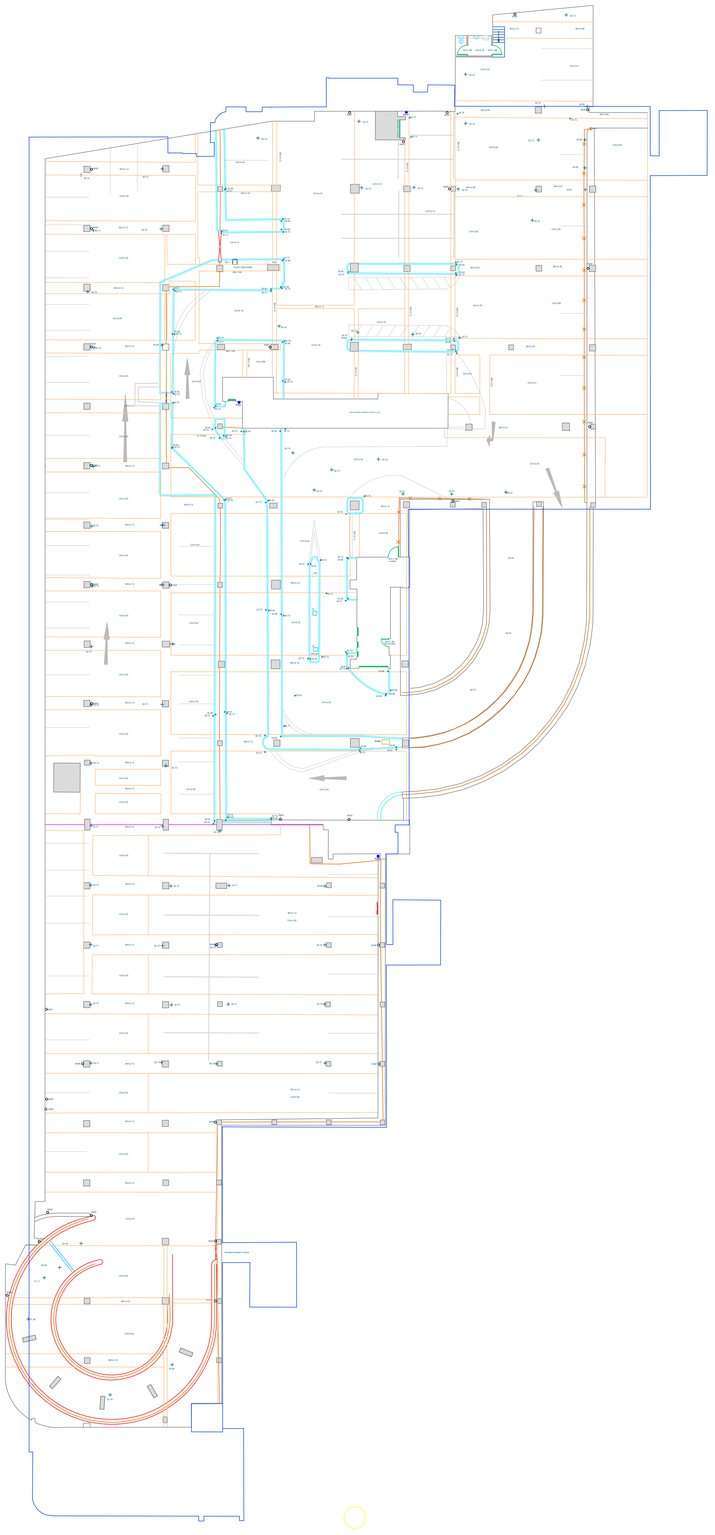
Project Number:	2074
Sheet Number:	7



Topographic Legend

Bottom of Bank	OH Electric
Top of Banking	Railway Line
Building	Road Centre
Building Canopy	Road Markings
Concrete Base	SC Hard:Hard
Contour Major	SC Hard:Soft
Contour Minor	SC Soft:Soft
Fences	Steps
General	Tree Canopy
Kerb Bottom	Vegetation
Kerb Drop	Visible Trench
Kerb Top	Walls
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Topographic Abbreviations

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LP	Lamp Post	WM	Water Meter
MH	Manhole	WO	Wash Out
Mkr	Marker	WT=	Window Top Level
MP	Marker Post	WV	Water Valve
	MW	Monitoring Well	

Measured Building Legend

	External Building Line
	Internal Building Line
	Building Overheads
	Stairs/Steps
	Doors
	Windows
	Sanitaryware
	Kitchen Furniture
	Direction of Stairs (Arrow points up)
	Direction of Sloped Ceiling (Arrow points down)
Sill=0.00 Head=0.00	Window Sill and Head Height
CH=0.00	Ceiling Height
FCH=0.00	False Ceiling Height
FFL=0.00	Finished Floor Level
	Double door
	Single door
	Window

Notes

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Rev #	Amendments Made	Surveyed & Drawn	Date

Client	aaprojects MANAGEMENT AND PROPERTY CONSULTANTS
Site Location:	Deansgate Manchester M3 1RH
Drawing Type:	MBS

Surveyed:	RC/ZH/SS	Drawn:	RC/ZH
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ZS SURVEYS
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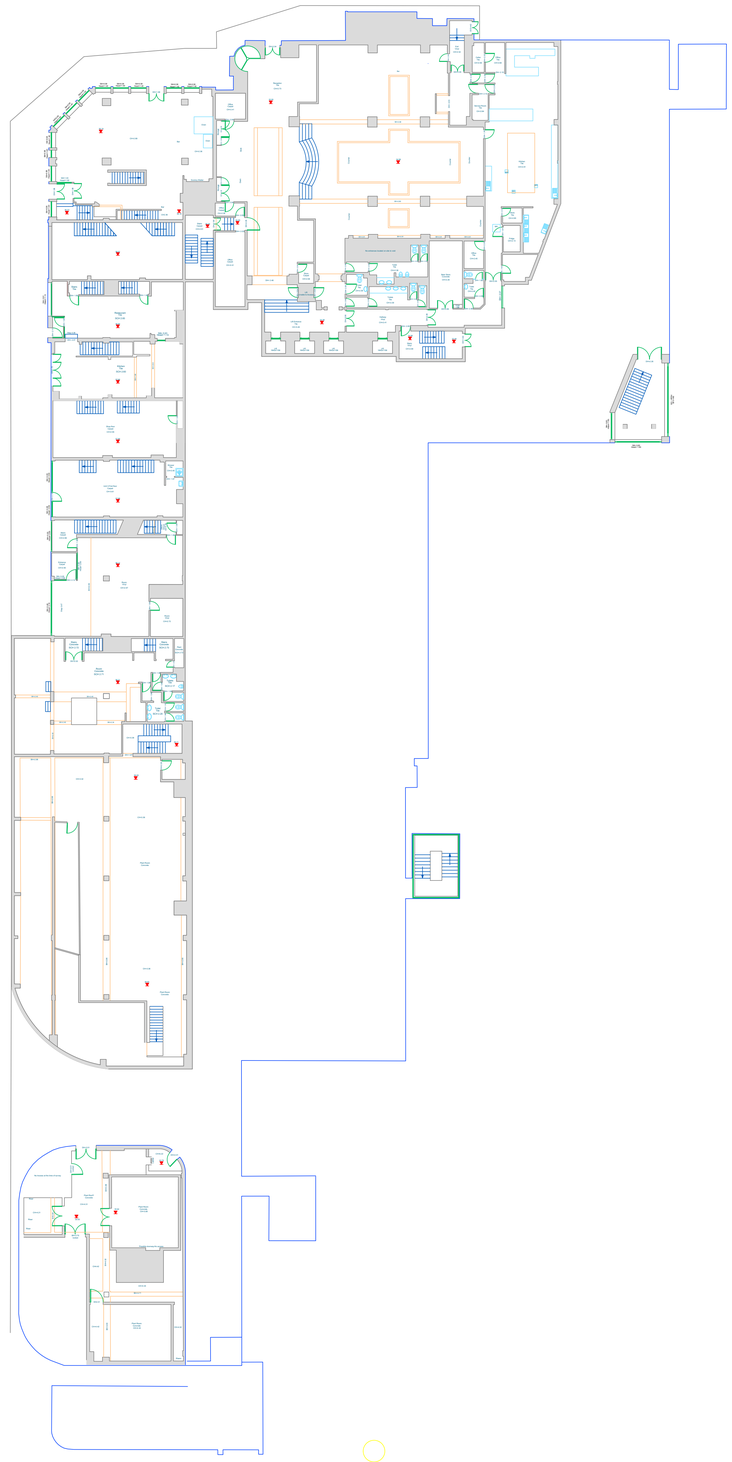
info@zssurveys.com

Project Number:	2074
Sheet Number:	1



Topographic Legend

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Building		Road Centre	
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Measured Building Legend

- External Building Line
- Internal Building Line
- Building Overheads
- Stairs/Steps
- Doors
- Windows
- Sanitaryware
- Kitchen Furniture
- Direction of Stairs (Arrow points up)
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- Sill=0.00 Head=0.00 — Window Sill and Head Height
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- Double door
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Notes

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Client	aaprojects MANAGEMENT AND PROPERTY CONSULTANTS
Site Location:	Deansgate Manchester M3 1RH
Drawing Type:	MBS

Surveyed:	RC/ZH/SS	Drawn:	RC/ZH
Checked:	SS	Authorised:	ZS
Date:	15/01/21	Scale:	1:200@A0

ZS SURVEYS
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Land, Building & Engineering Surveyors
8 Norfolk Close,
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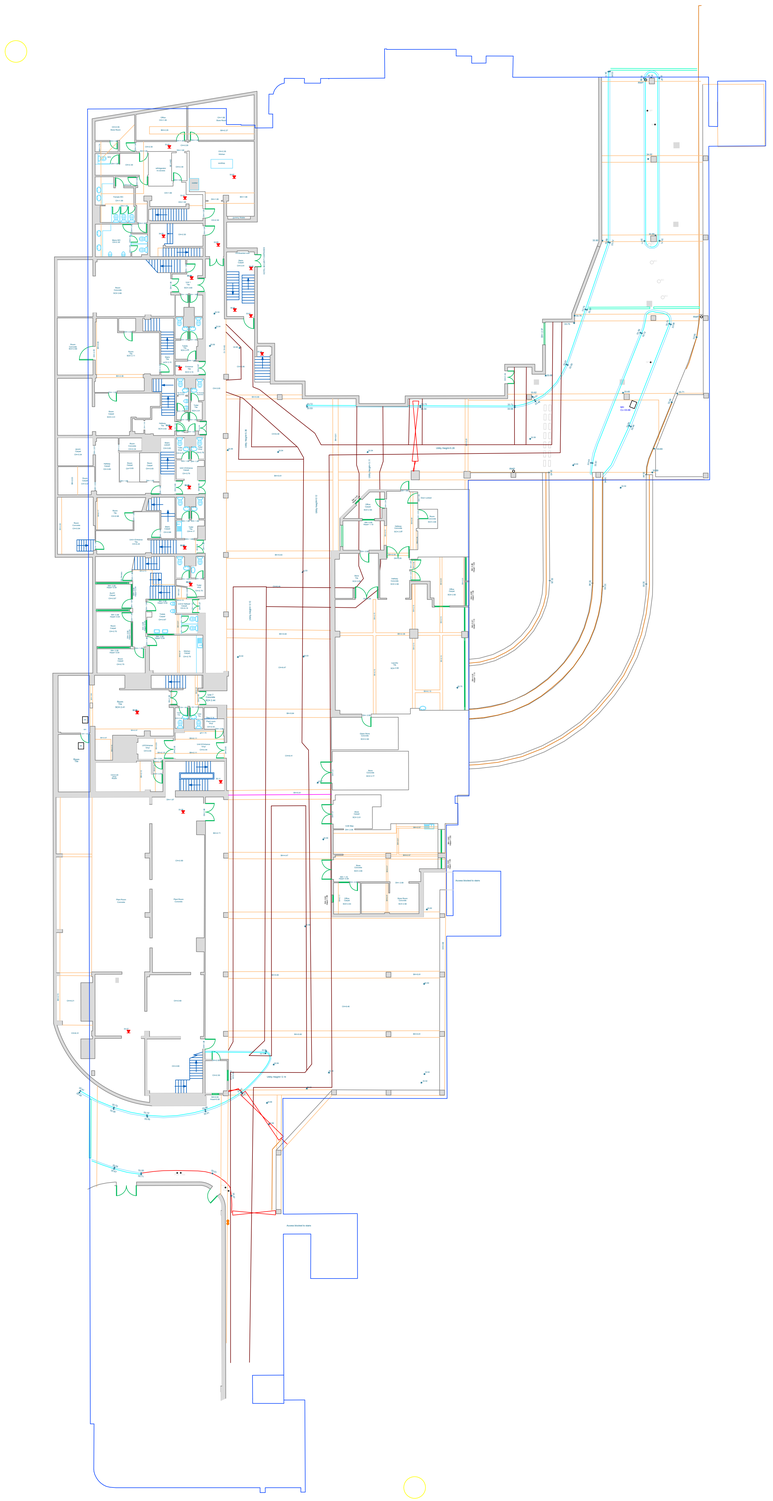
info@zssurveys.com

Project Number:	2074
Sheet Number:	5



Topographic Legend

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Topographic Abbreviations

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Mkr	Marker	WT=	Window Top Level
MP	Marker Post	WV	Water Valve
	MW	Monitoring Well	

Measured Building Legend

- External Building Line
- Internal Building Line
- Building Overheads
- Stairs/Steps
- Doors
- Windows
- Sanitaryware
- Kitchen Furniture
- Direction of Stairs (Arrow points up)
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FFL=0.00 — Finished Floor Level

Double door

Single door

Window

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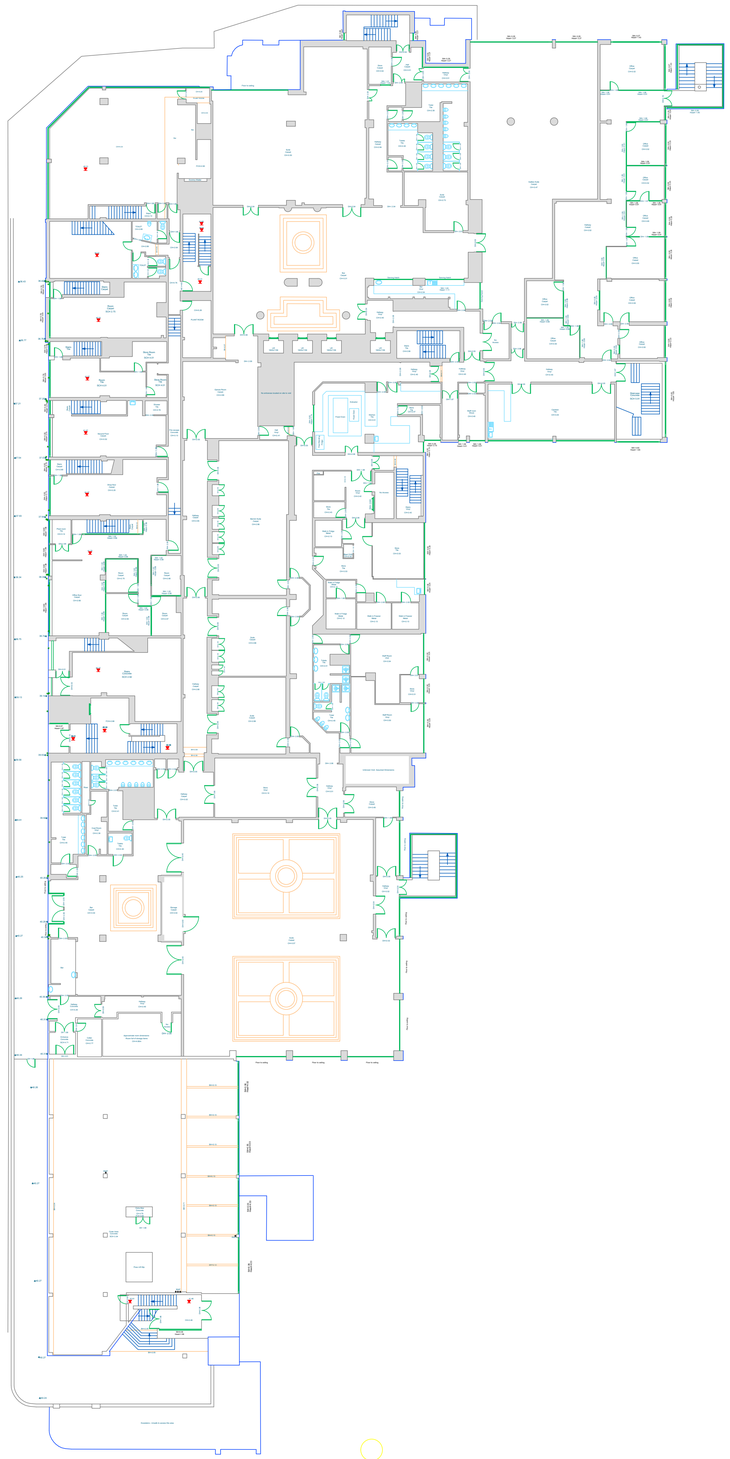

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Topographic Abbreviations

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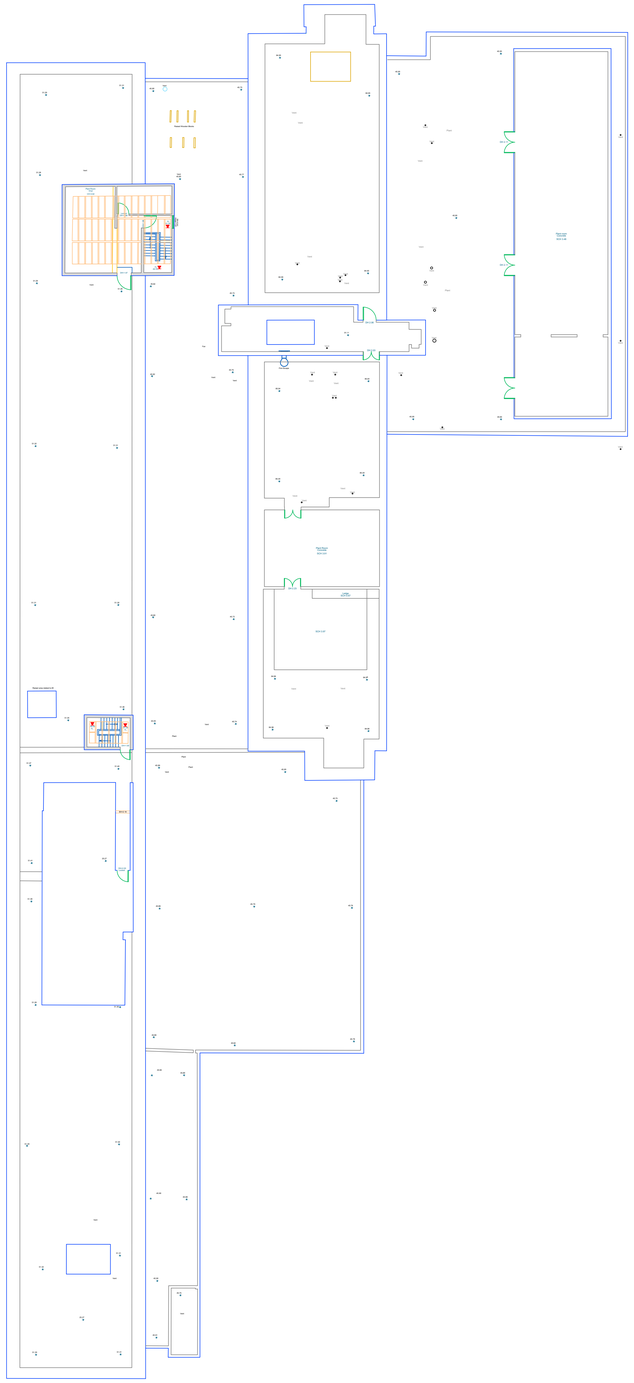

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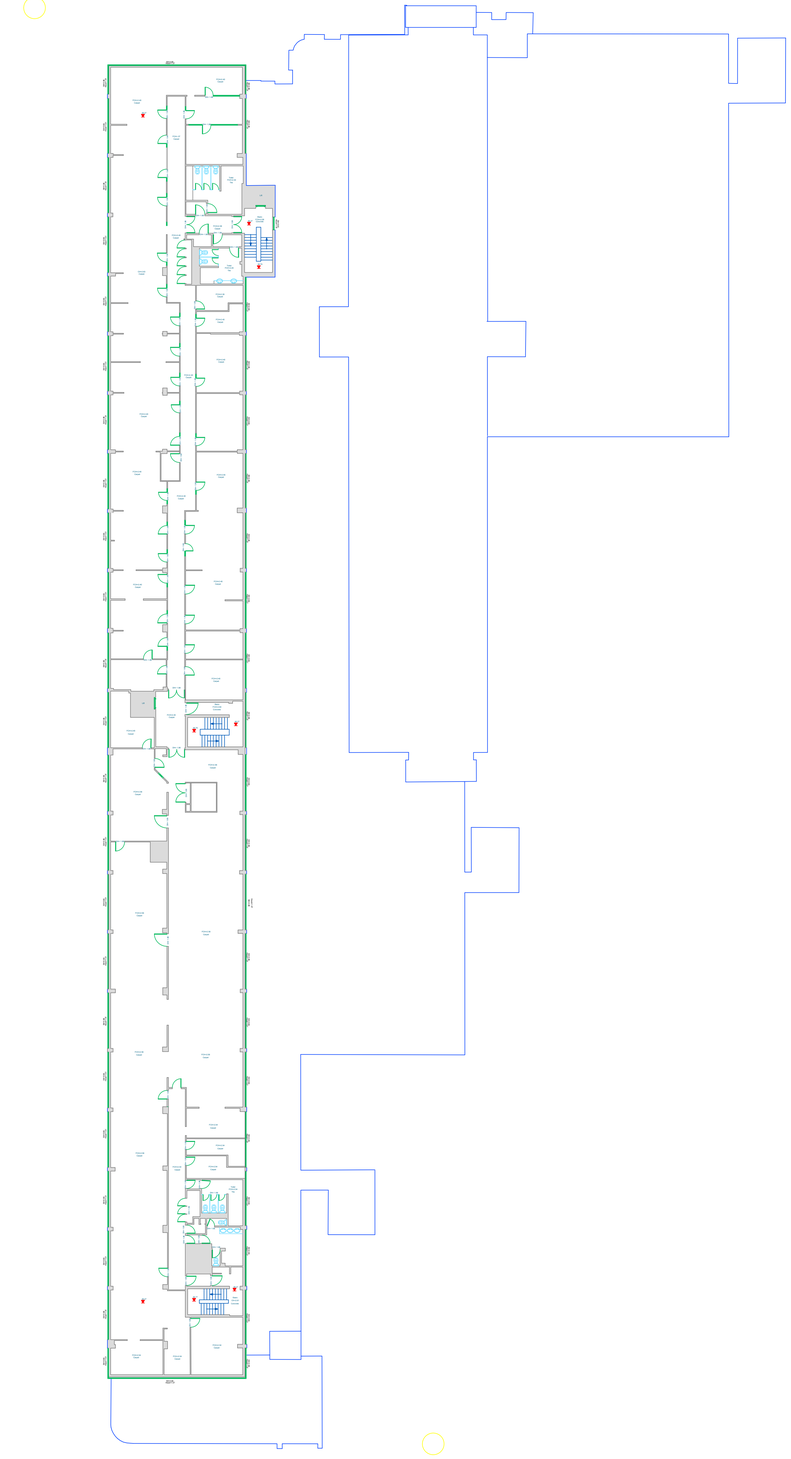

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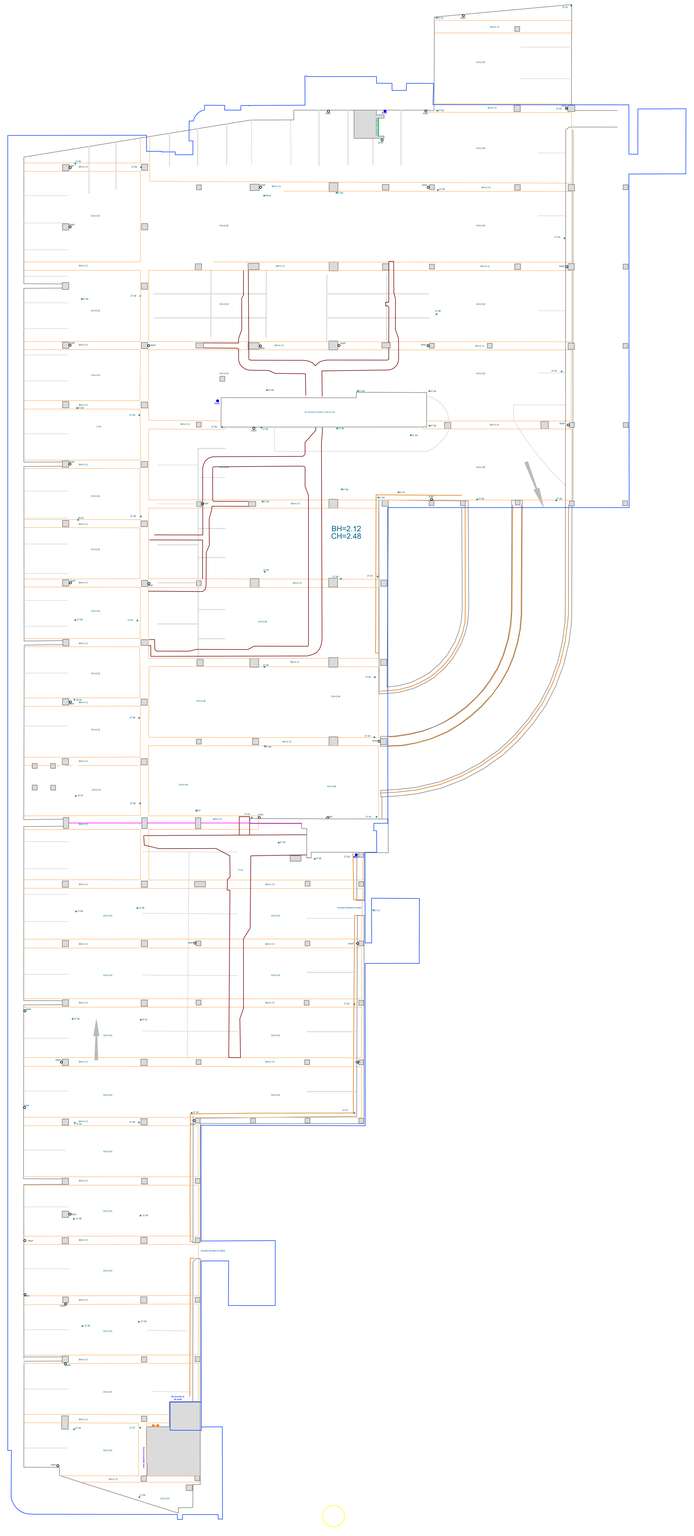

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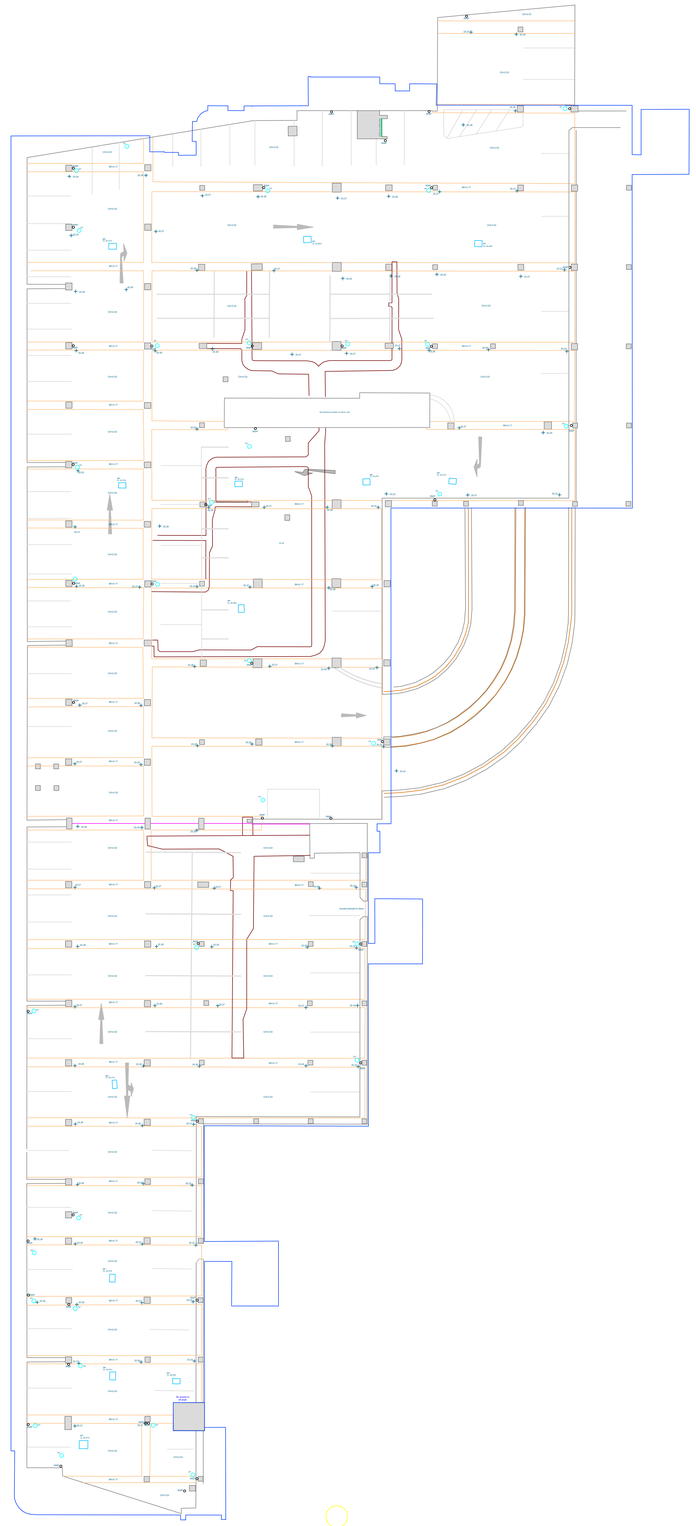

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APPENDIX E

Building Condition Survey

aaprojects

Building Survey Report

on

Renaissance Hotel
Blackfriars Street
Manchester
M3 2EQ

Version: C

25 August 2020

Preface

Property:	Renaissance Hotel Site Blackfriars Street Manchester M3 2EQ
Client:	Property Alliance Group Limited Alliance House West Point Enterprise Park Clarence Avenue Trafford Park Manchester M17 1QS
Report Prepared by:	John Blomeley
Prepared at:	AA Projects Ltd Jackson House Sibson Road Sale Manchester M33 7RR
Building Services Engineers:	McKee Associates Unit House Westwood Park Wigan WN3 4HE
Structural Engineers:	Frederick G Markland Associates Ltd Corby House 38a Chorley New Road Bolton BL1 4AP
Drainage Surveyors:	Subscan UDS Ltd 126 Whitehall Road Leeds LS12 1AE
Diving Engineers:	Northern Divers (Engineering) Ltd Oslo Road Suttonfields Industrial Estate Hull HU7 0YN

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1.0 Executive Summary 1
2.0 Introduction 4
3.0 Description 7
4.0 Condition 12
5.0 General Matters 24
6.0 Costs 31

APPENDICES

1. Photographs
2. Services Consultant's Report
3. Structural Engineer's Report
4. Drainage Survey Report
5. River Wall Survey Report
6. Scope of Service and Limitations

1.0 Executive Summary

We set out below our principal findings and comments. For ease of reference, we have adopted a Red, Amber and Green numbered coding to indicate the relative importance, urgency or significance of each observation with Red 1 being the most significant and Green 3 being the least.

The building was constructed as a mixed-use development of offices, with a small retail content around the south east corner of the site, principally facing Deansgate, all above 3 levels of car parking. The tower in parts of the podium were converted to hotel use around 1986.

We have not commented in detail on your redevelopment proposals in this report, but costs included within the building services report in Appendix 2 include costs for refurbishment options. Costs relating to building fabric repairs within this report are intended to be added to feasibility costs, but the building services costs are duplicated. We have assumed the hotel will operate for a 12-month period before full refurbishment.

1. Legal review of documentation should include ownership structure, repairing responsibilities and implications for your proposals of relevant documents such as the Strategic Regeneration Framework for the site and area. If taking assignment of existing leases, repairing and dilapidations implications should be considered in relation to wording of relevant documents; we can advise you on this. **1**

2. The legal site boundaries appear to be slightly different from the building footprint on the south, east and north edges of the site, and this might impact redevelopment proposals. **2**

3. Large parts of the property are unoccupied; former retail units; Premier House; and the north part of the hotel at mezzanine level. These areas are in very poor condition, most left unoccupied for more than twenty years, requiring full refurbishment. **2**

4. Condition of the NCP car park under the building is poor. As a public car park, it is unappealing, and there is significant scope for improvement including backlog maintenance, decoration, lighting, wayfinding and security to improve the appeal of this car park. The arrangement of the car park and lack of security appear to be contributing to antisocial behaviour on the Riverside Terrace area. **2**

5. Subject to clarification when the concrete test results are received, the concrete structure appears to be in reasonable condition for its type and age. Concrete repairs are required in various locations, particularly in the car park where pieces of concrete have fallen from the soffit and the south end of the hotel tower above Blackfriars Street where pieces of concrete could fall without warning. **1**

6. Pipe leaks within the car park contribute to deterioration of concrete. Most of the foul drainage pipes from the hotel do not relate to car park drainage, but simply pass through it. There are also leaks on internal pipework within the hotel and office parts, and defects in underground drainpipes. No foul drain manholes were found in the car park; foul drainage is assumed to discharge to sewers under Deansgate. **2**

7. Original asphalt roof coverings remain, in some areas overlaid with felt. Roof coverings are generally life expired, repair and over roofing works are not a particularly good standard, and roofs have limited remaining life expectancy. There is a lack of insulation and roofs are **2**

	susceptible to condensation internally. Roof leaks were found in many parts of the property. Full re-covering or over-roofing is recommended, including insulation to reduce condensation and improve energy performance.	
8.	Windows are generally in poor condition. Some have been replaced, but the overall quality is lower than we would expect to see in this type of property. Patch repairs have been undertaken with mastic top cap internally and externally in places, water leaks were noted through window frames. All windows in the property should be replaced, incorporating provision for cleaning as there is no roof-mounted cradle for cleaning and maintenance of the tower or other façades.	2
9.	Water penetration was noted around staircase windows. It is not clear if this will be resolved by replacing all windows including new perimeter sealants, or if there is an element of water penetration through walls.	2
10.	Internally, the property shows evidence of age, wear and tear, roof and window leaks in many areas, and full refurbishment is required.	2
11.	Improvements are required to fire precautions and means of escape, including fire doors, compartmentation and signage. Items raised in the most recent fire risk assessment must be addressed.	1
12.	A flood risk assessment is recommended. The site sits next to the River Irwell which flooded significantly in December 2015. If the river were to flood the riverside terrace and car park and a fire occurred at the same time, means of escape from the building would be severely compromised.	1
13.	No access audit was available for review. Disabled access provision at the hotel requires improvement. There is no lift for public use in the car park, and no indication of this externally. An access audit should be prepared covering all parts of the property.	1
14.	The asbestos survey for the office part of the building appears to be much more superficial than the report for the hotel and it is significantly out of date. A demolition and refurbishment survey will be required before redevelopment works.	1
15.	All surface water from the site discharges directly into the river, including from the car park, with no fuel interceptor. There is consequently a significant risk of contamination, and a bypass interceptor is recommended, along with necessary reorganisation of drainage.	1
16.	Extensive repairs are required to the river wall to remove vegetation, replace missing masonry, rebuild localised areas and repoint joints. There was no evidence of undermining, scour, or areas of potential scour to the retaining wall at bed level under the water line.	2
17.	Repairs are required to the terrace area between the car park and the river. Restrictions on public access and improved security could be implemented to improve the terrace area and reduce antisocial and illegal behaviour.	2
18.	The overall condition of the M&E services is poor, with immediate remedial work required across all items listed in the report in Appendix 2. These works are required to meet basic	1

compliance with current regulations and standards and to achieve valid insurance for the premises. Without these works being carried out the hotel should not be open to the public.

19. Structural investigations and concrete testing show the structure is in good condition overall with no significant structural defects apparent. Concrete repairs are required in a number of areas as noted above but the extent is not considered excessive for this type and age of structure and the overall condition of concrete is considered good. Please refer to the structural report in Appendix 3.

3

2.0 Introduction

2.1 Brief and Instructions

The Property

Dylan Williams, of Property Alliance Group instructed us on 1 July 2020 to proceed with an inspection of the property. Our brief was set out in our letter of engagement dated 20 June 2020 and, in summary, was to make a visual inspection of the property and to report our findings as to its general features, forms of construction and state of repair. A copy of the scope of service and limitations that apply to this report are attached at Appendix 6.

2.1.1	Type	Mixed commercial; hotel; restaurant; vacant offices; car park.
2.1.2	Location and area	The property fronts three roads and forms a whole block between the River Irwell; Blackfriars Street; Deansgate; and Victoria Bridge Street.
2.1.3	Age	Originally designed as offices, construction was completed in 1972; a proportion of the offices were converted to hotel around 1986.
2.1.4	Size – approximate area	Agents particulars do not state the gross floor area of the property; the hotel is stated as 203 rooms, Premier House as circa 26,700 sq. ft (2,480m^2), the car park at 360 spaces.
2.1.5	Number of storeys	18 in total excluding roof top plant rooms, with 13 floors of hotel bedrooms in the tower above 2 floors of hotel function and ancillary accommodation; all above 3 floors of car parking, with 2 floors of offices in the vacant Premier House above 3 floors of retail, also sitting above the car park. A shared service yard runs north south in the centre of the ground floor. Some of the hotel function spaces at mezzanine level are under Premier House.
2.1.6	Tenure, occupied/vacant	Leasehold, the freehold is owned by Manchester City Council. We have not undertaken a detailed review of leases, but the hotel, car park and Doms Restaurant are all currently held under separate leases, with the remainder of what were originally retail units now either vacant or used as storage by the hotel. Premier House offices are also unoccupied.
2.1.7	History – designers, alterations, extensions, refits etc	Before the 1970s redevelopment, the site was occupied by a number of much smaller buildings. The architect for the 1970s development was Cruikshank & Seward; the practice was dissolved in 2014. We do not have any details of the design team involved in conversion to hotel around 1986. We have seen redevelopment proposals prepared for the current owners and understand your proposals take a different form involving either 190 or 240 guest rooms and redevelopment of the property north of the tower. We have provided some general

comments, but we cannot comment in detail without drawings or clear indication of the proposed scope and layout.

2.2 Inspection

2.2.1	Inspected by:	John Blomeley BSc MRICS Jack Foster BSc (Hons) Details of inspecting engineers are set out in reports contained within appendices.
2.2.2	Inspection Dates	7 and 9 July 2020; drainage and concrete testing inspections undertaken week commencing 13 July, river wall survey week commencing 17 August.
2.2.3	Weather	Largely overcast, mostly dry with some showers, below seasonal temperatures.
2.2.4	Limits on inspection	Inspection of parts of the interior of the building was restricted by fixtures, fittings, stock and furniture, wall linings, wall coverings etc. We inspected a proportion of guest rooms in the hotel tower and have assumed that these are representative of guest rooms that were not inspected. Our inspection of the building envelope was made from ground level and from flat roof level where safe access was available, and we have not been able to closely inspect parts of the building envelope not visible from these vantage points. Other internal areas were inspected except where access was not physically possible or where considered unsafe. Inspection of building fabric in the north part of Premier House was not completed due to suspected intruders. Inspection of the river wall below water line was restricted by visibility and by accumulation of silt against the wall. We have not inspected the interior of any culverts or voids beneath the site. We were unable to inspect flat roofs above the tower plant rooms due to the presence of mobile phone equipment. Roofs to plant rooms above Premier House and the west of the hotel podium were inspected from inside the hotel tower. At the time of inspection staircases and lift connections between the car park and hotel were closed off. The unused part of the hotel mezzanine north of the ballroom was not inspected internally.

2.3 Terminology

2.3.1 For the purposes of identification, we have used compass references. The sides of the site do not align exactly with compass points, but for the purposes of this report we have assumed that the Deansgate elevation faces East, the river elevation West.

2.3.2 Where descriptions such as “left” and “right” are used, these are taken as if facing the element in question.

2.3.3 Where expressions immediate, short term, medium term, long term and very long term are used, they generally mean the following:-

Immediate	Urgent or within 1 year
Short term	Within the next 3 years
Medium term	Within years 4-10
Long term	Within years 11-20
Very long term	Beyond 20 years

3.0 Description

3.1 Structural form

Foundation type is not known. A building of this size would typically have piled foundations, but bedrock is exposed under the entrance ramp to the car park, and a quarry is noted in old maps across the centre of the site. No investigations have been undertaken into foundation type.

The structure is a cast insitu concrete frame with cast insitu concrete floors. The structure appears to have been built without movement joints except for a single joint running east to west in line with the north edge of the hotel tower. This joint runs through the height of the building from roof level on Premier House, through the roof and floors at the south end of the ballroom, and through each level of the car park.

External

3.2 Roofs

The property is arranged under various flat roofs. Most of the original asphalt roof coverings appear to remain, in some areas overlaid with felt.

Roof structures are cast insitu concrete waffle slab under plant and higher load areas, with woodwool slabs spanning between timber rafters and steel beams in areas of lower load, for example above the ballroom.

The height of parapets around the edges of flat roofs is variable, with metal handrails added for safety where roofs with low parapets are accessed for regular maintenance of building services equipment.

The canopy above the ramp on Deansgate is effectively a concrete flat roof cantilevered from the adjacent structure. This canopy is also covered with asphalt.

The flat roof over Premier House appears to be formed using clay pot filler slab concrete construction.

Some areas of asphalt have a bitumen or solar reflective paint finish, with stone chippings on some asphalt and felt surfaces.

The wide parapet around Premier House is formed in timber behind the concrete external wall, clad on the top surface with woodwool slab and asphalt, and the internal vertical face with what appears to be Supalux type board. The tower roof parapet is equally wide, the vertical face is covered with felt and the composition could not be confirmed.

The enclosure to cooling towers to the north end of the tower roof has no roof. The enclosing structure is formed in steel, covered with steel louvres.

The car park is positioned beneath hotel and office accommodation and has no dedicated roofs except small pitched roofs with felt coverings over the staircases at the west edge of the car park. Curved ramps between

car park levels sit outside the main building line, the top surface of each ramp has no weather protection.

3.3 Rainwater disposal

Flat roofs discharge to internal downpipes. Except where patch repaired or replaced locally in plastic, downpipes throughout appear to be cast iron. In addition to penetrations through roofs, some sections of pipe are embedded within the concrete structure in places.

3.4 Walls

The east, north and south edges of the car park are formed by retaining walls to the adjacent streets. Most of the east enclosure to Deansgate is faced in brickwork in front of the line of retaining wall. The west side of the car park is largely open with no walls between the concrete frame.

There appear to be ventilation ducts built into the east wall of the car park, with the visible brick surface forming a regular face to what appears on older drawings to be a concrete retaining wall with fin projections at regular intervals.

Main enclosing walls to the hotel and office elements are formed in cast insitu ribbed white concrete. The composition of the walls is not known, and we have been unable to confirm if they incorporate any form of cavity. There appear to be no construction movement joints in external walls except in line with the main single movement joint noted above.

The original building air conditioning systems included vents through concrete walls below windows. These triple slots have been infilled in the hotel tower but appear to remain open to Premier House.

There are areas of brick faced cavity construction and infill panels at the lower level of the podium structures. The largely blank elevation at ground level facing Deansgate appears to be brick facing on a concrete wall.

Part of the ground floor on Blackfriars Street is clad with polished granite panels.

A bridge connecting the Deansgate elevation to the building demolished to make way for Harvey Nichols was removed more than 20 years ago.

3.5 Windows and external doors

Most of the original aluminium framed single glazed windows remain, with either horizontal sliding or top and bottom centre pivot opening lights. A number of windows have been replaced with aluminium double-glazed units of similar appearance, and there are a small number of double-glazed plastic windows on the east elevation of the hotel tower at the south end of the 1st floor.

Window enclosures to the car park staircases do not appear to be original, some of these have been replaced or boarded over.

Some glass panes in the hotel tower have solar protective or security film applied over one face.

In places taller windows form part of a glazed curtain walling system between columns and beams of the structural frame.

External doors are a variety of materials including flush timber and glazed aluminium, some covered with sheet metal for security. Some of the roof level and plant access doors have been replaced with aluminium doorsets. A steel roller shutter is fitted to the outside of the hotel kitchen delivery door next to the car park entrance.

Doors to the restaurant at the south east corner of the site are part glazed timber, aluminium framed doors and windows to the former shop fronts on the ramp on the east of the site are largely boarded over, with timber access doors remaining on the west side of these shops in the service yard.

There is a small revolving door largely glazed in narrow metal frames, to the hotel reception on Blackfriars Street.

3.6 **External decoration**

Most external materials are self-finished or factory finished, not generally requiring re-decoration, but there are some painted surfaces. Some of the older aluminium windows have been painted, the canopy soffit and shop fronts above the ramp on Deansgate are painted.

3.7 **Land and Boundaries**

The property occupies a plot bounded by the River Irwell and three streets. The title plan indicates a boundary line that appears to follow roughly, but not exactly, the footprint of the buildings on the south, east and north sides of the site, and the edge of the river to the west.

On site, the legal boundary is not marked on the ground where this falls outside the footprint of the buildings. Along the west boundary, a brick wall sits on top of the retaining wall between the west of the site of the River Irwell. The south boundary is marked by the Blackfriars Street bridge parapet and steel railings at the west end, with open pavings to the remainder. Most of the east boundary is defined by the face of the building, part of the north boundary appears to be inside the line of the building.

Internal

3.8 **Ceilings**

Ceilings are a variety of materials including plasterboard mounted beneath concrete soffits, bare concrete soffits, suspended grid and tile ceilings and various feature ceilings. Hotel guest rooms have plasterboard and skim in bedrooms, grid and tile suspended ceilings in bathrooms.

3.9 **Internal walls and partitions**

Internal walls are a variety of materials including plasterboard facing on the inside face of concrete and brick external walls, painted and unpainted brick, concrete and concrete block, lightweight demountable

partitions, plastered brick, block and concrete, ceramic tile and decorative feature finishes.

3.10 Floors

Floors are concrete construction throughout with a variety of surface finishes including quarry tiles, ceramic tiles, vinyl tiles, carpet and paint. Composition of floors is obscured in most areas, most areas appear to be cast insitu ribbed concrete construction, Premier House floors appear to be formed using clay pot filler slab cast insitu concrete construction, with flat slab concrete in the car park.

Car park floor surfaces are generally unfinished, also the service yard, plant rooms and some ancillary areas, with concrete screed surface finish in places.

There are some small areas of what appear to be infill construction with profile steel decking and assumed concrete topping. Floor levels in the former retail units under Premier House vary due to access from the ramp, which may impact redevelopment.

3.11 Staircases

Except where small steel staircases are used for roof and plant room access, all the various staircases around the building are cast insitu concrete construction. Some have concrete parapet walls topped with steel rails (to the car park) with conventional balustrading and handrails elsewhere, generally in steel with plastic handrail caps. Stairs down from the hotel reception are surfaced in polished stone, with timber handrails.

Stair treads and risers are finished to follow adjacent areas, with a variety of materials including vinyl tile, sheet vinyl and non-slip nosings, with bare concrete elsewhere.

3.12 Joinery

Internal joinery is typical of a property of this type, age and history, with mostly flush timber internal doors; panelled timber doors to function rooms, some part glazed; timbered skirting boards and architraves; and various built in and fitted cupboards. There are some lightweight toilet cubicles and some part glazed timber doors.

3.13 Sanitary & Kitchen Fittings

Sanitary fittings are provided throughout the building, typically white ceramic WC pans and handbasins, most hotel handbasins are set in vanity tops. Vanity worktops are formed in composite materials in most places, with some granite. Each guest bedroom has an en-suite bathroom, with male and female toilets in several locations around the hotel and office part of the building. There are no toilets in the car park.

Commercial kitchens are provided to the hotel, with main and satellite kitchens, with additional facilities for staff use only.

3.14 Decoration

Internal decoration takes a variety of forms. Some ceiling and wall surfaces are undecorated, others are painted or covered with wallpaper. Internal joinery is either painted or stained.

3.15 Services Installations

Please refer to the Building Services Report in Appendix 2.

4.0 Condition

4.1 Structure

4.1.1 The structure appears to be basically sound. Despite the lack of movement joints, there is no clear evidence of differential thermal movement, and we found no evidence of structural movement. 3

4.1.2 Concrete repairs are required in various locations around the building but, for the size and age of building, the extent does not appear excessive. 2

4.1.3 Depending on the proposed layout, some structural alterations and strengthening work may be required, for example; if some of the function rooms are relocated to the south east part of the first floor, some floors might require strengthening to accommodate crowd load over and above the original designed loading. We have assumed the mezzanine level spaces already have suitable load capacity but have not checked this and some strengthening might be required. 3

4.1.4 We did not enter the north end of the site due to safety concerns. Escalators appear to be badly corroded and the condition of surrounding structural elements could not be confirmed. We have not been able to assess whether there is a risk of falling debris or large pieces of machinery or structure in this area. 2

4.1.5 Please refer to the structural engineer's report in Appendix 3.

External

4.2 Roofs

Tower roof

4.2.1 The tower roof has a wide parapet around its perimeter with asphalt covering. The original asphalt roof surfaces have been overlaid with felt in places, with liquid applied coatings where it was too difficult to lay felt. Some of the asphalt remains exposed, particularly to the top of the parapet, presumably due to safety concerns during the work. 3

4.2.2 The joint between asphalt and the top edge of external wall around the parapet appears to be poorly formed, cracked and supporting moss growth. This is likely to be a source of water penetration to the interior. 2

4.2.3 Plastic troughs collecting water in the boiler room appear to be placed under pipe leaks rather than roof leaks, but this could not be confirmed definitively. A roof leak that caused damage to bedroom 1310 had been recently repaired according to hotel staff. That room also has water damage from a pipe leak in the bathroom ceiling void. 2

4.2.4 Roof coverings appear to be in fair condition although inconsistent in terms of materials, application and likely remaining life, and some repairs should be anticipated in the short to medium term, particularly at the edges of felt overlay and around the parapets. 2

4.2.5	There appears to be little or no insulation in the roof, which could result in condensation on the top floor soffit. Ideally, both for longevity and thermal insulation, the tower roof would be re-covered or overlaid incorporating insulation to modern standards.	3
4.2.6	Water was found to pond around the cooling towers near the north end of the tower where there again is a combination of asphalt and felt roof coverings and a risk of water penetration in the short to medium term.	3
4.2.7	Metal handrails added to the south and centre section of the tower roof are in reasonable condition, but there is some surface corrosion to the handrail on the south section of roof which is screwed on the base plate and at mid height to the parapet wall.	3
4.2.8	The counterweighted handrail system on the centre section is incomplete near the roof access door due to the type of handrail system selected; it would obstruct a door if fitted to that section of wall which is consequently less well protected than other areas. A handrail of the type fitted on the south section of the roof could overcome this subject to suitable fixings being possible.	1
4.2.9	Newer felt is laid on the extreme north section of the roof beyond the louvered screen, in an area with roof mounted building services equipment but no protective handrails.	3
	Roofs to the West of the Tower	
4.2.10	Several leaks were noted in the lower west plant room roof, with water dripping through into the plant room and stained concrete in several places.	2
4.2.11	The flat roof between the tower and plant room appears to be original asphalt overlaid with a single layer of felt, also laid over blisters in asphalt on woodwool slab deck. Again, there appears to be no insulation on this roof. Detailing around the edge of the roof at door thresholds to the plant room and the edge of the roof is poor, and roofs should be re-covered or overlaid.	2
	Roof to the East of the Tower	
4.2.12	This asphalt covered flat roof has protective stone chippings over most of the surface except where patch repaired with felt, and there are mushroom vents at intervals. These vents appear to contain asbestos.	2
4.2.13	Mushroom vents are damaged on the flat roof to the east of the tower. There are no similar vents on the flat roof to the west of the tower, and these may have been removed when the original asphalt was covered with felt. The lack of ventilation to this flat roof will increase the incidence of condensation under the roof covering and accelerate deterioration of the woodwool slab decking.	2
4.2.14	Lead flashings have been stolen from part of the canopy above the loading dock at the north end of this roof. Water penetration was found in at least two locations in a room near the ballroom and the fire escape corridor from the ballroom. If this and other leaks through woodwool slab deck roofs have been present for some time, the woodwool	2

	slab deck may have reduced strength. The deck in this location bears on timber joists spanning between steel beams bearing on the concrete frame.	
4.2.15	The roof surface is split at upstands near the tower north staircase, and there is some vegetation growth. Liquid patch repairs have been undertaken in places, but again repairs should be anticipated in the short to medium term.	2
4.2.16	The asphalt roof is effectively life expired and lacking insulation. Overlaying the roof with insulation and felt for example should only be done after checking load bearing capacity and condition of the woodwool slab roof deck.	2
	Premier House Roof	
4.2.17	Asphalt roof coverings are in poor condition in several places, with water penetration noted internally. Part of the parapet on the east edge has collapsed and should be repaired, along with other defective areas if only in the short term to prevent further deterioration.	2
4.2.18	The flat roof is formed in clay pot filler slab construction. The precise shape of clay pots is not known, and there are no visible concrete beam elements beneath where the soffit is exposed. This roof might have lower load bearing capacity than the original design due to workmanship issues that can arise with this type of construction.	3
4.2.19	There appear to be heating pipes running inside the parapet wall around the roof, but we have assumed these will be removed as part of redevelopment. Vertical cladding to this parapet detail appears to be Supalux boards, but this should be tested for possible asbestos content. Supalux does not contain asbestos.	3
4.2.20	The movement joint between the north and south parts of the building is covered on this roof by a plywood and lead detail, but most of the lead has been stolen. The use of aluminium edge trim to the asphalt has caused asphalt to split at trim joints due to thermal movement.	2
	Canopy	
4.2.21	Asphalt coverings to the canopy at the south and east edges of the first floor are split and blistered in places. Some patch repairs have been undertaken but further repair is required. The top section of the canopy holds water, and roof drainage should be checked, repaired, replaced or amended as necessary.	2
4.2.22	Asphalt at the abutment to the hotel and retail first floor is split and pulled away from the building in places. This will require repair if the canopy is not removed as part of redevelopment.	2
4.2.23	The asphalt canopy is blistered, and vegetation was found growing where asphalt is split.	2
4.2.24	The aluminium trim around the edge of the canopy above the hotel entrance is discoloured but might clean. The aluminium soffit has been painted black, several strips are distorted and damaged, requiring repair or renewal.	2

4.3 Rainwater disposal and foul drainage

4.3.1	Flat roofs drain to internal outlets and downpipes. Most of the downpipes are hidden within the building, within risers in places, but also within concrete. Where we came across downpipes, they were found to be in reasonable condition, but some sections are corroded and there is a risk of hidden defects causing damage to concrete.	3
4.3.2	Repairs and amendments are required to foul and surface water drainage pipework running through the car park. Several badly corroded and split sections of pipe were found, also one disconnected downpipe.	2
4.3.3	Some of the urine smells in different places in the car park could relate to leaking soil vent pipes rather than simply people urinating in the car park, though that could also be a factor.	2
4.3.4	No foul drain manholes were found in the car park and no manhole covers were lifted inside the property; foul drainage is assumed to discharge to sewers under Deansgate. Foul drain routes should be traced, inspected and mapped for future reference; this will be a more complex and involved task than the drainage survey undertaken as part of this report.	2
4.3.5	At level 1 we found a large puddle between the south stair tower and the parking area with no means of drainage. The area is very sheltered and there are no obvious leaking pipes in that area, so it is not clear where the water came from. This was present on our second inspection but not the first.	2
4.3.6	Drainage channels on the car park entrance ramp under the hotel are blocked and should be cleared. This might require cleaning or repair or replacement of downpipes rather than simply cleaning out the channel.	3
4.3.7	Water management around the car park staircases requires improvement. At the north stair, water drains into a channel cut into the edge of the landing from the top car park level runs down the staircase. This could get very icy and slippery in the winter and hazardous. Water penetration through the car park could damage car paint.	2
4.3.8	The drainage channel in the edge of the car park floor along the east wall, continuing across the north wall, appears to be intended to collect water penetration through the east retaining wall or running down from the top of the wall rather than water dripping off cars. At the end of this channel at the north of the lowest car park level water does not run away.	3
4.3.9	There are no fuel interceptors on drains under the property and car park surface water drainage discharges straight into the river creating a risk of contamination. All modern car parks for more than 50 cars must have a fuel interceptor and a contamination risk assessment should be undertaken for a property of this type and size. In our view a bypass interceptor should be provided because of the clear risk of contamination from the car park.	1
4.3.10	The terrace area drains through the base of the river wall directly into the river. Two storm flaps and an open-ended culvert discharge through the river wall. These do not	2

	appear to be connected to surface water drainage on site, and the north storm flap appears to connect to a culvert or drain which crosses the north of the site from the east. The condition of these culverts is not known, and we have not investigated where they originate and associated liabilities and risks.	
4.3.11	There is an unusual drainage ditch arrangement around trees at the bottom of the curved slope at the south end of the site, with outlets that appear to discharge into the river.	3

4.4 External Walls

4.4.1	Cast insitu ribbed concrete walls around most of the building were formed without construction movement joints. Despite this we found no evidence of defects relating to thermal movement. Concrete is spalled in various locations, and specialist repairs are required. It would be advisable to check all areas at this time to avoid missing repairs. A small amount of repair appears to have been undertaken in the past, but we have no details of this.	3
4.4.2	In most areas, debris falling from cracked and spalled concrete would fall harmlessly onto flat roofs (provided the pieces are not too large) but there is a risk of injury from falling debris at the south end of the hotel tower and in the car park where the risks would be to cars and potentially injury. Most damaged concrete in the car park is to soffits. Falling concrete from the tower could cause serious injury or worse if it were to hit people on the pavement around the hotel entrance.	1
4.4.3	Viewed from a distance, the condition of concrete appears to be reasonable, but more evidence of cracked and spalled concrete is apparent when viewed from closer quarters.	2
4.4.4	Unevenness in vertical alignment of edges of cast in situ concrete to the west stair tower appear to be as the concrete was cast and is not apparent when viewing from a distance.	3
4.4.5	Concrete inspection and repairs will require close access either by temporary cradles set up on the roof, scaffold or potentially rope access, though the latter might not be fully effective for undertaking repairs. Rope access could be used to undertake an initial safety check and remove any loose concrete on the south elevation of the tower.	2
4.4.6	Renaissance Hotel signage was removed during our inspection. After removal, the signage was still clearly visible due to staining of concrete. Concrete walls to each elevation are stained to varying degrees. Cleaning might be reasonably successful, but is unlikely to achieve a very even appearance. Walls could be painted but would then require regular redecoration. Concrete elevations could look good if left unpainted and uncleaned with all new windows and other detailing, in the style of internal open ceilings exposing the structure.	3
4.4.7	Cracked brickwork above the louvre at ground level between the car park entrance and hotel entrance is likely to be related to lack of movement provision between the brick wall and concrete structure behind it, where brick covers the face of a beam. This is not considered structurally significant.	3

4.4.8	Marble cladding panels to the left of the hotel entrance are stained and damaged, including a large number of screw fixing holes, some filled, some left open.	3
4.4.9	Eroded brick joints at low level to the Deansgate elevation and a missing brick at the north end appear insignificant.	3

4.5 Windows and external doors

4.5.1	The original single glazed windows are thermally inefficient and life expired, with extensive wear and tear evident. A proportion of the windows have a mastic top cap applied at the junction of glass and frame to address water penetration. This appears to have worked in some areas, but we found instances where top cap has been applied externally and water penetration is still occurring through joints in window frames themselves rather than at the junction of frame and glass. Some windows have also been sealed internally with top cap mastic around glass. In addition to water penetration through windows, water penetration was found around windows, particularly on staircases, and window ironmongery is frequently damaged and loose. There is also some damage to window opening lights. All windows should be replaced.	1
4.5.2	Windows recently replaced at the east of the hotel tower at level 1 incorporate very large double-glazed panels for plastic framed windows. We would not recommend replacing other windows in the tower in plastic and suggest all windows in the property are replaced with double glazed aluminium framed units.	3
4.5.3	Protective film has been applied to many of the original single glazed panes of glass, but we found some that appeared not to have protective film and not to be toughened or laminated glass, though we have not undertaken a glazing survey. If the building is going to be used and occupied before windows are replaced, a glazing survey should be undertaken to identify any glass in vulnerable areas that requires protective film or replacing.	1
4.5.4	Office windows on the Deansgate elevation are generally intact, one pane of glass has been replaced with plywood, and a large advert spans across the centre section covering windows and walls. On the west elevation there are a large number of broken window panes.	2
4.5.5	Some of the large windows on the first floor in the corner restaurant have been replaced with double glazed side hung units. These are fairly lightweight and should be replaced at the same time as older windows are replaced for consistency of appearance. Some of these taller windows are likely to rattle in the wind. Frames are fairly lightweight and not very substantial, with some flex when pushed.	3
4.5.6	Secondary glazing has been fitted internally within hotel bedrooms, and the void between windows is very dirty in many instances. There is also some condensation staining within this void.	3
4.5.7	It is not clear whether replacing windows with properly sealed detailing at the junction with concrete walls will prevent further water penetration or if some damp damage may continue through concrete walls next to windows.	2

4.5.8	Windows to the external staircases on the west side of the car park are in poor condition and some have been boarded over, possibly due to vandalism.	2
4.5.9	Both of the horizontal sliding steel shutters on the bottom of the entrance ramp at the upper level of the car park are badly corroded particularly at the base and appear not to have been used for some time. These are likely to be inoperable and should be replaced if required for security. Security to the car park and terrace area generally should be reviewed, and these shutters might be usefully replaced with vertical roller shutters.	2
4.5.10	Metal sheets have been fixed over the outside face of the double doors at the foot of the emergency escape staircase from the south west corner of the hotel as a result of vandalism where the wired glass is broken. Oil stains on the top of one of these doors suggests maintenance is required to the hinge or closing device.	3

4.6 External decoration

4.6.1	The limited amount of external decoration is generally poor, requiring renewal throughout.	2

4.7 Louvres

4.7.1	Louvre screens at the north end of the tower roof and to plant room external walls at lower level are damaged and corroded in places. The steel slats appear to be Galbestos a steel product that used asbestos as part of the protective coating. This material does not appear to have been tested as part of the asbestos survey.	2
4.7.2	Excess corrosion was noted to base plates of some of the support framework to the main roof level louvre enclosure around the cooling towers. This should be checked in case the steel has been weakened sufficiently to require repair or replacement, otherwise corrosion should be treated.	2
4.7.3	Timber louvres to the west plant room at first floor level, the louvered doors here and the louvered door on the roof of Premier House are all badly damaged and decayed. Repairs might be possible, but plant room louvres are boarded up internally and the plant room louvered doors are badly damaged near hinges. These louvres should be replaced either with louvres or other detailing.	2

4.8 Land and Boundaries

4.8.1	We have assumed that steel railings next to the bridge parapet at the south west corner of the site is the responsibility of this site. There is an unusual triangular section next to the NCP entrance, with a short access ladder. The curved sloping wall below this may be a finishing face to bedrock which is visible under the NCP ramp. The brick face is damaged in places by buddleia growth, but disruption in brickwork is limited. Remaining vegetation growth should be killed off to prevent further deterioration.	3

4.8.2	There is nothing on the pavement on the south, east and north sides of the site to define ownership. The red line boundary shown on the title plan is not exactly in line with the building in places, and the exact alignment on site should be clarified.	3
4.8.3	At the south east corner of the building the projecting canopy appears to project beyond the site boundary at first sight, but reference to the deed plan suggests it might be inside the boundary; again this should be confirmed, along with responsibility for maintenance of pavings which cross the site boundary. The pavement at the south end of the building next to the hotel and restaurant is very uneven, and levels should be adjusted.	2
4.8.4	Hoarding around the north end of the site is unsightly. The title plan suggests part of the building overhangs the legal boundary.	3
4.8.5	Paved surfaces on the river side terrace at the bottom level of the car park are uneven in places, with vegetation growth over the surface at the north end, and localised unevenness around the larger remaining tree near the bottom of the curved sloping wall at the south end of the site. The planting and seated area between the car park and river is in poor condition, with uneven paved surfaces and potential trip hazards, decayed and damaged seating and cracked brickwork to planters.	2
4.8.6	The parapet wall on top of the river retaining wall has a number of construction movement joints. There is some minor displacement either side of joints, but the wall appears to be reasonably sound. Please refer to the river wall survey in Appendix 5.	3
4.8.7	Various repairs are required to the river wall including to replace missing bricks and re-point eroded joints, see the report in Appendix 5.	2
4.8.8	Water level in the river varies depending on weather conditions. For the majority of the time the river level is well below the top of the river wall, but we understand it does occasionally flood. We have not been able to find any photographic evidence, but the site and bottom level of car park may have flooded in the December 2015 floods.	1
4.8.9	The service yard security guard informed us there are tunnels and voids under the car park lower level, but we found no evidence of these and the drainage survey did not identify any unusual voids under manhole covers.	3
4.8.10	A sign attached to the side of the south car park staircase states “private property action will be taken against any person is trespassing or otherwise causing a nuisance or disturbance on this property, no ball games, no skateboarding”. There is no indication who would enforce this.	3
4.8.11	Areas under car park ramps and staircases provide shelter for rough sleepers.	3

4.9 Car Park

4.9.1	Maintenance and cleaning of the car park is generally lacking, with backlog maintenance required to all areas. The car park would benefit from upgrading of decoration, lighting, way marking and security.	2

4.9.2	Spalled concrete was found at each level of the car park, generally to soffits, but also to some floor surfaces. Some spalled soffits have been painted to avoid drawing attention to the damage but without actually repairing it. Various concrete defects in the car park have been marked with red spray paint on the soffit, yellow on the floor, presumably with the intention of undertaking repairs. We do not know when this was done, but it appears that additional areas have spalled since then.	2
4.9.3	Water management into and through the car park needs to be reviewed and improved to repair and replace leaking pipes and deal with water penetration through walls and through open sides of the building much better currently to prevent damage to the structure and ponding. Some additional drainage gullies or channels may be required to prevent ponding in areas as noted during our inspection.	1
4.9.4	Water penetration was found in the car park along the Deansgate retaining wall at each level, and through slabs in various locations. Some of the leaks appear to coincide with construction joints in concrete slabs, others may relate to leaking pipes, and several badly corroded pipes were found.	2
4.9.5	Corrosion of air ducts and cable conduits fixed to car park soffits indicate leaks, some of which are hidden. Some of the water damage appears to be caused by driving rain entering from the east side and filtering through exposed decks including the service yard above the car park.	2
4.9.6	Specialist concrete repairs should be undertaken where concrete is cracked and spalled, and other areas should be inspected and tested. There is a risk of damage to cars from pieces of concrete falling from soffits, and potentially personal injury.	1
4.9.7	A proportion of the cast iron pipes embedded in concrete passing through the car park relate to the hotel, not the car park. Whilst these are not necessarily the responsibility of NCP to repair, they may be causing damage to car park concrete.	2
4.9.8	Way finding for cars and pedestrians through the car park is poor, and there are no pedestrian zones marked on the floor. Some of the car park markings are indistinct.	2
4.9.9	At the time of inspection there were no NCP staff on site and the car park was not very well used but our inspection was undertaken only shortly after COVID 19 lockdown restrictions were lifted. Even so, car park security may not be much better when NCP staff are on site because there is very little CCTV coverage and the car park and riverside terrace are effectively open to the public, with nothing to prevent rough sleepers from entering the car park, and suspected drug deals noted during our inspection. After dark the car park may be best avoided.	1
4.9.10	The steel barrier system around the car park perimeter appears to have been replaced; the original barriers were bolted to the kerb, the current arrangement is bolted to the floor, incorporating an Armco rail at bumper level and a handrail. The arrangement is dirty in places and difficult to clean but appears generally sound.	3
4.9.11	Ventilation duct and lighting services hanging down from the car park soffit restricts vehicle height. Despite red and white tape and paint marking impact damage was noted in several places. It might be possible to reorganise services and remove some ducts to reduce the impact on headroom.	2

4.9.12 Steel elements built into the car park are corroded, for example, grills either side of the entrance ramp at the upper level and handrails on staircase parapets. Drainage channels at the bottom of the top ramp are uneven and covers are loose, with blockage here and in channels near the car park entrance allowing water to bypass channels rather than being properly drained. 2

4.9.13 Compressible filler material in the single construction movement joint midway across the car park is poorly applied in places and other sections have failed and fallen out. All of these joints require renewal. 3

4.9.14 Some soffit pipe penetrations on the top floor have expanded foam around pipes, others are open. These should be checked for adequacy of fire stopping which might be provided at floor level above. 1

4.9.15 Please refer to Appendix 3 for further comment on the concrete structure.

4.10 Internal

4.10.1 Internal parts of the former retail units and the Premier House offices have not been occupied for many years. Internal elements are generally in very poor condition, some simply aged and unused, with many parts of the offices in particular affected by vandalism and by water penetration. We have not commented in detail on these areas which would need to be fully stripped out and refurbished for use. 1

4.10.2 The following comments in the internal section therefore refer largely to the occupied parts, the hotel, the restaurant and car park. Most of our comments relating to the car park are under the preceding car park section.

4.10.3 In addition to full refurbishment of vacant and derelict areas, maintenance works are required to much of the remainder of the property. 2

4.11 Ceilings

4.11.1 Ceilings are affected by water penetration in several places including, but not limited to, guest room 1310 and several rooms around the ballroom. Except where damaged by water penetration and pipe leaks, plasterboard ceilings were found to be in good condition. The extent of planned refurbishment combined with current conditions will dictate the extent of repair and renewal that is required. 2

4.11.2 Many suspended ceilings in hotel bathrooms are in poor condition, with damage to metal grids and distorted and damp damaged tiles. This is consistent across many of the guest bathrooms we inspected; in some cases, pipe leaks were noted but some of the damage might relate to poor ventilation and condensation above bathrooms. 2

4.11.3 Moisture staining and damp damage was found in many parts of the hotel under roof and pipe leaks, typically in staff and back of house areas in addition to guest rooms. 2

4.12 Internal walls and partitions

4.12.1	Plasterboard wall linings covering the inside face of external walls in guest rooms cover the slots in external walls used as part of the original air conditioning system and these slots have been covered externally. We found no visible evidence of damp or other defects in the rooms we inspected, but there is a risk that some of these wall linings may be affected by condensation on the rear face depending on how the plasterboard is mounted, or water penetration around or through windows via cills. When windows are replaced, removal of the cill board to which the secondary glazing is fixed may damage these wall linings sufficiently to require renewal.	2
4.12.2	Wall finishes and decorations are very dated in places, with general wear and tear to back of house areas. We anticipate that most or all hotel wall surfaces will be renewed and/or decorated as part of refurbishment work.	3
4.12.3	Walls in the main kitchen are finished with ceramic tiles, this surface would be best replaced or covered with an easy wipe surface with fewer joints.	2
4.12.4	Walls and floors in hotel service risers are damaged in many places by pipe leaks.	2
4.12.5	Gaps and holes were found in partitions above ceilings in several areas in guest rooms and risers; some of these partitions are fire rated, and fire stopping across the hotel appears to require inspection and remedial work. What may be fire putty and mastic was found on partitions in several places at joints and penetrations, but the application is untidy and effectiveness is unclear.	1

4.13 Floors

4.13.1	Again, we anticipate floor finishes will be renewed throughout as part of refurbishment. The condition of concrete surfaces beneath floor finishes is obscured.	3
4.13.2	Most floors are obscured and some repairs may be found necessary when finishes are renewed. The floor in the ballroom pre function area is uneven, this may simply be uneven finishing when the concrete floor was cast, but surfaces are hidden and close inspection was not possible.	3
4.13.3	Premier House floors are clay pot filler slab construction and might have lower load bearing capacity than other parts of the building and potentially lower than the original design due to workmanship issues that can arise with this type of construction.	2

4.14 Staircases

4.14.1	Handrail heights to the main staircases are in line with modern requirements, but there are no handrails to access steps into and out of the roof level plant rooms or onto the roof access windows to 1st floor level. Whilst these are not used by members of the public, they are permanent fixed staircases which should comply with Building Regulations, and handrails should be fitted for safety of maintenance operatives.	1
4.14.2	NCP staircases are rather uninviting spaces requiring refurbishment and redecoration along with the rest of the car park. There are no lifts for car park users and no indication of this when entering the car park.	2

4.15 Joinery

4.15.1	Internal joinery is generally in fair condition to public facing areas although doors and other elements susceptible to impact show signs of general wear and tear, and the appearance of many elements is dated.	2
4.15.2	The fire risk assessment provided to us identifies extensive damage to fire doors and recommends replacement of many doors. This assessment was undertaken more than a year before our inspection, but we found damage to varying degrees that requires at least repair, in some instances renewal.	1
4.15.3	Many door handles in the hotel are knob type, difficult to operate for some people and not as good in the current pandemic; doors that have a latch (rather than no latching mechanism) require the handle to be gripped and turned, levers can be opened using elbows or other non-hand means.	2
4.15.4	Damage to riser doors is widespread, particularly around locks.	2

4.16 Decoration

4.16.1	Internal decoration is in reasonable condition to most parts of the hotel, but subject to aging and general wear and tear.	3
4.16.2	Decoration within the car park is in poor condition requiring complete renewal.	3

4.17 Sanitary Fittings

4.17.1	Bathrooms in each of the guest bedrooms have a dated appearance. Tiles have been renewed in a portion of the rooms, sanitary appliances appear to be in reasonable condition overall, but colours and finishes look dated.	2
4.17.2	Sanitary fittings in the rest of the building are in fair condition, with general wear and tear apparent. Again, some of the toilets in the hotel function spaces have been refitted, others have a more dated appearance.	3

4.18 Services Installations

Please refer to the report in Appendix 2.

5.0 General Matters

Statutory Compliance

5.1 Fire Safety

5.1.1 The fire risk assessment for the hotel is dated 4 December 2018 and should therefore have been updated in December 2019. We were sent this as the most recent fire risk assessment. Location of fire assembly points is not stated and there is no evidence that concerns we have raised about fire escape routes were considered. The overall hazard rating is shown as "substantial" and there is nothing to show that the issues raised have been rectified. Concerns and issues raised in the FRA must be addressed as part of the scope of refurbishment work. We have not seen fire risk assessments for the car park, restaurant or office elements. **1**

5.1.2 Four staircases on the west side of the building; one from the hotel tower, two from the car park one from the ballroom, all go down to river terrace level. Flooding of the terrace is extremely rare, but whilst it remains a risk, this must be considered as part of any fire risk assessment and fire strategy planning. People escaping from a fire would go down onto the riverside terrace which could be more than 1m deep in swirling muddy water and floating cars. It may be necessary to re-plan fire escape routes to avoid going down to river terrace level, possibly passing through the hotel to discharge onto Deansgate and Blackfriars Street. **1**

5.1.3 The escape stair from the south west corner of the hotel 1st floor does not extend down to the river side terrace but discharges next to the top of the car park access ramp. This in itself is potentially dangerous, discharging people onto a small triangle of raised kerb next to vehicle movements, and with a steel rail at ankle height and a large step down onto the car park access road as a trip hazard. **1**

5.1.4 Breaches in compartmentation are noted in the fire risk assessment, and we would expect to find incomplete compartmentation above ceiling level in particular throughout the hotel. **1**

5.1.5 A fire door survey should be undertaken to identify the extent of repair and renewal required to fire doors throughout the property. **1**

5.1.6 Sprinklers are fitted to the car park, so the risks associated with a major car fire should be reduced, but this possible scenario should be considered as part of a fire risk assessment for the property as a whole. At the time of writing, the only fire risk assessment we have been provided with was for the hotel which did not include the car park or Premier House offices. **1**

5.1.7 Compartmentation between the car park and hotel should be checked for completeness at all penetrations. **1**

5.1.8 Means of escape from the upper car park level should be reviewed as there is only one access and escape staircase, with the second staircase at the north end obstructed by the steel palisade fence separating the hotel car park from the NCP part. Redevelopment proposals should include preparation of a fire strategy for the site. **1**

5.1.9	Fire escape signage in the car park is outdated and should be renewed. Signage in the hotel and the rest of the building should be reviewed and updated as necessary.	1
5.2	**Accessibility/Social Inclusion**	
5.2.1	Disabled access to the NCP car park is poor, with no public lifts provided.	1
5.2.2	No access audit has been undertaken for the hotel, and accessibility provisions are limited when compared to some other hotels. No vibrating pillows are available but flashing beacons and emergency cords are provided in the fully accessible room.	2
5.2.3	One fully accessible room and two partially accessible rooms are provided but the overall provision is considered poor. There is 1 evacuation chair and only 1 refuge area in the hotel, on the 3rd floor, but this does not have a remote call facility.	1
5.2.4	The bathroom in the fully accessible room does not have the correct grab rails and general arrangement to comply with relevant standards and should be re-fitted.	2
5.2.5	The ground floor reception area is small for a hotel of this size and could easily become congested. There are several steps between the hotel reception, restaurant bar and lifts. The only means of avoiding these is to use a small disabled lift that has no windows or mirrors in it and is rather a low standard and uninviting, also lacking signage.	2
5.2.6	Ground floor level in the Italian restaurant is one step higher than pavement level and if the south east corner of the site is reorganised to incorporate an improved and enlarged hotel reception it may be necessary to make some adjustments to internal floor levels or external pavement levels. It might be possible to adjust the lift landing level and remove the stepped change between reception and lift lobby.	3
5.3	**Health & Safety**	
5.3.1	We requested health and safety inspection reports for all parts of the building but, at the date of writing, we have received none. The office element is currently a hazardous area, with collapsed ceilings, debris, damp and possibly vermin and intruders present internally.	1
5.3.2	If the hotel is to be operated before refurbishment, a glazing survey is recommended to check that all glass in vulnerable areas is suitable safety standard.	1
5.3.3	A general health and safety inspection should also be undertaken to identify potential issues such as trips and falls across the site.	1
5.4	**Building Regulations, Planning and Cultural Heritage**	
5.4.1	We have not investigated the Planning status of the various proposals prepared for the current and previous owners and have assumed that all alterations have relevant statutory consents.	3

5.5 Deleterious and problematic materials

Asbestos

5.5.1 Asbestos containing materials were identified in various parts of the hotel in the management survey in the data site. These are not of immediate concern, but a more intrusive refurbishment and demolition survey will be required and findings could impact on refurbishment and redevelopment proposals. **1**

5.5.2 The asbestos survey for Premier House is significantly out of date. In comparison with the hotel report it appears superficial and a demolition and refurbishment survey will be required before any work is undertaken. This part has not been occupied for more than 20 years and more asbestos might remain here than in the hotel. **1**

5.5.3 Coated steel louvres on Deansgate and at hotel roof level should be tested for possible asbestos content. **2**

5.5.4 We requested asbestos survey report from NCP and the managing agents but have not yet received anything. **2**

Lead

5.5.5 Lead based paints are likely to be present in older parts of the property and they should be considered when specifying refurbishment work and in future if such elements are to remain. **2**

Woodwool slabs

5.5.6 Flat roof decking either side of the tower is woodwool slabs. Strength may be reduced in places by roof leaks and possibly condensation but inclusion of this material on lists of deleterious materials relates to its use as permanent formwork in concrete construction. In this case the slabs appear to be used as roof decking with no concrete topping, but we have not undertaken intrusive investigations to confirm. **3**

5.6 Documentation

Documents on site

5.6.1 Documentation held on site was very limited and we did not see any documents that are not in the data site. **2**

Data site

5.6.2 We have not commented on the strategic regeneration framework adopted by Manchester City Council or the implications of the proposed scope of redevelopment. The framework includes an aspiration for public access to the river. **1**

5.6.3 The sales particulars indicate a deed of variation for the car park lease allows for that lease to be broken on redevelopment of the site, but the proposed scale of redevelopment may be less than required to trigger that option. We have assumed **1**

density and massing parameters referred to in the sales particulars relate to a larger scale redevelopment of the site than is currently envisaged.

5.6.4 The east edge of the car park aligns with the east elevation of Premier House, not the east edge of the ramp next to Deansgate. Extending Premier House east to the edge of Deansgate will require new foundations next to Deansgate. 3

5.6.5 Survey drawings prepared by Malcolm Hughes Associates appear to be incomplete; we could not see ground floor areas outside the hotel; service yard, former retail units and plant rooms are not included and we have not reviewed how these spaces might affect the extension next to Deansgate noted above. 2

Leases

5.6.6 The ownership structure is set out in a document in the data site, with 80 years remaining on a lease. We have not at this stage commented on the intricacies around ownership, the various leases and potential impact on redevelopment proposals, but we can review and advise if instructed. 1

5.6.7 We have not reviewed the leases in detail, but it appears that NCP currently lease the car park direct from the council without any hotel involvement. The hotel also has no involvement in Premier House office content. 1

5.6.8 Repairing liabilities are generally the tenant's responsibility but, in the case of the current hotel occupational lease, limited to no worse condition than at the grant of the lease in 2017 with a further qualification for wear and tear. There is, however, no schedule of condition for reference. Implications of this and other repairing covenants will depend on the interest under consideration. 2

5.7 Environmental

Flooding Risk

5.7.1 The Government website states the site has a 'very low' risk of flooding but the Shadbolt report prepared for Urban and Civic in February 2018 indicates 'High' risk and anecdotal evidence suggests that bottom level of car park can flood. A detailed flood risk assessment is recommended to feed into the fire risk assessment because the risk of flooding will impact fire escape provisions. 1

Mining Subsidence, Erosion or Similar Hazards

5.7.2 The Shadbolt report states this does not appear to be a risk at this property. A quarry is shown on old maps under the centre of the site but there is no visible evidence of this or of any subsidence or structural movement. 3

Environmental Labelling and Management; BREEAM etc

5.7.3 There is currently no environmental labelling. The proposed refurbishment and alteration works could be designed to meet environmental and sustainability standards which would likely help with future re-sale as well as reducing ongoing running costs. 3

EPC/DEC

5.7.4 The EPC for the property is currently at level F, with a score of 131. Under the minimum energy efficiency standards, it would be unlawful to let the property without improving the EPC to at least category E. Improved energy efficiency standards of modern building services equipment would be expected to enable a much improved EPC rating after refurbishment. The restaurant EPC rating is F, with a score of 135. 2

Thermal performance, energy saving, renewable energy

5.7.5 Thermal performance of the building envelope appears to be poor, with little or no improvement made since construction in the early 1970s when required insulation standards were far lower. Improvements could be made as part of maintenance and renewal work to flat roofs and windows. The exact composition of external walls is unclear, and intrusive investigation would be required to identify any existing insulation and the best method of upgrading insulation. 2

5.7.6 Energy saving measures should be incorporated into building services upgrading and renewal. 3

5.7.7 There are currently no provisions for renewable energy at the property, but some could potentially be incorporated into refurbishment and redevelopment designs. 3

Travel

5.7.8 The property is well located in central Manchester for public and private transport. 3

5.7.9 The hotel entrance is currently on Blackfriars Street with a rather anonymous frontage. Close to the entrance door there is a coach drop off space marked on the road, but otherwise double yellow lines and very limited drop off opportunity. Taxi space is marked inside the coach drop off space rather than in addition to it, but in practice taxis are likely to stop on the double yellow lines next to the entrance door. It might be possible to re-organise the pavement and road in front of the hotel to improve drop off and pick up, but the area is still likely to be congested during functions. 2

5.7.10 If the hotel entrance is relocated onto Deansgate, there are currently even fewer options for drop off and pick up and more significant highway alterations would have to be negotiated to make improvements unless the existing drop off point is used or the service yard arrangement is close to a new entrance to enable off street drop offs, which could be incorporated into redevelopment of the north end of the site. 2

Radon and Radiation in Various Forms

5.7.11 The Public Health England website shows the site has extremely low potential for exposure to Radon. In its current format, the site would, in any event, be low risk because the car park at the lowest level of the buildings is open sided and not enclosed. 3

5.7.12 We did not inspect high level roofs above the hotel because of warning signs relating to communications equipment and we have not undertaken a risk assessment in relation to these installations and hotel use. 3

Trees and Invasive Vegetation

5.7.13 Trees on the river side terrace are well established. Depending on refurbishment and redevelopment proposals, they may require some cutting back to reduce physical impact on the building including staircases and reduction in light transmission. We are unable to assess whether any of these trees has an adverse impact on the river wall or on drainage but unplanned trees under the NCP pedestrian entrance should be removed. 2

5.7.14 Budleia, tree and other vegetation growth is causing damage to the river wall. 2

5.7.15 We saw no evidence of Japanese Knotweed or Giant Hogweed. 3

Wildlife (vermin, protected species etc)

5.7.16 We found evidence of rats in the river side terrace. The hotel advised they do not have rats inside the building and we found no evidence during our inspection, but it is possible that the rats may be present inside the building. 2

5.7.17 We saw no evidence of bats or other protected species on site during our inspection, but we have not undertaken a wildlife survey. 3

Crime and Security

5.7.18 Activity we observed during our daytime inspections suggest potentially elevated levels of criminal activity on the site around the car park and river side terrace. Improvements could be made to car park security that would reduce access to the site for people not using the car park. In the current form of the buildings, any improved security measures must take account of means of escape requirements. 1

Archaeology

5.7.19 The Shadbolt report does not anticipate any significant archaeological issues. 2

Unexploded Ordnance

5.7.20 The Shadbolt report states there is a medium risk of unexploded ordnance on the site. 2

5.8 Legal and Technical

Legal Interest

5.8.1 We have not seen a legal report on title; we recommend legal review of the proposed transaction to include ownership structure, repairing responsibilities and implications for your proposals of documents such as the Strategic Regeneration Framework relating to the site. 1

Enquiries of the Legal Team

5.8.2 Your lawyers should advise on taking reliance on the Shadbolt and other reports in the data site if you are not instructing your own reports. **2**

Technical

5.8.3 We understand that, when a masterplan was approved for the site and nearby area in 2018, the council acknowledged "significant constraints to demolishing and redeveloping the site, given its structural layout" which has "posed difficulties for previous owners in both master planning and funding terms, and has been one of the principal reasons that development has taken such a long time to be brought forward." **2**

6.0 Costs

6.1 Approximate Costings

This section summarises defects and approximate cost of rectification. The schedule is intended to illustrate the approximate cost of putting the property into repair, including the future cost of repair or replacements where reasonably foreseeable, but it is not a planned maintenance schedule. We have excluded refurbishment, alteration and improvement work unless otherwise indicated.

	Item	Approximate costs			TOTAL
		Within 1 Year	1 - 3 Years	4 - 10 Years	
	Structure				
1	Concrete repairs - car park and building elevations	£40,000			**£40,000**
	External Fabric				
2	Re-cover all roofs, including insulation	£860,000			**£860,000**
3	Renew plant room timber louvres and louvred doors	£15,000			**£15,000**
	Internal Fabric				
4	Renew leaking and damaged foul and surface water drainpipes	£40,000			**£40,000**
5	Clean and re-bed drainage channels to car park and service yard	£5,000			**£5,000**
6	Adjust car park water management to remove ponding	£10,000			**£10,000**
7	Fire door repairs and renewal	£100,000			**£100,000**
8	Compartmentation survey and remedial works	£100,000			**£100,000**
9	Fire signage upgrade	£5,000			**£5,000**
	External Areas/Boundaries				
10	River wall repairs	£50,000			**£50,000**
11	Works to terrace trees and walls	£5,000			**£5,000**
12	Works to terrace paving surfaces	£10,000			**£10,000**
	General				
13	Handrails to plant room and roof access steps	£3,000			**£3,000**
14	Drainage repairs below ground	£30,000			**£30,000**
15	Fuel bypass interceptor and drainage alterations	£60,000			**£60,000**
	Structure and fabric sub total	**£1,333,000**	**£0**	**£0**	**£1,333,000**
	Services Installations				
16	**Mechanical services**	£396,000			**£396,000**
17	**Electrical services**	£359,500			**£359,500**
18	**Lifts**	£25,000			**£25,000**
19	**BWIC**	£10,000			**£10,000**
	M&E Sub total	**£790,500**	**£0**	**£0**	**£790,500**
	Sub Total	**£2,123,500**	**£0**	**£0**	**£2,123,500**
	Preliminaries 15%	£318,525	£0	£0	**£318,525**
	Overheads and Profit 10%	£244,203	£0	£0	**£244,203**
	TOTAL	**£2,686,228**	**£0**	**£0**	**£2,686,228**

Footnotes:

Many items require further investigation and detailed surveys including special access or opening up to fully assess condition and scale of remedial work.

Costings are based on the following;

1. Leases have not been analysed and we have not received any legal reports
2. Figures are based on approximate quantities estimated from our visual inspection and are not based on detailed measurements
3. We have not corroborated any of the figures by obtaining contractor quotations or by comparison with tenders from the marketplace
4. Market conditions and tender factors may produce figures which differ from those given here
5. Development of the client brief and detailed designs are likely to affect these figures
6. Figures have been prepared on the basis of general rates and exclude:
    - Financing Charges, if any
    - VAT
    - Statutory Fees
    - Professional Fees
7. Figures are based on current day costs with no allowance for inflation
8. We have assumed that all building work will be undertaken to similar details and using materials similar to the existing except where current regulations and standards dictate otherwise
9. Unless stated otherwise, where an item relates to further investigations the cost shown relates to the investigation, not to subsequent work that may be found necessary
10. We have incorporated the figures provided by McKee Associates

Site specific exclusions

1. Building fabric costs where included in feasibility budget costs; eg window renewal etc
2. Costs beyond year 1
3. Upgrading and refurbishment costs generally to the hotel, car park, Premier House
4. Fire door and other internal door renewal beyond immediate limited repairs
5. Scaffold and other access costs
6. Repair costs to Premier House except roofs and concrete repairs
7. Internal repairs in connection with roof leaks
8. Deansgate canopy
9. Fire engineering and fire strategy fees and consequences
10. Security upgrades
11. Specialist reports such as Access Audit, Flood Risk Assessment, Asbestos Demolition and Refurbishment survey etc

APPENDIX 1

Photographs

1 view from the west

2 river wall and west elevations

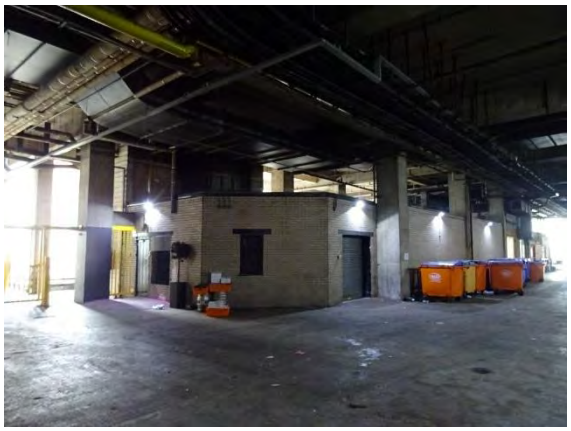
3 view of the site and river from Victoria Bridge

4 view from the south west

5 east elevation

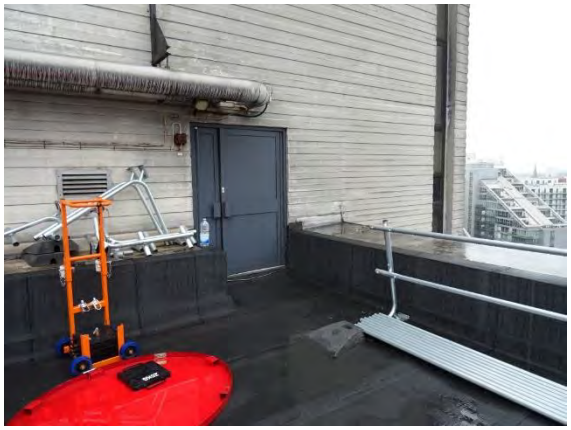
6 view from the north east

7 service yard



8 hotel management space in service yard

9 tower south roof



10 tower centre roof, handrail incomplete next to door

11 tower roof rainwater outlet significantly reduced by felt over-roofing

12 joint between parapet asphalt and external wall likely to be a source of water penetration, tower roof

13 roof to the west of the tower

14 single layer felt laid over large blister in original asphalt, no insulation added, roof west of tower

15 water penetration to the west plant room roof

16 roof between the tower and Premier House

17 broken mushroom vent on the flat roof to the east of the tower

18 patch repair over the south edge of the ballroom but leaks remain

19 roof leak mezzanine level near the north end of the tower, woodwool slab deck

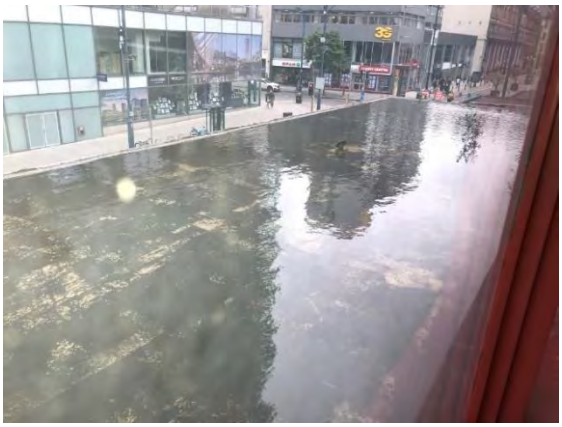
20 aluminium edge trim on Premier House roof causing asphalt to split

21 Premier House roof, very wide parapet

22 collapsed section of Premier House parapet

23 insulated pipes inside Premier House parapet

24 filler slab construction, Premier House roof



25 water held on canopy at the north end of Deansgate

26 top surface of Deansgate canopy – uneven and split asphalt supporting vegetation growth

27 patchy appearance of ribbed concrete, hotel tower

28 typical surface of ribbed concrete external wall

29 typical pattern of staining, east elevation

30 vertical unevenness in the west stair tower appears to be as originally built

31 signage has been removed but remains visible

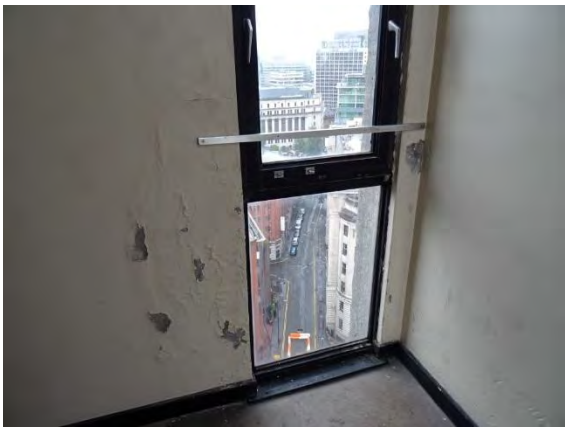
32 spalled concrete, south end of the tower

33 spalled concrete, hotel west elevation

34 steel louvres appear to be Galbestos – with asbestos in the coating

35 corroded base of cooling tower louvre screen frame

36 windows span between structural frame, hotel mezzanine level



37 water penetration through and around window on west tower staircase

38 water penetration through joints in window frame, hotel mezzanine level, south west area

39 typical damaged window stay on hotel corridor

40 internal mastic top cap on west tower staircase

41 mastic top cap applied to external face of windows

42 newer side hung double glazed window, corner restaurant first floor

43 damp penetration or condensation staining inside secondary glazing, room 1310

44 plastic double glazed windows to the south east of hotel level 1 only

45 original single glazed window screwed shut, corner restaurant

46 badly damaged and decayed doors to the west plant room, first floor level

47 sections of river wall appear to be in poor condition

48 extensive repairs appear to be required to the river wall

49 south end of the riverside terrace

50 terrace seating and planting area

51 planted trees on the left, unplanned trees on the right

52 wall under the unplanned trees is in poor condition

53 exposed bedrock under the NCP entrance, behind fence

54 space under terrace staircases appears popular with rough sleepers

55 terrace drains into the river

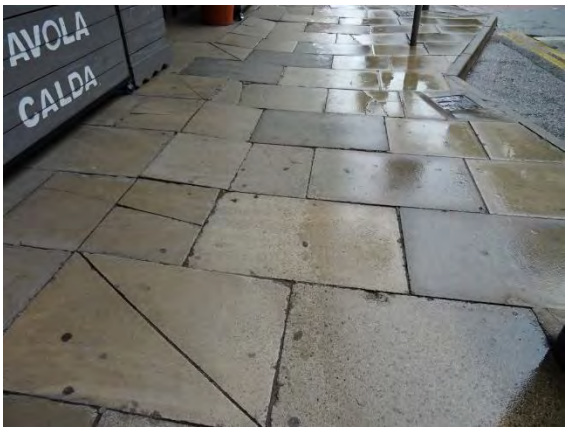
56 all terrace drainage runs into the river, drainage channel is incomplete

57 hotel ballroom and tower fire escapes discharge onto the terrace

58 uneven terrace paving

59 no indication who would enforce these signs

60 hotel entrance is currently indistinct

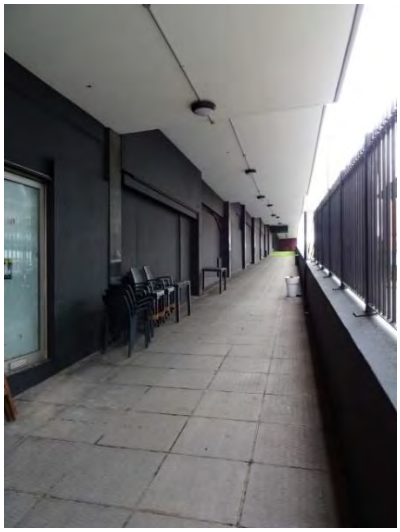


61 pavement at the south is uneven

62 canopy overhangs the pavement, exact boundary unclear

63 damaged soffit above hotel entrance, stone cladding stained and damaged

64 fence and spikes intended to stop people accessing the riverside terrace via the sloping brick retaining wall



65 former retail units on the Deansgate ramp

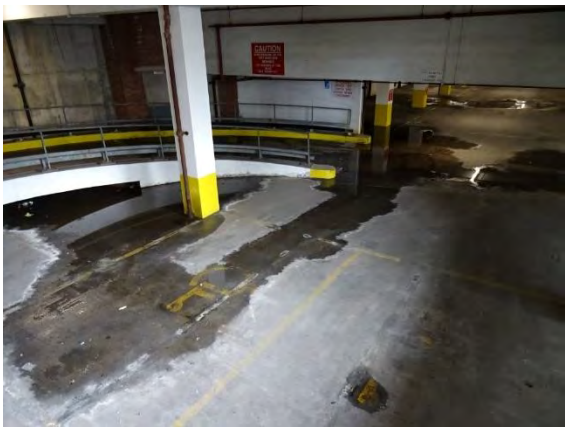
66 blank streetscape for most of Deansgate

67 remains of escalators at the north end of the site

68 car park entrance

69 corner of concrete kerb cracked, dirty steel mesh and painted barriers

70 patch repairs on car park entrance ramp



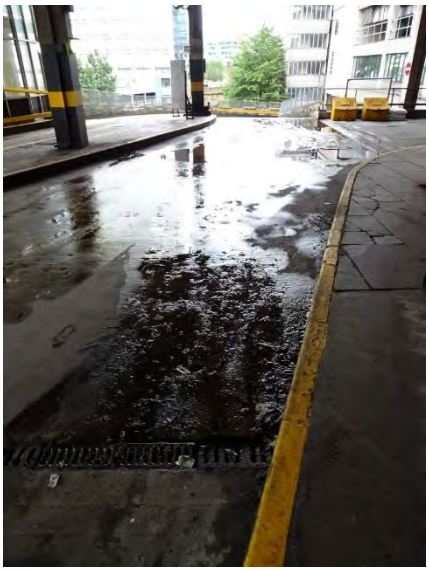
71 water drains down the car park ramp into the hotel car park, standing water also from other sources

72 corroded garage shutter doors appear unused

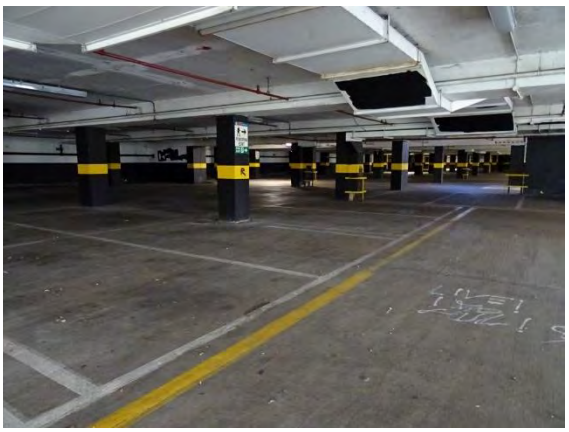
73 arrangement of access deck and staircase next to the hotel car park ramp

74 car park staircase windows boarded internally, south side appears to have no windows

75 blocked and uneven drainage channel, service yard entrance



76 blocked drainage channel, ponding on car park exit



77 car park lower level

78 corroded pipe and graffiti in car park

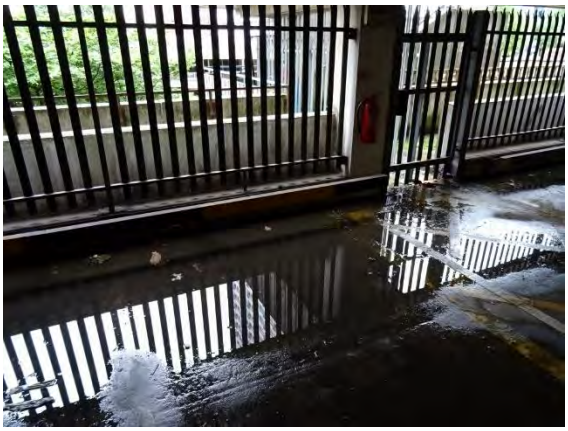
79 corroded and leaking pipes, car park top level

80 corroded and leaking pipes, car park top level

81 ducts under car park soffits have been damaged in several places

82 foam around pipes through car park soffit is not a fire resistant detail

83 duct built into the east wall of the car park



84 standing water in the hotel car park

85 water penetration to the hotel car park soffit

86 example of loose concrete, beam over the car park ramp

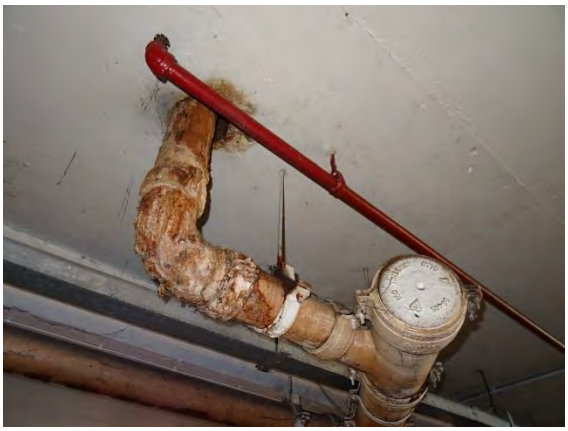
87 standing water next to car park south stair level 1

88 standing water on the car park floor, east side of bottom level

89 standing water on the car park floor next to the Deansgate retaining wall

90 water draining down the north staircase – ice risk in winter

91 drainage channel cut into the edge of the floor next to the car park east wall



92 corroded and leaking drain pipe, car park upper level

93 car park floor surface uneven and breaking up

94 corroded drainpipe in the car park

95 spalled concrete painted over in car park, not repaired, fresh spalling

96 corroded duct under water penetration, car park top level

97 one of several sections of damaged concrete that could fall from the car park soffit

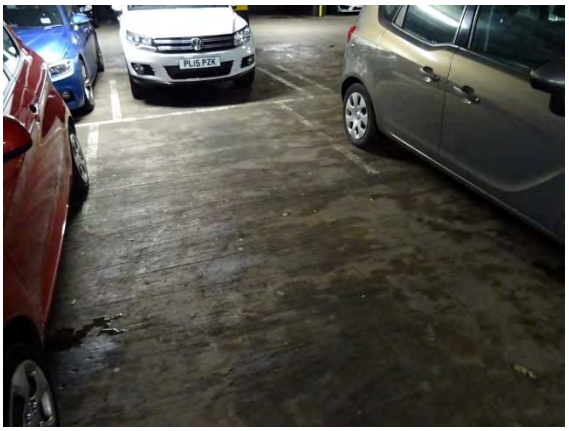
98 spalled concrete on face of column to the service yard

99 concrete could fall from cracked concrete soffit onto cars, car park top level

100 spalled concrete fallen onto parapet wall, car park upper level

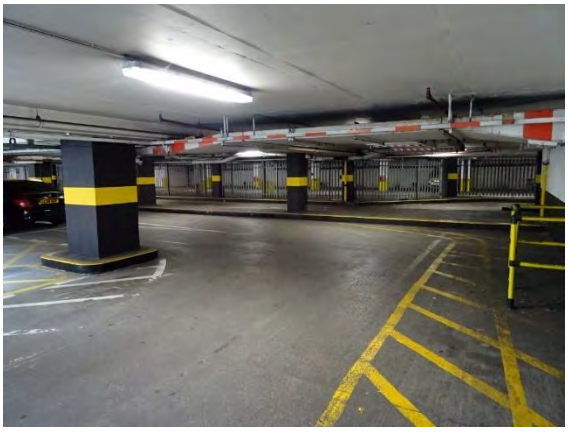
101 flaking paint on the car park ramp soffit, poor appearance

102 cracked and spalled concrete, west edge of the car park



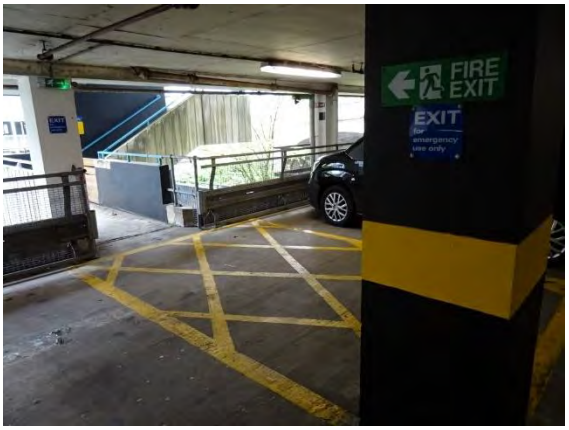
103 parking bay marking is minimal in most areas

104 joint filler dropping out of construction movement joint in the car park

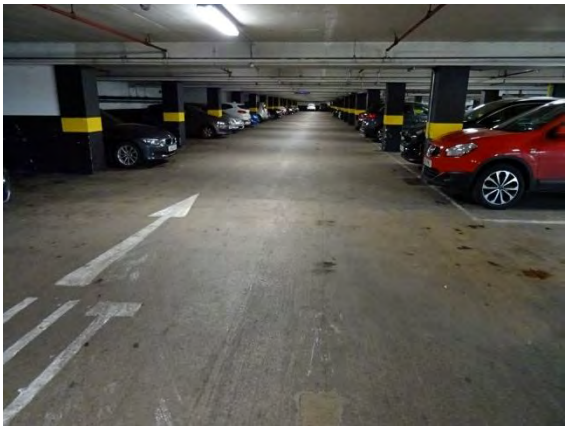


105 restricted height in the car park

106 steel handrails in external stairs are corroded



107 outdated signage remains in the car park

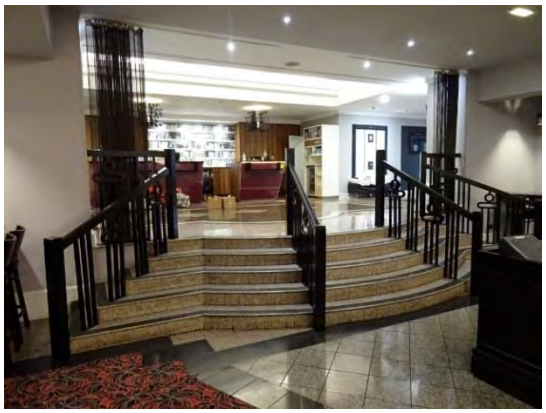


108 no pedestrian routes marked in the car park

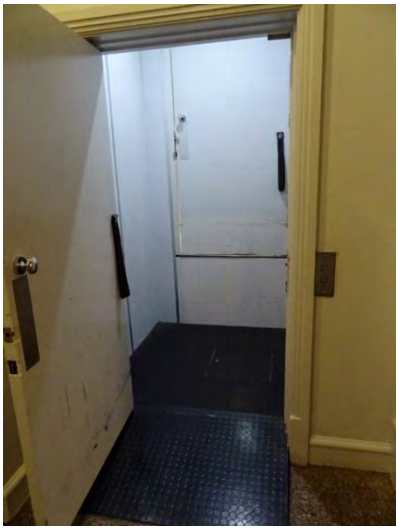
109 poor appearance of car park, poor signage

110 trip and fall hazards on the fire escape from hotel mezzanine, discharging into the path of the car park entrance

111 narrow hotel entrance



112 steps down from hotel reception to the bar



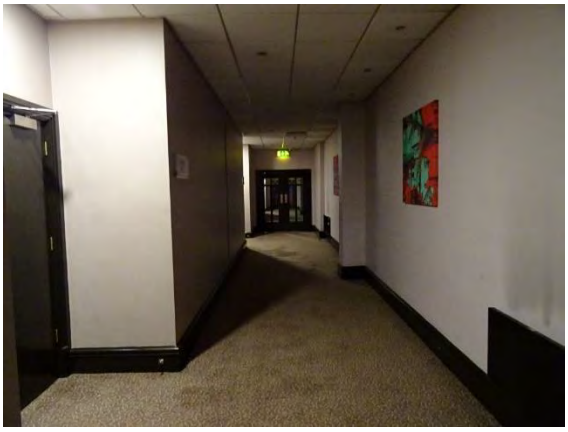
113 disabled lift from reception to bar and lift lobby

114 kitchen staff toilet

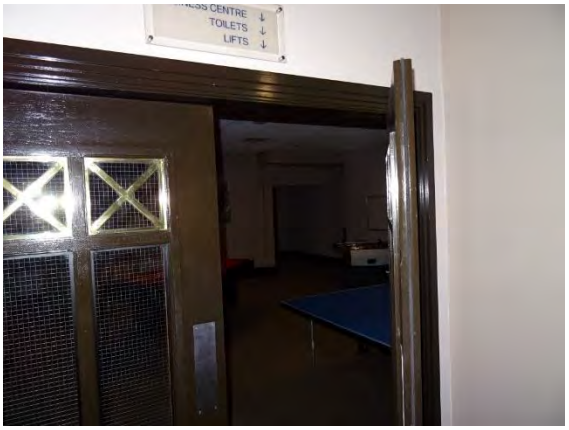
115 back of house corridor near hotel kitchen

116 dated, water stained and non-matching ceiling finishes, typical hotel function room

117 relatively recently refitted male toilets

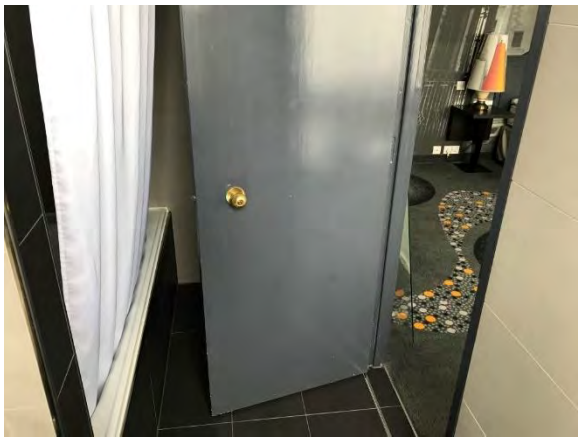


118 internal finishes are generally dated



119 hotel wayfinding signage is poor

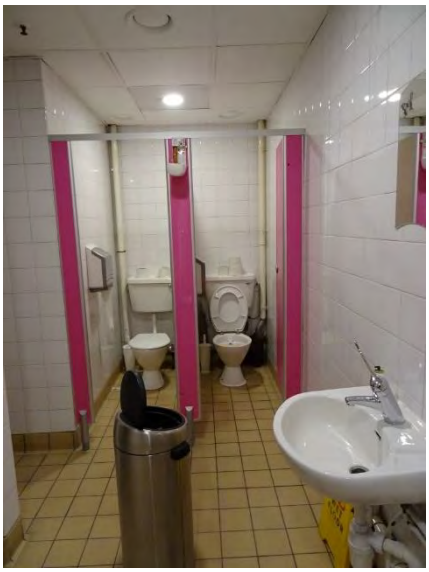
120 door knobs are not good for COVID 19 efforts to reduce touch points



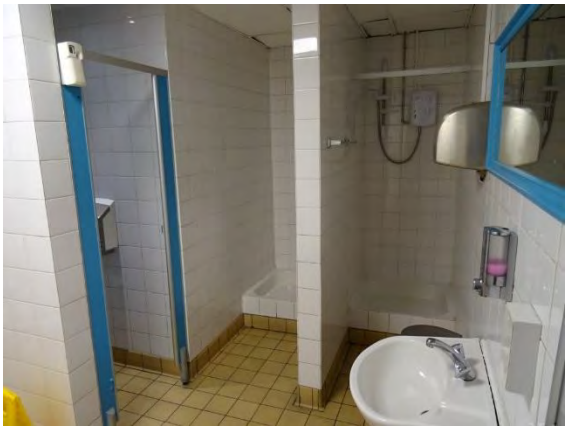
121 typical door to en suite

122 staff staircase

123 roof leaks above female staff room



124 staff toilets



125 male staff showers

126 main kitchen

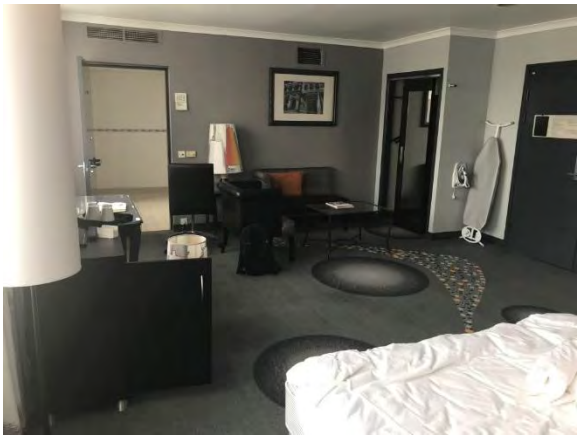
127 main kitchen wall tiles

128 patch repaired and damaged kitchen floor tiles

129 damaged radiator, leaking window, escape corridor next to the ballroom

130 typical larger room

131 excessive wear and tear to doors near the ballroom



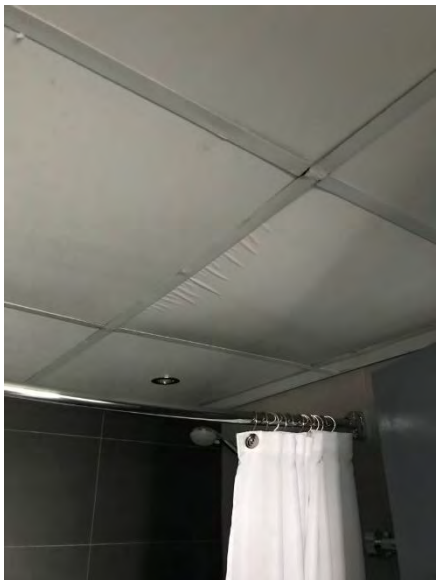
132 accessible room, 3rd floor

133 room 1310 ceiling damaged by roof leak

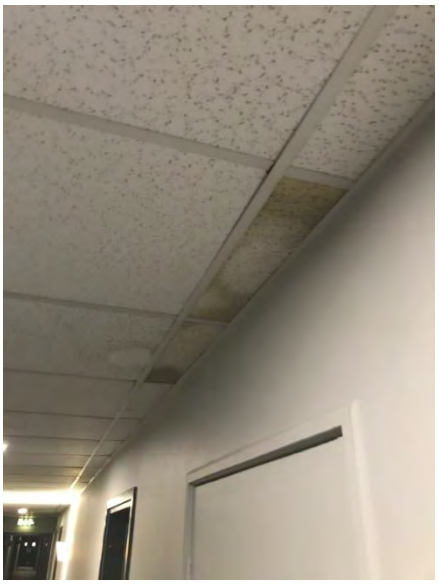
134 underside of roof slab above bathroom ceiling, room 1310

135 typical dated en suite

136 tiling has been renewed in some en suites



137 damaged ceiling in en suite



138 stained ceiling tiles in corridor, 12th floor

139 towels used to soak up leaks, 12th floor riser

140 damaged bathroom ceiling 11th floor

141 unfinished hole in riser wall

142 no handrails on plant room access stair

143 no handrail to 1st floor roof access from hotel

144 inadequate guard/handrail, tower plant room

145 plant room next to Deansgate

146 first floor in corner restaurant

147 former restaurant, next to occupied corner restaurant

148 typical office space, Premier House, roof leak at left edge of photo

149 typical toilets, Premier House

APPENDIX 2

Services Consultant's Report

Renaissance Hotel
Black friars St Manchester
M3 2EQ

Pre-Acquisition Survey

Unity House
Westwood Park
Wigan
WN3 4HE

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Project No. 2027

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P1	28/07/2020	First Issue	SG	DM	DM
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1.0 INTRODUCTION

McKee Associates were commissioned by AA projects to undertake a Pre-acquisition survey of the existing Mechanical and Electrical installation at The Renaissance Hotel and to provide a report detailing the condition of the existing installation, outline proposals and budget costs for upgrade.

Mckee Associates have not pursued or studied tariffs for any of the incoming services and are not in a position at present to comment on these.

It is recognised that those reading the report will do so for various reasons and to obtain different information, with this in mind the report has been structured to allow the reader to be selective and choose sections relevant to his or her interest without the necessity of reading the report in its entirety.

It is envisaged the contents of the report will remain a valid source of reference for the future.

At the time of the survey weather conditions were overcast and dry.

The survey was carried out on the 7th & 9th July 2020.

This report is based on a visual inspection of the services only, the existing services were not run or tested as part of the survey.

The Renaissance hotel was original constructed in circa 1972 and was used for office accommodation, it was converted to a hotel in 1986. The building comprises a 18-stories and a rooftop plantroom. The hotel is predominately accommodation space for guests, however there are also a number of other areas such as offices, staff space, function rooms, bars and welfare facilities.

This report aims to identify areas which are likely to require attention in the next 12 months.

Mechanical systems included are as follows;

a. Comfort cooling systems
b. Mechanical ventilation systems
c. Low pressure hot water systems
d. Utility systems (cold water, hot water, gas services and pumps)
e. Space heaters
f. Gas distribution
g. Firefighting systems

Electrical systems included are as follows;

a. Low voltage supply from local area network
b. Low voltage main switchgear and sub distribution
c. Lighting installation
d. Emergency lighting installation
e. Small power installations

f. Fire detection system
g. Intruder alarm & CCTV system
h. Communications and data systems
i. Lifts & Automatic roller shutter doors

2.0 DESCRIPTION OF MECHANICAL SERVICES

Hotel/Premier House and the carpark

2.1 LPHW Boiler Plant

The existing LPHW Heating is generated centrally via 2No. Stokvis Econoflame atmospheric open flued, low thermal capacity, low-temperature hot water, gas-fired boilers. The boilers are located in the roof top plantroom which can be accessed via a dedicated stairwell from the 13th floor.

The boilers are in excess of 35 years old and are designed to provide LPHW heating to the building. The Boilers are individually flued through the roof via an open flue system arrangement. Combustion air is provided natural via louvred doors to the plant room.

Each boiler is provided with a dedicated single head circulation pump installed on a primary heating circuit. A secondary duty/standby pumping arrangement is derived from the primary circuit which is understood to supply the building LPHW heating services including the bedroom 4-pipe fan coil units, corridor radiators and the plate heat exchanger serving the hot water calorifier vessel.

The heating system is configured as an unvented closed arrangement with a pressurisation unit and associated expansion vessels installed within the plantroom connected to the heating circuit.

The original heating installation appears to have comprised 4No. boilers, 2No. of which remain in situ albeit these have been decommissioned/not operational.

The life expectancy of the boiler plant has now exceeded the recommended industry guidelines and replacement parts and accessories will be difficult to procure. In addition to this we would anticipate the boilers to have an efficiency off circa 70% when they were first installed, The efficiency of the boilers will now have diminished with time and these will be very costly to run compared to the current available gas fired boilers.

The circulating pumps are of the canned rotor type, the pumps are in poor condition but currently operational. The existing pumps are of a standard speed type and are no longer available to purchase in the Uk as of 2013 following EU regulations. The alternative to the existing pumps would now be an inverter driven pump which would operate more efficiently than the existing installation and this would also provide a more economically and environmentally run system.

The heating pipe-work in general appears to be of poor condition in the boiler room, heating pipe-work remote of the plant-room appears to be part of the original heating installation and is showing signs of ageing and deterioration.

Further testing of the heating pipe-work would be required to ascertain its true state. The heating system pipe-work has had a number of alterations carried out throughout the years and will be highly unbalanced and will require a major overhaul to restore some of its original design intent. The heating pipework throughout the system is showings some sign of small leaks and seal failures, these should be repaired at the earliest opportunity.

The plant-room is general of a tidy condition but not particularly clean. It should be kept clean and painted periodically to maintain its appearance.

We would also not encourage the storing of any combustible materials within a plant-room as a matter of health and safety.

The main plantroom for Premier House is located at roof level, the existing gas fired boilers have laid dormant since approximately 1996 along with the pumps, pressurisation equipment and controls. The mechanical heating plant has far surpassed its operational life expectancy and is no longer fit for purpose and should be replaced in full.

2.2 Cooling Plant

The existing cooling plant to the building generally consists of the following:

2No. Air-cooled Carrier Aquasnap chillers located at the main roof level. The Chillers are manufactured by Carrier and are each provided with integral circulation pump sets. The chillers are approximately 3 years old and are in good condition.

1No. Water cooled chiller located in the lower ground(basement) plant area. The chiller systems heat rejection is via a cooling tower located at the main roof level. The chiller is approximately 6- 8 years old and is generally in reasonable condition. The chiller pumps and ancillary items appear to be part of the original installation and are looking tired.

The original obsolete cooling tower which served the basement chiller plant remains in situ at roof level. We believe from the site maintenance team that the system is fully isolated, drained and decommissioned with inlet water services pipework removed.

The air-cooled chillers located at roof level were installed in 2017, the chillers provide chilled water to fan coil units located in the guest rooms. Chilled water is distributed through the building to various areas via mild steel pipework. We believe in general that the mild steel distribution pipework and fan coil units are part of the original installation and are in excess of 25 years old and will require major replacement in the short term future.

The water-cooled chiller at basement level serves the meeting rooms and conference rooms cooling coils installed within the associated air handling plant. The chiller pumps are In excess of 25 years old and will require full replacement in the not too distant future having surpassed the manufacturers expected running period.

The existing cooler tower serving the basement chiller plant is approximately 6-7 years old and should provide satisfactory operation for circa 18 years providing regular servicing and maintenance is carried out.

The fan coil units within the bedroom are located within the ceiling void generally above the bathroom, Access to these is provided via the lay-in suspended ceiling grid. The fan coil units are ducted into each bedroom area and air conditioned air is distributed to each space via wall mounted louvres. Local controls are provided to the bedroom in the form of a wall mounted control unit providing fan speed and temperature control.

2.3 Ventilation Plant

The Hotel is provided with a number of ventilation systems installed throughout the building which serve various areas for different purposes, these systems are generally as follows:

- AHU supply function suites and ancillary areas
- AHU extract function suites and ancillary areas
- AHU supply restaurant and lobby
- AHU extract restaurant and lobby
- Extract ventilation Bedroom bathroom/WC – 10No units
- Kitchen supply fan KSF
- Kitchen extract fan KEF
- AHU supply Fan – Ballrooms and Meeting rooms
- AHU extract Fan – Ballrooms and Meeting rooms
- Toilet supply fan Staff WC Level 5
- Toilet extract fan Staff WC Level 5
- Toilet supply fan Staff WC Level 6
- Toilet extract fan Staff WC Level 6
- Supply fan lobby bar
- Extract fan lobby bar
- Car Park ventilation

The en-suite bathroom in each guest room is served via a roof mounted twin extract unit which is located above the common services riser at roof level. Vitiated air is extracted from the room generally utilising a ceiling/wall mounted air valve which is then linked to a series of ductwork which links a number of rooms to the roof mounted unit. The extract units are in excess of 20 years old and have surpassed their operational life expectancy. In addition to this several units had missing or loose covers and are no longer operational. A number of bathroom were found to have what would appear to be condensation damage to bathroom ceilings, this would suggest the extraction is poor to these areas.

The function suite, ancillary areas, restaurant, lobby, Ballroom and meeting rooms are provided with ventilation via a number of supply AHU's consisting of fans, filters, Heating and cooling coils and tempering/frost coils. The units were installed mid 80's and are manufactured by Flakt Woods. The extract air handling plant to the function suite and ancillary areas has not been operational for a number of years and therefore has left the areas with no dedicated extract ventilation plant. Both the supply and extract ventilation units are 30+ years old and require replacement to meet current regulations. To restore the units to the original design intent would require a complete overhaul of the units, this however would leave the units low on duty if the areas were to be fully occupied.

The level 5 and level 6 staff WC's are served via a roof mounted twin extract unit which are located above the common services riser at lower roof level. Vitiated air is extracted from the room generally utilising a ceiling/wall

mounted air valve which is then linked to a series of ductwork which links a number of rooms to the roof mounted unit. The extract units are in excess of 20 years old and have surpassed their operational life expectancy.

The kitchen extract unit is located externally on the main roof level above the 13th floor comprising of a bifurcated fan and room and atmosphere attenuators. The fan unit was replaced in approximately 2009, however the inter-connecting ductwork appears to be from the original installation and is in excess of 25+ years old.

The kitchen supply fan system is located externally on the main roof level comprising of an inline fan and room and atmosphere attenuators, the fan unit is manufactured by Elta Ltd and was installed in approximately 2012. The supply ductwork appears to be from the original hotel installation and is in excess of 25+ years old.

The supply and extract ductwork to the kitchen zone is in poor condition and requires a full overhaul to maintain the original design intent, the ductwork will also need to undergo a full deep clean to remove historic and stagnant grease and bacteria.

An existing fume extract system is installed in the lower level car park, this is made up of a bi-furcated in-line extract fan which served a network of duct work and louvres which are distributed through the car park area and within the east elevation wall. The system is currently redundant and has been supplemented with a several Nu-aire smoke control fans which force the vehicle fumes out through the perimeter openings. The smoke control units are approximately 3 – 5 years old and appear to be in good condition and should provide satisfactory operation for another 15+ years providing they are regularly maintained. The units provide suitable coverage whilst a large proportion of the rear elevation is left open to the atmosphere.

Bedrooms are theoretically provided with natural ventilation via opening windows. Secondary glazing is provided to the bedrooms which is also openable. Window restrictors were observed on the external/primary glazing. Given the location of the hotel in a busy city centre, natural ventilation may not be a preferred solution and the installation of a mechanical fresh air system would therefore be required.

The lower ground under-croft delivery area is open to atmosphere but not provided with any mechanical ventilation, the under croft are would benefit from mechanical ventilation given that vehicles regularly pass through the space and car exhaust fumes will be stagnating within the zone. Whilst there is some cross flow ventilation through the under-croft area, this cannot always be relied on as he weather is unpredictable.

Plantrooms are provided with natural ventilation generally via louvred openings and doors, the current installation meets the current requirements, albeit some sections of the louvres were boarded over. Further investigation would be required to ascertain the purpose of this.

2.4 Controls

The primary mechanical plant within the building Is generally controlled and operated through the mechanical services control panels. The control panels are located in the plantrooms at roof level and level 1.

The Level 1 roof internal plantroom provides local mechanical power and controls to the chillers together with condensate pumps, AHU's and associated controls, toilet supply and extract fans, chilled water pumps.

The Main roof internal plantroom provides local mechanical power and controls to the boilers/central heating plant including pressurisation expansion vessels and pumps, hot water plant and pumps, the cooling tower and associated fans/pump as well as the 10No. bedroom extract fans.

A remote monitoring panel is located within the maintenance workshop area that provides remote timeclock control for the cooling towers, chillers, restaurant AHU and ballroom ventilation plant.

Each panel is provided with a dedicated power section c/w isolator along with a controls section.

The control panels appear to be part of the original hotel installation mechanical services installation and therefore in excess of 30+ years old. The control panels although operational only provide basic functions and do not meet the original design intent. The control panels contain antiquated software that can no longer be updated and should be completely replaced in full.

The building would also benefit from a head end computer system where the mechanical services plant can be fully interrogated, and the operation of the plant can be monitored at all times.

The boiler plant controls in Premier House have laid dormant since approximately 1996, the controls have far surpassed their operational life expectancy and are no longer fit for purpose and should be replaced in full.

2.5 Cold Water Services

Cold water enters the building at low level in the car park at level 3 at the north end of the site, the main stop valve to the building is located in a dedicated housing, from here the incoming water is routed via copper pipework to the cold water storage tank and to various other outlets within the building. The main stop valve housing is located under the Premier House section of the building and would potentially require relocation should the site undergo redevelopment. The cold water storage tank Is located in the level 4 plantroom and serves a 3 stage booster set which distributes the cold water around the building via a copper pipework installation.

The cold-water booster set is a packaged type with integral controls and expansion vessel and is approximately 15 – 20 years old. The booster set will shortly be approaching its operational life expectancy and will likely require replacement in the next 5 to 6 years.

The cold-water distribution pipework is generally from the original hotel installation and is therefore in excess of 30+ years old and will likely need to be fully replaced in large sections in the next 2 – 3 years. In addition to this the pipework is showings signs of aging and leaks occurring specifically in riser cupboards.

The cold-water storage tanks are in excess of 25 years old and are in poor condition both internally and externally. The tanks should be replaced with a GRP sectional storage tank with excess hatch for maintenance which will comply with current regulations and also provide satisfactory water storage.

The cold-water distribution pipework and storage tanks in Premier House have laid dormant since approximately 1996, the cold water distribution system has far surpassed its operational life expectancy and is no longer fit for purpose and should be replaced in full. In addition to this the building has undergone large amounts of vandalism which includes removal and damage of large sections of pipework.

2.6 Domestic Hot Water Services

Hot water to the building is generated centrally within the plantroom at roof level and distributed around the building utilising copper flow and return mains.

The hot water is generated utilising an LPHW Heat exchanger and is then stored in a 4000L storage calorifier before then being distributed throughout the building. The domestic hot water system is fully sealed and has dedicated expansion vessels to allow for hot water expansion in the system.

The domestic hot water storage calorifier is in excess of 30+ years old and has surpassed its operational life expectancy. Likewise, the associated primary and secondary return pumps are now showing signs of aging and should also be replaced. The calorifier in the plantroom appears to be wrapped in asbestos based material which would make maintenance of the calorifier very difficult.

The domestic hot water services pipework in the plantroom is showing signs of aging as well as corrosion and leaks in some areas. The domestic hot water pipework throughout the building is primarily from the original hotel installation and is therefore 30+ years old and should be replaced along with the pipework in the plantroom before a major leak Is to happen.

The hot-water distribution pipework and generation plant in Premier House has laid dormant since approximately 1996, the Hot-water distribution

system has far surpassed its operational life expectancy and is no longer fit for purpose and should be replaced in full. In addition to this the building has undergone large amounts of vandalism which includes removal and damage of large sections of pipework.

2.7 Fire Fighting Systems

The building has a number for fire precaution systems installed, these are as follows:

- Wet riser system installed through the building
- Hose reel systems installed throughout the building (now redundant)
- Sprinkler system installed upto level 6

Wet Riser

A wet riser system is provided comprising of a dedicated water storage tank feeding an electrical booster pump-set located in the lower ground floor plantroom. A diesel standby back-up pump c/w fuel storage tank is also provided. The system serves all floors of the building via a rising main serving hose-reels located in the stairwell lobbies. Water to the wet riser is supplied from dedicated water storage tanks located in the level 4 plantroom.

The water storage tanks are in poor condition and showing signs of external corrosion, the tanks are likely to be from the original Hotel mechanical services installation and should be replaced before a major tank failure occurs.

The wet risers are generally in a condition commensurate with the age of the installation and should continue to provide satisfactory operation if regularly maintained.

The wet riser booster pumps and controls are antiquated and are from the original Hotel installation and should be replaced with new to ensure operation is available if called for.

Sprinkler System

A sprinkler system is provided up to level 4 of the building and comprises of a water storage tank, sprinkler pump set, sprinkler distribution pipework and pendant type sprinkler heads with integral liquid filled glass bulbs.

The sprinkler valve set is from the original Hotel mechanical services installation, however it is evident that various sections of the valve set have been replaced in recent years and therefore the system should continue to operate satisfactorily providing it is regularly maintained.

The cold-water storage tanks are in poor condition and showing signs of external corrosion, the tanks are likely to be from the original Hotel

mechanical services installation and should be replaced before a major tank failure occurs.

Sprinkler distribution pipework within the hotel is generally concealed within void space and therefore the condition of this could not be fully assessed. Sprinkler pipework in the car park generally appears to be in good condition and should be regularly cleaned and painted to maintain the pipework integrity.

2.8 Gas Services

Gas to the site enters the building at level 3 in the plantroom under Premier House. From here gas is distributed to the gas meter room at the North end of the service yard into a metering header arrangement. Gas is distributed to a number of areas around the building including some of the tenanted areas around the South East corner of the site at ground and lower floor ground levels. The gas distribution pipework looks to be in good condition and appears to have been regularly cleaned and painted.

Gas pipework to the roof top plantroom appears to be boosted via a gas booster unit located in the South West section of the service yard, the booster unit appears to be in poor condition and should be replaced with new before failure occurs.

Gas pipework is installed to the two main Hotel kitchen areas, these areas are fitted with automatic solenoid shut off valves and gas proving panels to comply with current gas safety regulations. The panels look approximately 3 – 5 years old and should continue to provide satisfactory operation for another 15+ years.

The incoming gas service to Premier House has been full disconnected, the internal distribution pipework is in poor condition where accessible and has not been maintained since approximately 1996. Should the building re-open and require a gas service, the distribution pipework would need to be replaced in full and a new gas service connection made to the building.

3.0 DESCRIPTION OF ELECTRICAL SERVICES

Hotel/Premier House and the carpark

3.1 Electrical Sub-Stations

The HV ring main enters electricity Substation 166020, Market place No5, at the north side of the service yard. The HV ring loops out and is run at high level above the loading bay to supply electricity substation 166027, Market place No6. Observations onsite, prove that both substations are owned, operated and maintained by ENWL. As these substations appears to be within the outlined hotel lease area, it should be confirmed that this substation is outside of the lease agreement and will require ongoing annual ENWL maintenance to upkeep this asset.

3.2 Main Low Voltage Switchboards

The main switchboard for the loading bay, carpark and Premier House are Dorman Smith which are located within the switch room on street level 4 fed via substation 166020. The switchboard was designed and installed around 1985 it is populated with components and accessories which have become unsupported and obsolete since the original installation, the protective devices will no longer meet required disconnection times and there is a high possibility of the presence of asbestos as part of insulating components, please refer to the site asbestos report.

The main switchboard for the hotel are Dorman Smith which are located within the switch room on level 6 fed via substation 166027. The switchboard was designed and installed around 1985 it is populated with components and accessories which have become unsupported and obsolete since the original installation, the protective devices will no longer meet required disconnection times and there is a high possibility of the presence of asbestos as part of insulating components.

Both switch boards are beyond their life expectancy and no longer comply with regulations, a full replacement is required with immediate effect for both low voltage switch boards for Premier House and the hotel.

3.3 Distribution Boards and small power

Sub distribution boards within the hotel / Premier House and the carpark are Federal Electric or Merlin Gerin Powerpact both versions where designed and installed around 1985 it is populated with components and accessories which have become unsupported and obsolete since the original installation, the protective devices will no longer meet required disconnection times and there is a high possibility of the presence of asbestos as part of insulating components.

Within the hotel the distribution boards are located in general areas such as the kitchen, plant rooms and guest floor risers.
Premier House has a landlord's LV panel in the loading bay area which supplies shops 28 – 35 all of which have local analogue meters and sub distribution boards. The majority of shops are no longer in use, with only shop 28 in service (Doms Tavola calda). The office floors of Premier House are served by sub distribution boards within service risers, these are isolated as the building has not been used since 1996 or beyond.

The carpark area lighting and small power is fed via the LV panel in the carpark substation, the lighting is fed via an in-built time clock arrangement within the panel, the car park ventilation panel is also located within the same vicinity and is supported with standby generator back up.

All distribution boards in the Hotel, Premier House and the carpark including the standby generator are beyond their life expectancy and no longer comply with regulations, a full replacement is required with immediate effect for all distribution boards for hotel/ Premier House and the carpark.

The small power circuits, associated cable, accessories and cable management systems are in dated and in poor condition, small areas of the hotel guest room levels have been refurbished but wired back to the core infrastructure which is non-compliant as listed in earlier sections of this report, we would advise on a full re wire of all small power circuits in the hotel.

The small power circuits within Premier House are dated and have been isolated since 1996 or beyond, this building has been heavily vandalized leaving it written off as an electrical installation, again a full re wire of this building and associated shops/office areas.

Shop 28 (Doms Tavola calda) is currently energized and in service with a private tenant and intrusive survey will be required and copies of EIC reports provided to conclude the condition of this installation.

3.4 Lighting Installation

The existing Hotel/Premier House and carpark lighting has been designed and installed to meet its original installation and is largely non-LED type output. Luminaires are a combination of Incandescent, fluorescent and discharge type, this type of lighting is largely inefficient, with high running and maintenance costs. The lighting appears to have lapsed with CIBSE lighting design level guidelines in relation to these areas. Small areas of the guest room floor areas have recently been upgraded to LED deeming these areas acceptable for use, further intrusive survey required on general wiring to these circuits.

The hotel/Premier House lighting is controlled locally via traditional manual switches in all areas. There appears to be no integration of centralised lighting control or PIR detection other than the hotel reception/bar area which is controlled by a centralised unit switched via the office behind the reception.

The hotel/emergency lighting is a series of central battery inverter systems located on floors 10,11,12,13, boiler house, and lift motor room which was required for licensed premises under the Manchester act, these units are dated but receive regular servicing.

The rooms where the cental battery systems are located require adequate ventilation, this shall be considered as part of the requirements to stay open or re model. the luminaires are also dated with several requiring replacement lamps and diffusers to make good.

The emergency lighting in Premier House is also a central battery inverter type, however the building has been heavily vandalized leaving the system isolated and dysfunctional.

The emergency lighting in the carpark area appears to be a conventional 3 hour non maintained system wired into the general lighting systems which is fully functional and appears to be approximately 20 years old, however the exit signs in use are non-compliant with BS 5266, no test certificates where available for review during our visit, however notes are made in the fire consultant's report (Global HSE solutions Ltd) provided to us post survey.

In respect of light output, efficiencies and long-term tenant cost savings and safety we would recommend that the existing lighting be upgraded with an intelligent LED alternative with daylight dimming and occupancy control where applicable, we recommend that the emergency lighting in the hotel/Premier House and carpark shall be replaced with and LED self-testing system with associated panel for monitoring and reporting.

3.5 Fire Alarm System

In the hotel a Zettler (Tyco) addressable automatic fire detection system is installed. The system consists of audible sounders/automatic detection system in all areas, having a mixture of optical and ionisation smoke detectors. Break-glass units are provided throughout.

There are faults on the existing loops and insufficient amount of detection throughout, additional loops and detection cannot be installed and integrated into the existing system due to replacement parts being obsolete. The hotel will require a full new addressable fire alarm system as the existing system was condemned by (Global HSE solutions Ltd) and verified by McKee associates.

Within Premier House the fire alarm is a conventional system that has not been in service since 1996 or beyond, the building has been heavily vandalized along with existing M&E services a full new addressable fire alarm system will be required.

3.6 Communications System

The main building communications room is located within the PABX room on guest room level 6, The communications cabinets are a combination of 1598mmx600mmx600mm floor standing full height and 975mmx600mmx600mm, there is also free standing stacked equipment, that will suffer detrimental effects due to lack of heat loss.

The equipment that is located in the floor mounted racks serve the hotels voice and data systems, guest room MATV/entertainment, all of this equipment is scheduled to be removed as part of the Marriots exit of the property. There is also a set of batteries that are open to atmosphere as part of the UPS, these will require enclosing and ventilation, along with regular service and maintenance.

There are smaller 483mmx600mmx600mm wall mounted cabinets circulated around the hotel back of office areas as part of the data comms network. The communications room currently lacks essential air flow / cooling. This is due to the lack of extract ventilation designed to draw warm air out of the room.

A lack of cool air will significantly reduce the lifespan of the communications equipment, this ventilation should be repaired immediately. The general wiring associated with the communications systems is dated and untidy along with the hardware and accessories we recommend that the communications systems is fully replaced along with UPS protection and bypass panel. There is no functional data comms within Premier House and associated shops/offices, with the exception of shop 28 in service (Doms Tavola calda) which will have standard business broad band and telephone facilities.

There is a music system that circulates the reception, bar, toilets and restaurant via ceiling mounted speakers, with the front end hardware located in the reception back office, the playlists are downloaded directly from Renaissance, this will require full replacement as this system will be removed on the Marriotts exit.

The main CCTV system is Hikvision and was installed approximately installed 3 years ago, the site has acceptable coverage internally, in the hotel carpark and externally, the exemption is the fire exit doors adjacent to the river Irwell, which is prone to unwanted gatherings.

This system appears to be maintained by the Marriott hotel and by their appointed offsite remote monitoring team. This element should not require attention other than a full review of coverage by a further intrusive survey to re consider coverage prior to re opening, this will include any changes in layout, existing areas currently requiring additional CCTV.

3.7 Lift & Automatic Entry Doors

There are three guest and one staff passenger lifts located in the central core of the tower, the lifts are manufactured by Otis, the lift plant room is at roof level, the lift plant, control panels, associated distribution boards and cabling are in poor condition with evidence of lack in competent maintenance, hand winding instructions missing and should be displayed, no increase of pit depth notice mounted in lift pit. We recommend that this is all fully replaced. The lifts cars are dated with signs or wear and tear and would require full refurbishment. The lifts in Premier House and associated shops are dated and not in service these will need full replacement.

There is also a goods lift in the loading bay, platform lift in the kitchen loading bay and an accessibility lift in the loby, these will need further intrusive inspection to ascertain their condition and life expectancy.

The guest room access control is manufactured and software operated by Saflok, this system will be fully removed by the Marriott as part of their exit.

3.8 Lightning protection

The earth tapes at roof level are untidy and require re fixing/clipping to the building fabric, we recommend that an intrusive survey and report is carried out to BS EN/IEC 62305 to confirm that the installation is compliant.

3.9 Roof top communications

There are 3rd party rentals of the hotel roof space which is presumed to be EE, they have several masts, cubicles and associated cables, this will require considering for change of ownership/re modelling and future lease agreements. There are also several digital TV/Radio aerial masts, along with satellite dishes that will all require removal and replacement.

4.0 EXECUTIVE SUMMARY

The overall condition of the M&E services for the Hotel, Premier House and the hotel car park is in a poor state with immediate remedial work to be carried out across all items as listed in this report, these works will be required just to meet basic compliance with current regulations, British Standards and to achieve valid insurance for the premise.

Without these works being carried out the business cannot function and be open to the public. We have listed areas in bullet points below that require immediate attention as listed in previous sections of this report, all other items listed in the report require replacement as mentioned however, the building could function whilst planed work was in progress to remediate these issues, associated costs include the hotel, hotel carpark and associated M&E plant located within premier house that belong to the hotel..

Mechanical systems for immediate review are as follows;

h. Comfort cooling systems
i. Mechanical ventilation systems
j. Low pressure hot water systems
k. Utility systems (cold water, hot water, gas services and pumps)
l. Space heaters
m. Bedroom vent
n. Water tanks
o. Kitchen ventilation
p. Firefighting systems

Electrical systems for immediate review are as follows;

j. Low voltage supply from local area network
k. Compliant EIC report.
l. Low voltage main switchgear and sub distribution
m. Emergency lighting installation
n. Small power installations
o. Fire detection system
p. Lifts

4 Budget Costs

There is an absence of service reports and repair paperwork for a large percentage of the key mechanical plant equipment (AHU's, boilers and heaters). We have assigned high level anticipated costs to the elements which will require attention within the next 12months along with the two other alternative scenarios as. The costs provided include the hotel, hotel carpark also M&E services which belong to the hotel that located within premier house, all other areas of premier house are excluded.

M&E Budget Costs									
Services Description	Remedial Works Costs - 12 Month Period	Percentage of Services Replaced	190 Bed Hotel Development Costs	Percentage of Services Replaced	240 Bed Hotel Development Costs	Percentage of Services Replaced	Carpark M&E costs	percentage of services replaced	M&E comments (12 Months works)
Mechanical									
Mechanical Services Controls/BMS	£20,000.00	10%	£115,000.00	100%	£125,000.00	100%	-	0%	Existing controls require recommissioing and general repairs to provide short term operation
LPHW Boiler Plant	£132,000.00	100%	-		-		-	0%	Existing boiler plant is dilipadated and requries full replacement at the earliest oppurtunity

Replacement of Fan Coil Units in Bedroom	£34,000.00	15%	-		-		-	0%	Existing fan coil units require a full service and replacement where inoperable
New/ replacement LPHW distribution pipework	£12,000.00	10%	-		-		-	0%	There are a number of leaks throughout the Heating system in the building which require repair before major failure occurs
Domestic Hot Water Storage	£6,000.00	5%	£45,000.00	100%	£52,000.00	100%	-	0%	There are a number of leaks to the hot water system in the plantroom and large amounts of corrosion which require attention before a major leak occurs
Domestic Services Pipework Replacement	£12,000.00	10%	£73,000.00	100%	£81,000.00	100%	-	0%	There are a number of leaks through out the Domestic services system in the building which require repair before major failure occurs
Extract Ventilation (Rooms)	£52,000.00	60%	£65,000.00	100%	£86,000.00	100%	-	0%	A number of extract units have failed and require replacement to

									maintain service to the bedrooms
New Ductwort Installation	-		£53,000.00	100%	£64,000.00	100%	-	0%	
VRF Installation	-		£490,000.00	100%	£520,000.00	100%	-	0%	
Cold Water booster set	£5,000.00	10%	£15,000.00	100%	£19,000.00	100%	-	0%	The cold water booster set requires a full service and chlorination to allow operation of the unit
New Potable cold water storage tanks	£14,000.00	100%	£18,000.00	100%	£22,000.00	100%	-	0%	Existing tank requires replacement as its heavyly corroded and not to current guidelines
Other Water storage tanks (ie sprinklers)	£6,000.00	5%	£20,000.00	100%	£21,000.00	100%	-	0%	Tanks require a full drain down, clean and service before usage can commence
Sprinkler System Upgrade/Refurbishemnt	£7,500.00	5%	£220,000.00	100%	£250,000.00	100%	-	0%	Sprinkler pumps, valves and controls require a full service to ensure correct operation of the system
Kitchen Ventilation	£19,000.00		£45,000.00		£48,000.00		-	0%	Kitchen ventilation ductwork

									corroded and requires replacement, ductwork also needs a full chemical clean
Wet Riser Installation /Refurbishment	£9,000.00	5%	£30,000.00	100%	£30,000.00	100%	-	0%	Wet riser pumps, valves and controls require a full service to ensure correct operation of the system
Ventilation Plant to function spaces - service/replacement	£35,000.00	10%	£93,000.00	100%	£98,000.00	100%	-	0%	Ventilation plant requires a full overhaul and chemical clean, existing extracts units to be repaired
Full Ductwork cleaning	£25,000.00	100%	-	-	-	-	-	0%	Ductwork requires a full chemical clean before usage can continue as the plant has layed dormant for 4+ months
Car Park Ventilation Equipment							£7,500.00	0%	Existing car park ventilation requires recommissioing and setting to run before putting back into operation

Total Mechanical budget Costs	£388,500.00		£1,282,000.00		£1,416,000.00		£7,500.00		
Electrical									
EIC remedial works	£30,000.00	N/A	N/A		N/A		£5,000.00	N/A	There are a large number of code 1 and 2 remedial actions required these need completing to achieve a compliant installation, this is required for insurance purposes.
Lighting/emergency lighting	£30,000.00	35.00%	£180,000.00	100.00%	£250,000.00	100.00%	£20,000.00	100.00%	The internal and external lighting on site is dated, inefficient, with high running and maintenance costs requires full LED lighting scheme, with occupancy and day light dimming control.
Containment	£12,000.00	10.00%	£30,000.00	50.00%	£41,000.00	60.00%	£5,000.00	100.00%	Original containment is too small for current demand, replacement required to cope

									with infrastructure.
Mechanical supplies	£14,000.00	10.00%	£25,000.00	60.00%	£37,000.00	65.00%	£3,000.00	100.00%	Replacement of mechnical supplies inline with new mechanical plant
Data comms	£30,000.00	20.00%	£55,000.00	40.00%	£69,000.00	60.00%	£6,000.00	100.00%	Full new data comms system required, due to the current condition of the existing systems and removal of equipment by the Marriot
Small power	£33,000.00	20.00%	£231,000.00	100.00%	£331,000.00	100.00%	£8,000.00	100.00%	Accessories and cables dated/obsolete full replacement required
LV panels, switch gear, sub distribution boards and associated cables.	£44,000.00	100.00%	£110,000.00	100.00%	£120,000.00	100.00%	£10,000.00	100.00%	LV switchboard and sub distribution boards over 40 years old, non compliant with current regulations with obsolete parts.
Lifts	£25,000.00	30.00%	£39,000.00	55.00%	£49,500.00	60.00%	N/A	0.00%	Lift plant in poor condition, associated switch gear over 40 years old, these require replacement, also lift cars require re

									furbisment.
Fire alarm system	£45,000.00	100.00 %	£45,000.00	100.00%	£72,000.00	100.00%			Fire alarm has previously been condemed due to obsolete parts, lack of coverage and faults on loops.
Security Systems and cctv	£15,000.00	10.00%	£25,000.00	50.00%	£45,000.00	65.00%	£10,000 .00	100.00 %	CCTV is in good condition, up keep of planned and re active maintenace required along with additional coverage in the carpark and fire exits by the river irwell
Lightning protection	£14,000.00	30.00%	£23,000.00	70.00%	£28,000.00	70.00%	N/A	0.00%	Earth tapes at roof level require securing and full test of system to ensure compliance
Checking in system and comms	£13,000.00	15.00%	£102,000.00	80.00%	£111,000.00	80.00%	N/A	0.00%	new check in system required and associated software along with reactive maintenance due to the Marriots removal of equipment.

Door suite system (guest room doors etc)	£8,500.00	10.00%	£54,000.00	80.00%	£61,000.00	80.00%	N/A	0.00%	new door suite in system required and associated software along with reactive maintenance due to the Marriots removal of equipment.
Music system	£4,000.00	5.00%	£37,000.00	80.00%	£42,000.00	80.00%	N/A	0.00%	new music system required and associated software along with reactive maintenance due to the Marriots removal of equipment.
							£67,000.00		
Total Electrical budget Costs	£317,500.00		£956,000.00		£1,256,500.00		£67,000.00		

Budget Cost Exclusions

1. VAT
2. Professional fees
3. Contingency
4. Asbestos removal.
5. Builders work other than that in connection with the above works as normal trade practice.
6. Prelims and OHP
7. These costs do not included the removal of any substations HV ringmains, MCWS or gas services.
8. These costs are budget prices and could change on completion of designs.

Appendix 1

Photographs

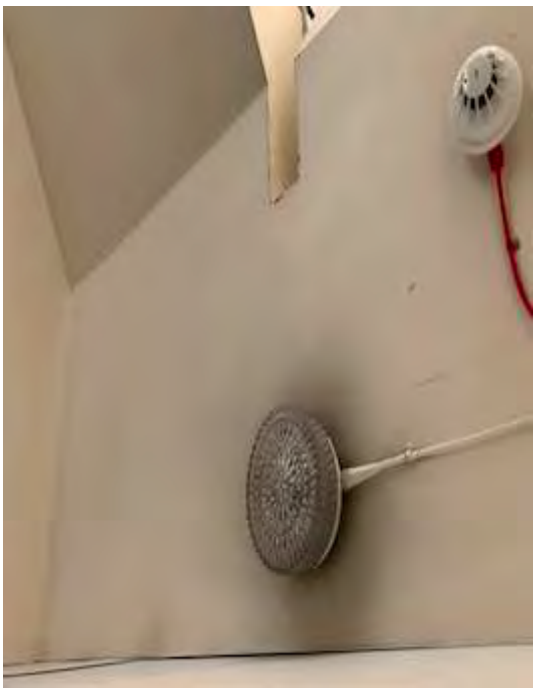
1. Lift switch gear at roof level

2. Lift panel wiring

3. Lift manual control wiring

4. Kitchen distribution board

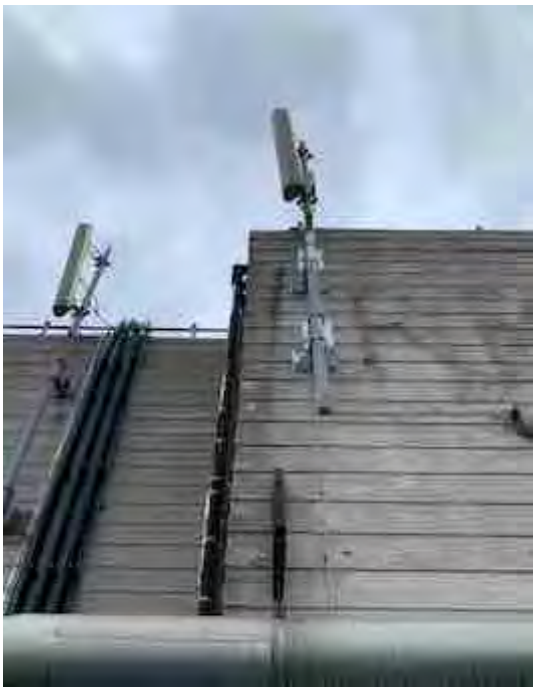
5 Cable management corridors



6. Central battery emergency light fitting

7. Sample central battery unit

8. Corridor led lighting upgrade



9. EE mast at roof level

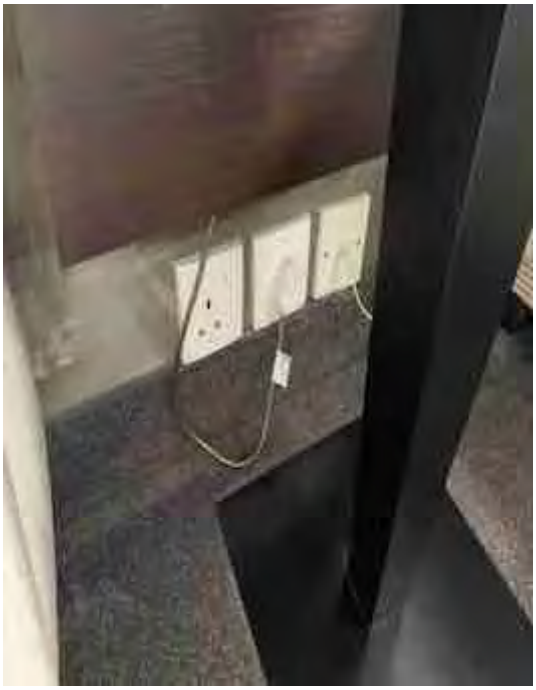
10. EE mast wiring at roof level

11. Existing accessories sample

12. Fire alarm panel

13. PABX room and cabinets

14. Typical guest floor riser



15. Upgraded guest room accessories

16. Hotel switchboard

17. HV, LV and mech services in the loading bay

18. Loading bay switch board

19. Premier House office

20. Premier House riser DB

21. Sample shop main intake

22. Satellite dish

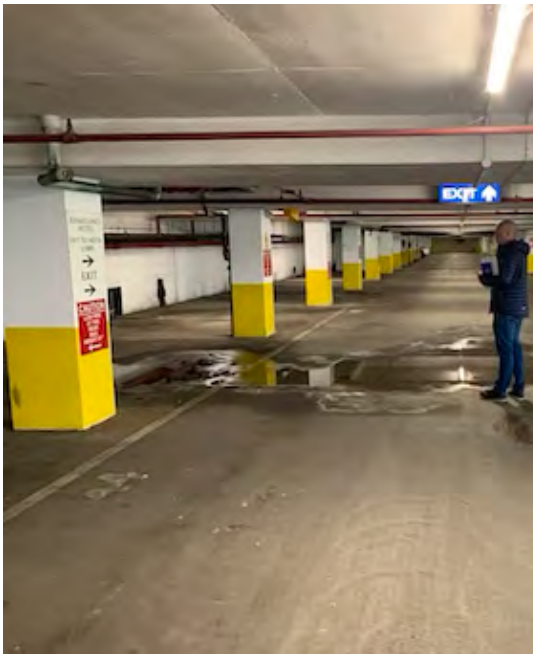
23. Sample shop lift Premier House room

24. Stacked comms equipment in the PABX

25. Sample smoke detector head

26. TV and radio mast roof level.

26. Sample wall mounted data non cabinet hotel



28. Carpark general lighting and emergency compliant exit sign.

1.Chiller Pumps – Serving Ballroom AHU

2.Wet Riser Pumps

3.Incoming water main and meter

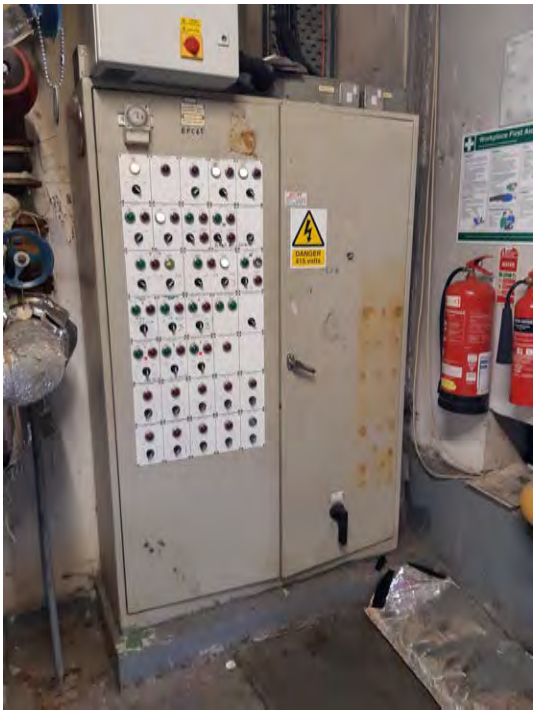
4.Corroded hot water pipework

5.Roof level chillers

6.Hot water calorifier

7.Redundant hose reel

8. Gas booster set serving plantroom



9. Mechanical control panel roof level

10.Roof top extract fans to rooms

Appendix 2

CIBSE Life Factors

Appendix 2

CIBSE Life Factors

TYPE	ITEM	TYPICAL ECONOMIC LIFE (YEARS)
STEAM AND HTHW BOILER PLANT	SHELL AND TUBE BOILERS	15 TO 25
	WATER TUBE BOILERS	25 TO 30
MEDIUM AND LOW PRESSURE BOILER PLANT	STEEL BOILERS	15 TO 20
	SECTIONAL CAST-IRON BOILERS	15 TO 25
	ELECTRODE BOILERS	30 TO 40
BOILER PLANT AUXILIARIES	COMBUSTION CONTROLS	15 TO 20
	BOILER ELECTRODES	5 TO 10
	FEED PUMPS	15 TO 20
	FEED TREATMENT PLANT	15 TO 20
	FIRING EQUIPMENT	15 TO 20
	FUEL HANDLING PLANT (SOLID)	10 TO 15
	FANS	15 TO 20
	INSTRUMENTATION	10 TO 20
STEEL CHIMNEYS		8 TO 15
HEATING INSTALLATIONS	CALORIFIERS AND HEAT EXCHANGERS	20 TO 25
	CONTROL EQUIPMENT	15 TO 20
	PIPEWORK INSTALLATIONS	25 TO 30
	PUMPS	20 TO 25
	RADIATORS, CAST IRON	20 TO 25
	RADIATORS STEEL	15 TO 20
	SUSPENDED CEILING HEATING	15 TO 20
	TANKS (depends on material and location)	15 TO 30 20 TO 25
	VALVES	15 TO 20
	INCINERATORS	15 TO 20
VENTILATION AND AIR CONDITIONING INSTALLATIONS	REFRIGERATION PLANT, MEDIUM AND LARGE, COMPRESSION AND ABSORPTION	25 TO 30 15 TO 25
	DISTRIBUTION SYSTEMS	15 TO 20
	TERMINAL UNITS	15 TO 20
	COOLER BATTERIES	15 TO 20
	FANS AND WASHERS	10 TO 25
	HEATER BATTERIES	8 TO 15
	COOLING TOWERS (depending on materials)	

	PACKAGE AIR HANDLING UNITS (under 35kW)	15 TO 20
LAUNDRIES	LAUNDRY PLANT (washing machines)	15 TO 20
KITCHENS	COOKING EQUIPMENT	25 TO 30
ELECTRICAL DISTRIBUTION NETWORK	MAINS CABLES	25 TO 30
	SWITCHGEAR AND DISTRIBUTION EQUIPMENT	
ELECTRICAL INSTALLATIONS IN BUILDINGS	FINAL CIRCUITS AND OUTLETS	20 TO 25
	LIGHTING INSTALLATIONS	20 TO 25
	ELECTRIC MOTORS, ETC.	20 TO 25
ELECTRICAL GENERATING PLANT	GENERATORS	25 TO 30
	PRIME MOVERS, DIESEL (continuously rated)	15 TO 20 25 TO 30
	PRIME MOVERS, STEAM (continuously rated)	25 TO 30
	STANDBY PRIME MOVERS, DIESEL	UP TO 10 (static)
MISCELLANEOUS ELECTRICAL EQUIPMENT	BATTERIES, LEAD ACID, SEALED	20 TO 25
	BATTERIES, NICKEL ALKALINE, VENTED	20 TO 25
	CALL SYSTEMS	20 TO 25
	CLOCK SYSTEMS	
NOTE: The above life estimates are based on good standards of plant maintenance.		

Appendix 3

Abbreviations

Appendix 3

Abbreviations

- MCCB Moulded Case Circuit Breaker
- MCB Miniature Circuit Breaker
- TP&N Triple Pole & Neutral
- SP&N Single Pole & Neutral
- BS British Standard
- CIBSE Chartered Institute of Building Services Engineers
- IEE Institute of Electrical Engineers
- LG3 CIBSE Lighting Guide No 3
- LG7 CIBSE Lighting Guide No 7
- PM Preventative Maintenance
- CPC's Circuit Protective Conductors
- TRV Thermostatic Radiator Valve
- WC's Water Closets
- LTHW Low temperature hot water
- LUV Enclosed Moisture & Dust Proof Luminaires

APPENDIX 3

Structural Engineer's Report

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Pre-Acquisition Structural Inspection Report on the

Renaissance Hotel Complex, Blackfriars Street,

Manchester, M3 2EQ.

Prepared by

Frederick G. Markland Associates Limited
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Our Reference

CM/Y20094/Structural Inspection August 2020

Pre-Acquisition Structural Inspection Report on the

Renaissance Hotel Complex, Blackfriars Street,

Manchester, M3 2EQ.

Brief.

1. Structural inspection of the existing structural frame, floors and roof undertaken by a Chartered Structural Engineer supported by Graduate Structural Engineer.
2. Hiring of cover meter including a survey of the existing structure to establish the depth of existing cover to a sample of columns, floor beams, floor slabs and roof slab.
3. Hiring of rebound hammer for in-situ testing of the existing structural frame to evaluate the surface hardness using empirical correlations to establish strength parameters. Concrete testing will be undertaken in accordance with the following guidance documents:
   - BS EN 13791:2007, 'Assessment of in-situ compressive strength in structures and pre-cast concrete components';
   - BS 6089:2010, 'Assessment of in-situ compressive strength in structures and precast concrete components complementary guidance to that given in BS EN 13791'.
4. Provision of concrete core sampling equipment including on site supervision by an engineer to gather sufficient samples to undertake 16No carbonation depth tests and 16No chloride content tests on the existing concrete frame. Including laboratory testing of the concrete samples for carbonation depths and chloride content.
5. Preparation of a summary report discussing the results of the visual site inspection, site test results and laboratory results paying particular attention to the service life of the concrete frame and slab structure, with an estimate of the remaining life span taking into consideration any ageing effects. Providing structural comments in relation of draft future development & re-modelling proposals.

Executive Summary.

The structural inspection has revealed that the reinforced concrete structure to the Hotel building, Office complex and NCP basement Car Park have been constructed with good care and to a high standard of workmanship. They are in very good condition considering their age of 47 years, with very few and only minor structural defects. It is considered that the form of construction is sufficiently robust to satisfy disproportional collapse requirements of the buildings of this form, use and age. The building structures are stable and typically durable with no signs of settlement, or deflections within the structural elements.

The office complex has clearly been unoccupied for many years and as such maintenance issues including water ingress and vandalism are very apparent, although the structural integrity of the superstructure remains intact.

The concrete testing has clearly indicated that within all the concrete super-structure samples taken, the results for concrete strength, carbonation depth & chloride content have revealed high strength good quality concrete, falling within recognised parameters in terms of its constituents for both durability, fire protection and strength.

These good test results back up the visual inspection in terms of confirming the structure is sound for its age with 50+ years of life remaining within the structure based on a good future maintenance strategy.

Survey Record Photographs.

A copy of our annotated survey record photographs are included within Appendix A.

Structural Form.

Hotel Block.

The multi-storey hotel bedroom block has a reinforced concrete superstructure, complete with a beam and column framework supporting cast in-situ reinforced concrete ribbed floor slabs. The flat roof slab to the tower block is also of cast in-situ reinforced ribbed concrete slab construction.
The reinforced concrete floor and roof beams spanning between the internal and perimeter columns were noted to be wide strip beams formed within the depth of the ribbed floor slab therefore minimising any soffit down stands below the bedroom floor zones.
The overall stability of the tower block is provided by the central reinforced concrete lift core, which is constructed from reinforced concrete shear walls with reinforced concrete flat slab floor decks all tied in monolithically. Additionally the 2No fire escape stair cores located at either end of the tower blocks are also constructed from reinforced concrete shear walls with monolithic flat slab landings and half landings supporting pre-cast concrete stair flights.
The external walls to the lift and stair cores are of cast in-situ profiled reinforced concrete feature shear walls which extend the full height of the tower block.
The long side elevations of the tower block are mainly glazed with cast in-situ profiled reinforced concrete spandrel panels.
The lower level function rooms, reception area and service road area was also noted to be of reinforced concrete construction. With substantial columns which had clearly increased in plan size at these lower levels to support the substantial load from the tower block above these zones. The substantial reinforced concrete floor beams at these levels were visible with deep down stands below the flat reinforced concrete floor slabs. The reinforced concrete shear walls within the lift cores and fire escape stair cores were noted to extend down and through these lower floor levels maintaining the continuity of the lateral stability provision within this structure.
The flat roofs to the East & West of the Tower have woodwool slab decks on timber joists supported on steel roof beams spanning between the concrete columns.

Premier House Office & Retail Building.

This portion of the site comprises of a 4 storey reinforced concrete framed building rising above external pavement level and fronts on to Deansgate. At ground floor there is a restaurant along with empty ground floor individual retail units accessed off an external ramp. Above the ground floor there is a mezzanine floor occupied by the Hotel for function room purposes. Above the mezzanine floor level there are 2No upper floors of office space which has remained unoccupied since the 1990's.
The superstructure to this building comprises of a reinforced concrete frame with a regular grid of internal and perimeter square concrete columns supporting reinforced concrete beams, floor decks with ribbed roof slabs to the offices formed with hollow clay pots, along with exposed ribbed slabs to the roofs of the plant room and cores.
The overall stability of this building is provided by a combination of rigid beam to column junctions along with shear wall provision within the stair and lift cores. The staircases have concrete flights linking to all floors including roof level.
The long side elevations to this building are mainly glazed with cast in-situ profiled reinforced concrete spandrel panels.

NCP Basement Car Park.

The basement car park area is located on 3No levels below the footprint of both the Hotel and Premier House.
The public access to the car park is accessed off Blackfriars via a network of reinforced concrete curved ramps extending down over 3No levels adjacent to the river Irwell.
There are further access locations to the car park from the hotel service yard, however these are generally secured with barriers and controlled access.
The reinforced concrete structure at all levels of the car park is exposed and visible. The external elevation facing the river is open with no form of enclosures apart from simple perimeter guarding. Therefore the car park is generally ventilated but the structure is exposed to the weather along this open elevation.
The reinforced concrete superstructure within the car park mimics the structural column grid encountered within both the Hotel tower and Premier House building above this location. It is clear that the column sizes at the lower car park level increase in size to cater for the substantial load from the superstructure above.
The floor slabs and ramp decks were of flat reinforced concrete construction monolithically connected to and supported by reinforced concrete down stand beams. The ramp and floor beams are supported by a regular grid of reinforced concrete columns monolithically connect at each junction.
The lower ground floor slab is considered to be a simple ground bearing reinforced concrete slab.
The perimeter of the car park has a retaining wall along both the Blackfriars and Deansgate elevations. These retaining walls are anticipated to be of reinforced concrete construction in harmony with the general form of construction on this development. However visual access was restricted due to the presence of a brickwork internal liner wall.
The retaining wall along the Deansgate elevation was noted to be set back from the pavement line and appeared to coincide with the main external elevation to premier House, at the rear of the access ramp.
There are 3No freestanding access stair towers adjacent to the river. These towers extend up the each level of the car park. These towers are also of reinforced concrete construction, complete with columns, beams, stair flights and ribbed external spandrel panels. These stair towers are linked back to the main car park superstructure via beams for both access and stability purposes.
Stability to this portion of the building is provided by a combination of rigid beam to column junctions along with shear wall provision within the stair and lift cores.
The reinforced concrete shear walls within the lift cores and fire escape stair cores were noted to mimic the location of these structural elements encountered within the Hotel, therefore maintaining the continuity of the lateral stability provision within this structure.

Due to the number of storeys exceeding 5 within this building complex the Building Regulations in force during the early 1970's had provision for disproportionate collapse following the Ronan Point disaster in 1968.
In summary buildings over five storeys constructed from steel or concrete frames had to have composite action between walls and floors to provide adequate tying effect at these locations.
It is clear that the main superstructure in all key elements of this complex of buildings is reinforced concrete which lends itself to satisfying the requirement for composite construction within the superstructure frame.

<u>Condition.</u>

Hotel Block.

The inspection commenced at bedroom floor Level 13 and progressed down to Bedroom Level 1.
The soffit of the roof slab and floor slabs were accessible within the lift cores, stair cores, central main access corridor and some service riser cupboards.
The bedrooms had hard ceilings which restricted a visual inspection of the slab soffits within the bedrooms.
The underside of the concrete roof slab was noted to be coated with a sprayed on soffit application.

The underside of the floor slabs were noted to be free from any sprayed on application revealing the exposed concrete ribs.
The reinforced concrete ribbed floor slabs within the corridor locations were visible and were well constructed and in good condition for their age.
The internal columns were inspected within some of the service riser cupboards, these were noted to be sound with no signs of any defects.
The soffits of the reinforced concrete wide strip beams spanning between the internal columns were visible within the service riser cupboards. These beam soffits were in good condition with no signs of any significant deterioration.
A general check on the floor surfaces revealed the floors to be level and true and the internal columns and perimeter columns were noted to be plumb.
The concrete shear walls to the lift cores and stair cores were noted to be plumb and true with no signs of any significant structural defects.
There were a minor number of locations were plumbing leakage from the bathrooms had caused staining to the soffit of the ribbed floor slabs from exposure to water leaks.
The external ribbed concrete shear walls and spandrel panels within the hotel block were visually inspected from either pavement level or adjacent roof levels. This revealed that the exposed concrete panels were constructed to a good standard with very little signs of exposed steel reinforcement or cracking to the external face. Maintaining good and consistent levels of concrete cover to these external concrete panels appears to have ensured good levels of durability within these elements over their 48 years + lifetime.

A series of cover meter checks were carried out on various elements of the concrete super-structure to the Hotel bedroom block tower. Please refer to Test Results section within this report for the cover metre data.

The inspection progressed to the Mezzanine and Ground floor areas of the Hotel.
The structure to these parts of the hotel were generally covered with hard finishes and soffits, therefore visual inspection of the actual floor, columns and beams was restricted. However, were snapshot access was available we noted that the existing reinforced concrete structure was in good condition and was performing satisfactorily.
A general check on the floor surfaces revealed the floors to be level and true and the internal columns and perimeter columns were noted to be plumb.
The flat roof over the Mezzanine level Medici Ballroom was noted to comprise of wood wool slabs supported on timber flat roof joists all supported on the main clear long span roof beams. This lightweight roof structure has enabled a more open plan layout to be created with only a nominal number of internal columns.

The inspection progressed to the service road zone within the heart of the hotel complex at ground floor level.
The existing reinforced concrete structure was visible within this area. The rear elevation of the service road area facing the river was open with simple exposed concrete perimeter columns. This area was well ventilated. The exposed columns, beams, slabs and shear walls were all noted to be performing satisfactorily. There was no signs of any significant damage or defects to the reinforced concrete super-structure. The exposed perimeter concrete columns and edge beams were also noted to be in good condition despite being exposed to the weather along this open elevation.
The surface of the concrete service road was noted to have some isolated defects in the form of exposed steel reinforcement and localised deterioration of the concrete surface. These were isolated, however repairs to these locations are recommended as part of a future maintenance strategy to prevent further deterioration.
A general check on the floor surfaces revealed the floors to be level and true and the internal columns and perimeter columns were noted to be plumb. Some minor falls were noted in the service road surface, however these were anticipated to cater for surface water drainage requirements.

A series of cover meter checks were carried out on various elements of the concrete super-structure to the Ground Floor & Mezzanine Floor areas of the Hotel. Please refer to Test Results section within this report for the cover metre data.

Premier House Office & Retail Building.

The inspection commenced at flat roof level over the office building.
This revealed some roof level plant rooms & lift motor room reinforced concrete structures along with some steel framing supporting louvres enclosing roof mounted plant & equipment. The exposed steelwork around the plant enclosures was suffering from surface corrosion due to a lack of maintenance. The reinforced concrete structures to the plant rooms and lift motor room was in reasonable condition.
The perimeter parapet to the edge of the flat roof was particularly wide. The capping to this parapet was constructed from wood wool slabs supported on a timber framework. It was clear that the timber support frame had partially collapsed in some locations causing the wood wool slabs to fall in to the parapet upstand. Vegetation growth including small saplings were noted to be embedded and growing from within the failing parapet. This has enabled the weather to penetrate through in to the offices over a prolonged period of time.

The inspection progressed internally to the upper 2No office floor zones.
This revealed that the underside of the concrete roof deck had been affected by water ingress over a long period of time. As a result the ceilings had generally collapsed or were at the point of collapse due to the extent of water ingress. The inspection was therefore limited to the locations were safe access was considered achievable. The existing internal and perimeter columns were checked and were noted to be plumb and were free from signs of any significant structural issues.
It was clear that these office areas had been unoccupied for many years. As a result there was a significant amount of internal vandalism debris and lack of maintenance.
The external elevations of the office area were generally in reasonable condition and the external ribbed spandrel panels continued to perform satisfactorily despite their age.
The Northern end elevation to the offices was enveloped with a temporary scaffolding system that had been used to display advert banners. Behind the scaffolding there were 2No redundant escalators which historically provided access to the upper floors to the former mezzanine level health club. The original glazed elevation adjacent to the escalators was framed out structurally with structural steel secondary posts. These posts extended vertically from external ground level up to the underside of the first floor slab to the offices. Surface corrosion was noted within this steelwork due to a lack of regular maintenance.
The canopy above the access ramp to the retail units was noted to cantilever off the main structural columns to the offices. It is anticipated that this canopy is of lightweight deck construction rather than reinforced concrete slab construction. There were signs of vegetation and sapling growth from within the cantilever canopy roof.

The external low level facing brickwork at the back of pavement level to the Deansgate elevation was noted to have been damaged by vehicle impact in at least 2No locations. The brown facing brickwork had been displaced in to the cavity. Localised rebuilding works are recommended at these locations to stabilise these facing brickwork panels.

The existing reinforced concrete structure to the retail units was visible from within the service road area. These substantial beams and columns were noted to be in good condition for their age and were noted to be plumb and level with no signs of any significant structural defects.

A series of cover meter checks were carried out on various elements of the concrete super-structure to the Premier House Offices and Retail units. Please refer to Test Results section within this report for the cover metre data.

NCP Basement Car Park.
The inspection commenced at the upper car park level.
The inspection identified some isolated zones of spalled concrete to the soffit of the ground floor slab to the Hotel adjacent to the main car park entrance route from the Blackfriars elevation.
Additionally surface damage was identified within the concrete deck to the rear of the car park control room. This has resulted in the embedded steel reinforcement being exposed close to the slab surface.
The exposed concrete super-structure was inspected. This revealed that the slab soffits, down stand beams and internal and perimeter columns were in reasonable condition for their age. The general check revealed the floor decks were acceptably level and the columns were plumb.
The internal face of the brickwork liner wall to the retaining wall along the Deansgate elevation was noted to be plumb.

The inspection progressed to the middle car park level.
The exposed concrete super-structure was inspected. This revealed that in the main the slab soffits, down stand beams and internal and perimeter columns were in reasonable condition for their age. The general check revealed the floor decks were acceptably level and the columns were plumb.
The internal face of the brickwork liner wall to the retaining wall along the Deansgate elevation was noted to be plumb.
However, isolated defects were noted as below.
The inspection identified zones of spalled concrete to the soffit of the upper car park floor slab. These included small patches of loose and cracked soffit concrete along with exposed portions of the embedded steel reinforcement. Generally these were located at vertical construction day joint locations within the slab. These joints create a penetration route for water that enters the car park from wet cars or driving rain from the open river elevation. The presence of de-icing salts during the winter months within compacted snow in vehicle wheel arches can create an aggressive combination with the water resulting in corrosion of the embedded steel reinforcement within the concrete deck slabs. The defects noted were not considered to be severely affecting the overall structural performance of the slabs at this stage, however there is a risk of localised loose concrete falling from the affected slab soffits on to cars and pedestrians.
A large portion of soffit concrete was noted to have cracked and partially fallen away from one corner of a concrete floor beam above the lower end of the curved access ramp entering the middle car park level. The embedded steel reinforcement was exposed at this location. Initially impact damage was considered to be the cause. However the affected soffit corner appeared to be away from the traffic flow.
Localised repairs are recommended to reinstate this affected length of beam soffit.

The inspection progressed to the lower car park level.
The exposed concrete super-structure was inspected. This revealed that in the main the slab soffits, down stand beams and internal and perimeter columns were in reasonable condition for their age. The general check revealed the floor decks were acceptably level and the columns were plumb.
The ground bearing concrete floor slab at the lower car par level was noted to generally in reasonable condition for its age.
The internal face of the brickwork liner wall to the retaining wall along the Deansgate elevation was noted to be plumb.
However, isolated defects were noted as below.
The inspection identified zones of spalled concrete to the soffit of the middle car park floor slab. These included small patches of loose and cracked soffit concrete along with exposed portions of the embedded steel reinforcement. Generally these were located at vertical construction day joint locations within the slab. These joints create a penetration route for water that enters the car park from wet cars or driving rain

from the open river elevation. The presence of de-icing salts during the winter months within compacted snow in vehicle wheel arches can create an aggressive combination with the water resulting in corrosion of the embedded steel reinforcement within the concrete deck slabs. The defects noted were not considered to be severely affecting the overall structural performance of the slabs at this stage, however there is a risk ok localised loose concrete falling from the affected slab soffits on to cars and pedestrians.
Additionally isolated areas of damage were identified within the surface of the concrete ground bearing slab. This has resulted in the embedded steel reinforcement being exposed close to the slab surface.

There were a number of defects noted during the course of the inspection. These defects are noted on the Floor Plan Drawings included in Appendix C within the report.

Suitability for the draft future development & re-modelling proposals.

We understand that future proposals may include some additional frontage structures extending to the back of pavement to the Deansgate elevation. With a view to extending with multiple floors linking into and potentially extending above the Premier House offices.
We note that the main structural columns and basement retaining wall to this elevation appear to be set back to the central zone of the long entrance ramp, some way from the back of pavement location. Therefore any new structural columns required along the back of pavement line will no doubt need additional foundations as the current foundations will have limited additional capacity.
Extending up to and potentially above the existing Premier House offices will require a detailed investigation of the capacity of the existing foundations and columns to establish if additional strengthening works are required to support the intended additional loading. Appraisal of the existing concrete roof slab for use as a future floor will also need to be considered if additional storeys are proposed above Premier House.

Additionally we understand that future proposals may include re-locating some of the function rooms from within the existing Hotel by linking in to the corner ground floor restaurant, ground floor retail units, first floor retail units and upper 2 storeys of existing offices. This proposed change of use will require an appraisal on the capacity of the existing floors, in particular the existing office floors, to safely withstand the increased live loading attracted by function room loading. This appraisal may conclude that structural strengthening works are required.

Test Results.

Cover Meter.
A selection of cover meter tests were carried out around the reinforced concrete structural frame and slabs to the superstructure, within the Hotel building, Premier House Office building and NCP basement Car Park building.

The recorded results indicate a range of concrete cover to the embedded reinforcement bars of between 35mm and 50mm. The cover to external exposed concrete was noted to be a minimum of 40mm.

Referring to the relevant codes of practice for reinforced concrete frame design, we can confirm that these results satisfy the codes in terms of durability and fire protection to the concrete structure with an exposure condition ranging from Mild to Moderate in the main with some external concrete falling within the Severe exposure condition. The recorded level of concrete cover indicates that fire protection of 2 hours could be achievable.

Carbonation Depth.

The carbonation depth for the majority of the readings were less than 7mm with four readings indicating depths of 12mm, 16mm, 18mm and 20mm respectively. The depth of reinforcement established within the cover meter checks was a minimum of 35mm. Based on these results the effects of carbonation has not begun to have an effect on the embedded steel reinforcement due to the good levels of concrete cover combined with the good quality high strength concrete encountered. Therefore during the lifetime of the building c. 47 years the depth of carbonation is not considered to be significant. The rate of carbonation penetrating into the concrete element reduces over time with the same exposure. It is considered that carbonation has not had a significant effect on the building and will not have a significant effect over the next 50 years.

The results from the carbonation depth tests have been taken from Groundtech Consulting report reference: GRO – 20203 - 1647 attached at Appendix B.

Rebound Hammer.

The rebound hammer tests recorded results ranging from 51.4N/mm^2 through to 60N/mm^2. The tests were carried out on a variety of different structural elements, columns, beams and slabs within the Hotel building, Premier House Office building and NCP basement Car Park building. These results indicate the concrete is of particularly high strength and is generally the strength is far in excess of the minimum concrete strength normally expected for this type of building. As a result the high strength dense concrete has provided excellent strength and durability properties to the vast majority of the buildings.

The results from the rebound hammer tests have been taken from Groundtech Consulting report reference: GRO – 20203 - 1647 attached at Appendix B.

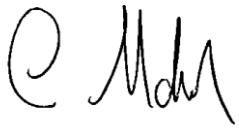
Chloride Content.

The Chloride ion content by mass of cement results vary between less than 0.01% and 0.51%.
15No results were no greater than 0.15% with 2No further results of 0.46% & 0.51% respectively.
These percentages are low with the upper bound recommended limit of the Chloride ion content by mass of cement at 0.8%. The Chloride ion content from the samples taken is therefore considered to be acceptable and does not indicate that there is a risk of the concrete weakening or the reinforcement bars corroding and delaminating within the reinforced concrete.

These results back up the visual inspection which has noted that the concrete is in particularly good condition for its age with only isolated zones of exposed steel reinforcement within the basement car park were exposure to de-icing salts has caused some isolated concrete damage to the car park floor slabs.

The results of the Chloride content tests have been taken from Groundtech Consulting report reference: GRO – 20203 - 1647 attached at Appendix B.

Prepared



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26th August 2020

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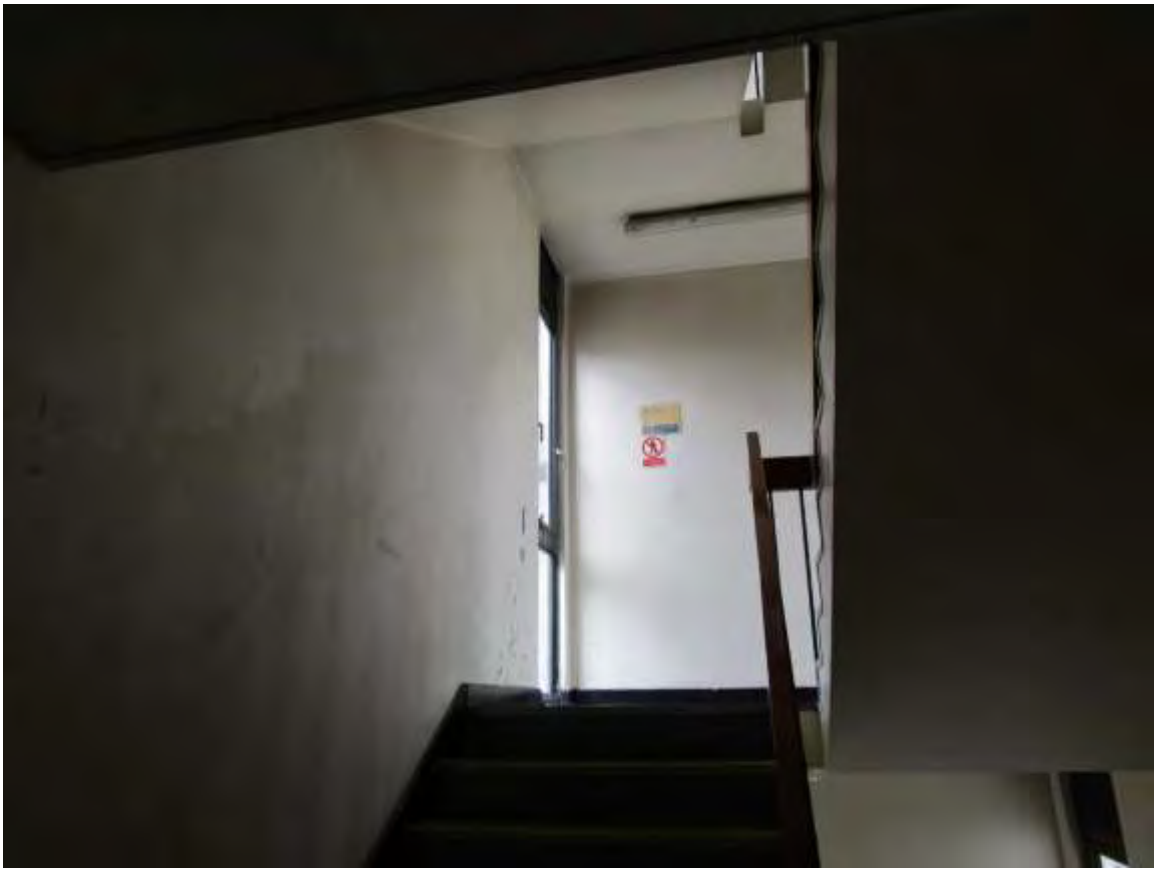
Structural Inspections

Thirteenth Floor

Lift lobby underside of roof structure

Concrete shear wall within stairway



View out to roof of hotel indicating spandrel panel above and below windows

Drainage leakage stains to underside of ribbed floor slab with hotel

Drainage leakage stains to underside of plasterboard ceiling with hotel

Twelfth Floor

Steel floor support beam within lift lobby in hotel

Underside of ribbed concrete floor slab with hotel corridor

Soffit of intermediate wide reinforced concrete beam junction with internal column in hotel

Eleventh Floor

Soffit of flat reinforced concrete floor slab within lift lobby of hotel

Sixth Floor

Soffit of ribbed reinforced concrete floor slab with service riser with hotel

Precast concrete staircase flights within fire escape staircase

Third Floor

Soffit of intermediate wide reinforced concrete beam junction with internal column in hotel

First Floor

View indicating spandrel panel above and below windows to rear elevation of hotel

View of flat roof between hotel and plant room to rear elevation

Soffit view of clay pots forming the reinforced concrete ribbed floor structure within hotel corridor

Mezzanine Level

View of external canopy to Blackfriars elevation

Internal view within Galileo Suite

Entrance ramp to Deansgate elevation

View of entrance lobby adjacent to ramp

External exposed reinforced concrete structure to river elevation to hotel and premier house

External exposed reinforced concrete structure to river elevation to hotel and NCP car park

Underside of steel support beam to woodwool slab flat roof above Medici ballroom

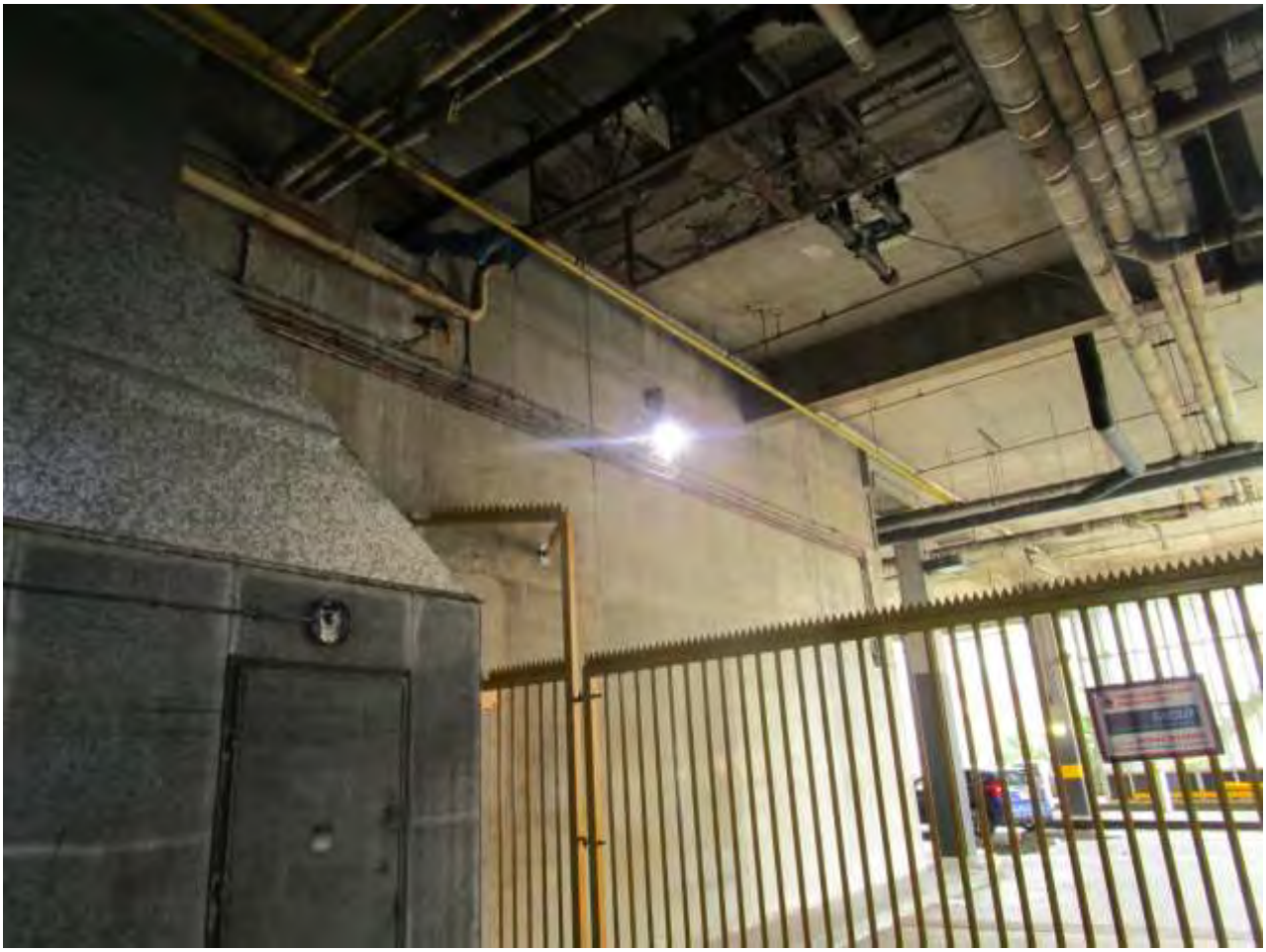
Ground Floor

Internal view within ground floor reception/bar

Car Park Entrance Level 4 - Street Level

Exposed reinforced concrete columns within service bay

Concrete shear wall to rear of lift shafts within service bay



Exposed reinforced concrete columns/floor beams within service bay

Flat roofs to rear of hotel

Typical Car Park Ramp Soffit

Soffit of reinforced concrete floor structure above main car park entrance

View of reinforced concrete entrance/exit ramps to NCP car park

Car Park Top Level 3

Exposed steel reinforcements within concrete slab to car park

Car Park Middle Level 2

Beam and column structure to car park ramps

Beam and column structure to car park ramps

Concrete damage and exposed reinforcement within lower beam to car park entrance ramp

Spalled concrete and exposed reinforcement within soffit of car park floor slab

View on double column and double floor beam arrangement at movement joint location

Spalled concrete and exposed reinforcement within soffit of car park floor slab

Spalled concrete and exposed reinforcement within soffit of car park floor slab

Spalled concrete and exposed reinforcement within soffit of car park floor slab

Spalled concrete and exposed reinforcement within soffit of car park floor slab

Spalled concrete and exposed reinforcement within soffit of car park floor slab

Car Park Bottom Level 1

Spalled concrete and exposed reinforcement within soffit of car park floor slab

Spalled concrete and exposed reinforcement within soffit of car park floor slab

Spalled concrete and exposed reinforcement within soffit of car park floor slab

Reinforced concrete beam and column arrangement with lower car park level

Exposed reinforcement and concrete damage within ground slab to lower car park

Spalled concrete and exposed reinforcement within soffit of car park floor slab

Premier House (Office Building)

View on internal reinforced concrete columns within upper floor of disused offices

Water penetration through roof slab to premier office building

View on flat roof and parapet to office building

View on reinforced concrete external wall around plant room to office building

View on partially collapsed timber framed parapet to office building

Plant enclosure louvres to office building roof

Temporary scaffolding to advertisement hoardings at end of office building

View on flat roof of office building

Soffit of reinforced concrete ribbed roof slab to plant room in office building

Disused entrance to office building

Secondary steel work to perimeter cladding to end of office building

Disused escalator entrance to office building

Secondary steel work to perimeter cladding to end of office building

Disused external walkway to office building

Perimeter (Outside)

Deansgate elevation view on office building

End elevation to office building including advertising banners

Rear elevation to office building and hotel

End elevation to office building including advertising banners

Localised brickwork damage to Deansgate elevation below office building

Car impact damage to low level brickwork to Deansgate elevation

Car impact damage to low level brickwork to Deansgate elevation

Rear elevation to office building and car park access staircase

Rear elevation to car park

External view on car park access staircase to rear elevation

Blackfriars end elevation to hotel tower block

Rear elevation to hotel and car park ramps

Rear elevation to hotel and car park ramps

Exposed reinforcement and concrete spalling to underside of hotel floor slab above car park entrance

Exposed reinforcement and concrete spalling to underside of hotel floor slab above car park entrance

Main entrance to car park

Blackfriars elevation

Blackfriars elevation

Junction of Blackfriars and Deansgate

Junction of Blackfriars and Deansgate

Deansgate elevation

Deansgate elevation

Deansgate elevation

Deansgate elevation

GROUNDTECH
CONSULTING

Job title:	Renaissance Hotel, Manchester
Report type:	Factual Geotechnical Appraisal
Prepared for:	F G Markland Associates
Date:	August 2020

Document Control Form	
PROJECT	*RENAISSANCE HOTEL, MANCHESTER*
REPORT NAME	*FACTUAL GEOTECHNICAL APPRAISAL*
REPORT REFERENCE	*GRO-20203-1647*
STATUS	*FINAL*
ISSUE DATE	*20 AUGUST 2020*
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CLIENT	*FG MARKLAND ASSOCIATES*
CLIENT CONTACT	*CHRIS MARKLAND*

For and Behalf of Groundtech Consulting	
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AUTHOR	Sam Flaherty BSc (Hons) FGS
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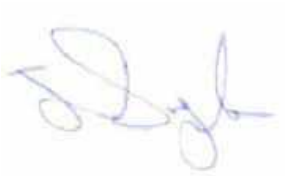
SIGNATURE	
REVIEWED	James Doyle BSc (Hons) CGeol FGS

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Plans		
Plan Reference	*Revision*	*Title*
GRO-20203-P01	-	*Project Location Plan*
GRO-20203-P02(A-D)	-	*Core Sample and Rebound Hammer Location Plan*

1.0 INTRODUCTION

1.1 Project Objectives

Groundtech Consulting Limited have been instructed by FG Markland Associates to undertake an investigation of the concrete structure at the Renaissance Hotel, Manchester .

The objectives of the investigation was to record strength measurements and obtain samples of the concrete structure for laboratory testing.

1.2 Proposed Development

The proposed development is to inform the viability of refurbishing the existing structure.

1.3 Limitations

This Factual Report is based on information obtained from a number of sources, and the information is assumed to be correct.

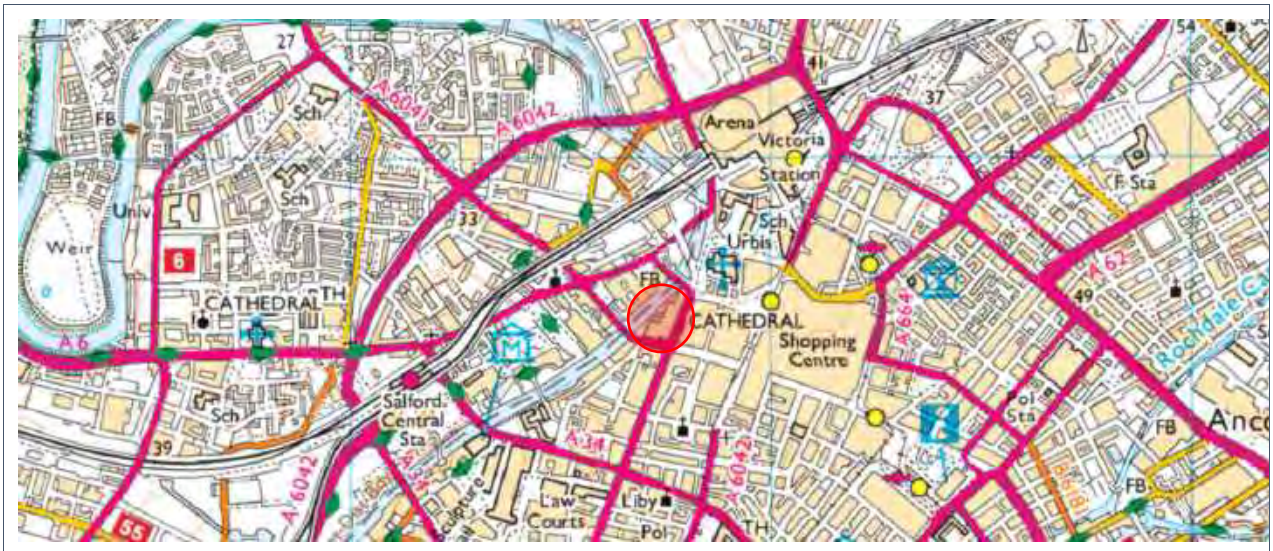
Other conditions may exist on the site that have not been taken into account in this assessment as they are outside the scope of works. Groundtech Consulting are not responsible for these circumstances that are not outlined in the report.

The assessment has been prepared for the exclusive use of the client. No third parties may rely on or reproduce the contents of the report without the written permission of Groundtech Consulting Limited. If any unauthorised third party comes into possession of the report they rely on it at their own risk and Groundtech Consulting Limited will not be obliged to provide a duty of care.

2.0 SITE SETTING

2.1 Location

The site is located in the centre of Manchester, as shown on the Project Location Plan *GRO-20203-P01*. The site is approximately centred on National Grid Reference 383768, 398609.



Project Location

Access to the site is gained off Deansgate Street to the east of the site and Blackfriars Street to the south of the site.

2.2 Site Description

The site comprises a thirteen storey rectangular shaped hotel, the building is constructed along the bank of the River Irwell to the west of the site.

The main building comprises a thirteen storey tower of concrete construction. The ground floor of the building comprises a lobby with a bar and restaurant area. Three centrally located lifts give pedestrian access to a mezzanine floor which houses a number of large function rooms and an additional bar area, the mezzanine floor is also accessed by an external ramp. The subsequent floors up to the thirteenth comprise hotel rooms. Stairwells from the ground floor up to the thirteenth floor are present at either end of the building.

The mezzanine floor extends laterally into an adjoining building called Premier House, which is four storeys high and also of concrete construction. A restaurant is situated on the ground floor of Premier House.

Adjoining and underlying the hotel to the north is an NCP car park. The car park is entered at ground level which also acts as a service yard for the hotel, parking for the general public is split over three basement levels.

The site is surrounded by the following land uses/features:

- *North - Commercial land use and a Cathedral.*
- *East - Commercial land use.*

- *South - Commercial land use including restaurants and shops.*
- *West - River Irwell followed by further commercial land use.*

Site photographs are presented in *Appendix 2*.

3.0 SCOPE OF INVESTIGATION AND RATIONALE

3.1 Project Objectives

The aim of the fieldwork was to:

Evaluate surface hardness of concrete structure.
Establish strength parameters using correlation.
Obtain concrete core samples for laboratory testing.

3.2 Scope of Works

Seventeen concrete core samples were obtained from locations agreed with FG Markland Associates on the 16th of July 2020, the samples are listed in the subsequent results section 4.0.

The sampling locations are presented on Groundtech Plans GRO-20203-P02, and core photographs are presented Appendix 2.

The following tests were scheduled on the concrete core samples:

British Standard	Test Method	Number
BRE	Carbonation	17
BS1881 Part 124:2015	Chloride	17

The Geotechnical Laboratory Testing Results are presented in *Appendix 3*.

4.0 TESTING RESULTS

4.1 Rebound Hammer Testing Results

Concrete testing was undertaken in accordance with the following guidance documents:

- *BS EN 12504-2:2001 -Testing concrete in structures. Non-destructive testing. Determination of rebound number.*
- *BS 1881-202:1986 - Testing concrete. Recommendations for surface hardness testing by rebound hammer.*

Results of the in-situ testing and the strength parameters through correlation are presented in the table below:

Reference	Rebound Hammer Reading	Horizontal/Vertical	Correlated Strength (psi)
RH1/C05	*58*	*Horizontal*	*8500+*
RH2/C06	*62*	*Horizontal*	*8500+*
RH3/C07	*61*	*Horizontal*	*8500+*
RH4	*65*	*Horizontal*	*8500+*
RH5	*54*	*Horizontal*	*8200*
RH6	*58*	*Horizontal*	*8500+*
RH7	*53*	*Horizontal*	*8000*
RH8/C08	*59*	*Horizontal*	*8500+*
RH9/C09	*52*	*Horizontal*	*7800*
RH10/C10	*61*	*Horizontal*	*8500+*
RH11	*61*	*Horizontal*	*8500+*
RH12	*59*	*Horizontal*	*8500+*
RH13/C11	*58*	*Horizontal*	*8500+*
RH14/C12	*62*	*Horizontal*	*8500+*
RH15	*57*	*Horizontal*	*8500+*
RH16	*60*	*Horizontal*	*8500+*
RH17	*55*	*Horizontal*	*8500*
RH18	*62*	*Horizontal*	*8500+*
RH19	*59*	*Horizontal*	*8500+*
RH20	*62*	*Horizontal*	*8500+*
RH21	*62*	*Horizontal*	*8500+*
RH22	*60*	*Horizontal*	*8500+*
RH23	*62*	*Horizontal*	*8500+*
RH24	*61*	*Horizontal*	*8500+*
RH25	*63*	*Horizontal*	*8500+*
RH26	*55*	*Horizontal*	*8500*
RH27	*61*	*Horizontal*	*8500+*
RH28	*50*	*Horizontal*	*7300*
RH29	*52*	*Horizontal*	*7800*
RH30/C03	*55*	*Horizontal*	*8500*

RH31/C04	*62*	*Horizontal*	*8500+*
RH32	*60*	*Horizontal*	*8500+*
RH33	*58*	*Horizontal*	*8500+*
RH34/C02	*62*	*Horizontal*	*8500+*
RH35/C01	*58*	*Horizontal*	*8500+*
RH36	*60*	*Horizontal*	*8500+*
RH37	*58*	*Horizontal*	*8500+*
RH38/C16	*62*	*Horizontal*	*8500+*
RH39/C15	*62*	*Horizontal*	*8500+*
RH40	*60*	*Horizontal*	*8500+*
RH41	*57*	*Horizontal*	*8500+*
RH42	*56*	*Horizontal*	*8500+*
RH43/C17	*67*	*Vertical*	*7600+*
RH44	*60*	*Horizontal*	*8500+*
RH45/C14	*55*	*Horizontal*	*8500*
RH46/C13	*54*	*Horizontal*	*8200*

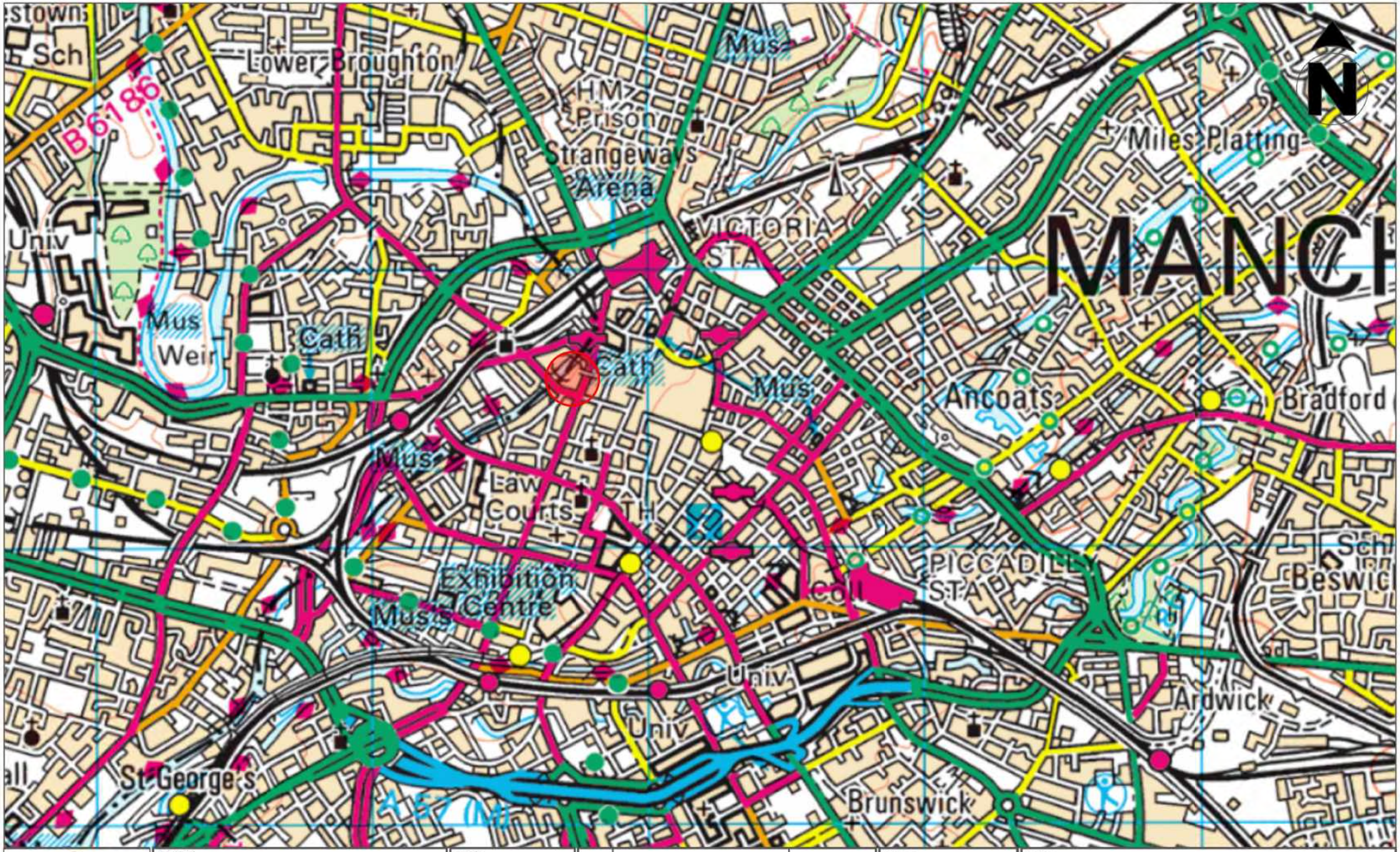
1. *Model N/NR: Conversion curves based on the average compressive strength of a cylinder and the rebound value R / Average pressure resistance of a cylinder – no shape factor applied.*
2. *Dispersion 800 to 950 psi.*

4.2 Concrete Core Testing

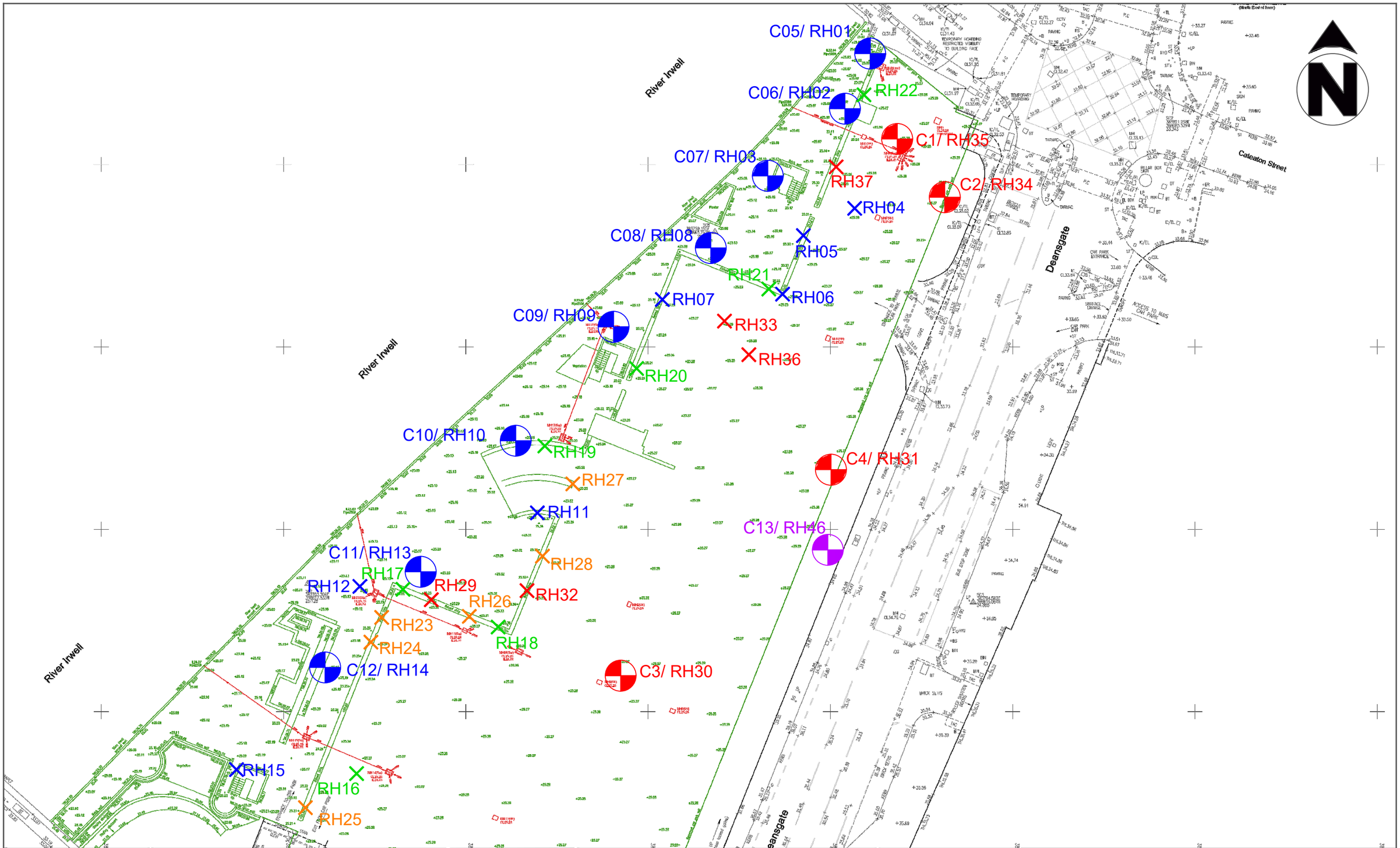
A summary of the testing results is provided in the table below:

Core Sample	Depth of Carbonation (mm)	Chloride / Cement Content %
C01	1	0.05
C02	1	0.05
C03	18	<0.01
C04	1	0.05
C05	12	0.05
C06	16	0.05
C07	1	0.51
C08	20	0.46
C09	1	0.05
C10	1	<0.01
C11	6	0.05
C12	1	<0.01
C13	1	0.05
C14	3	<0.01
C15	1	<0.01
C16	6	0.15
C17	1	0.10

APPENDIX 1 - Plans



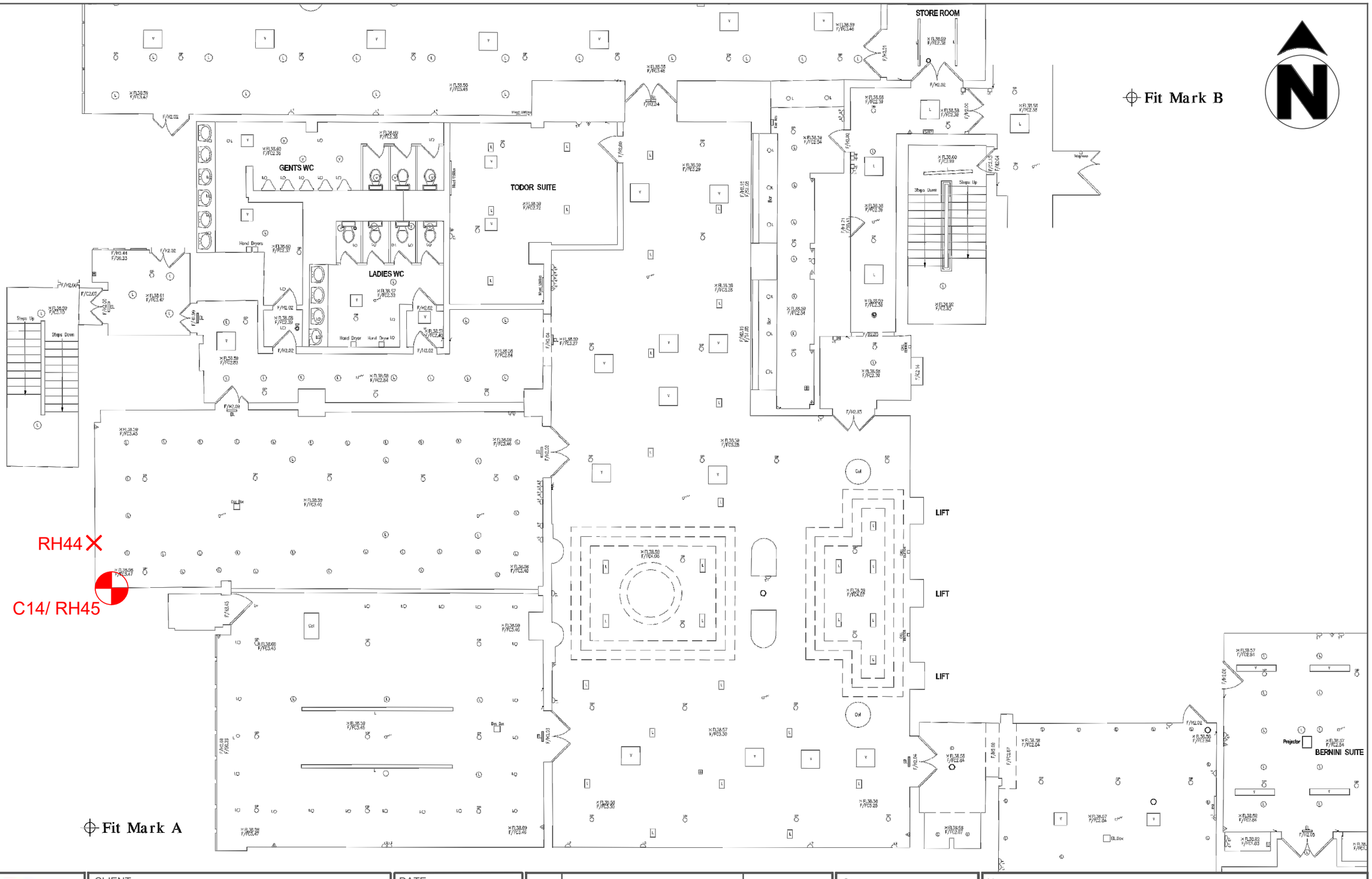
GROUNDTECH CONSULTING	CLIENT	DATE				Status		Notes
	FG MARKLAND ASSOCIATES	JULY 2020				Preliminary		Site Location
	PROJECT TITLE	SCALE				Draft		
	RENAISSANCE HOTEL, MANCHESTER	NTS				Issued	●	
	PLAN TITLE	PLAN NUMBER				For Comment		
	PROJECT LOCATION PLAN	GRO-20203-P01	Rev.	Details	Date	Approved		



GROUNDTECH CONSULTING	CLIENT FG MARKLAND ASSOCIATES	DATE AUGUST 2020				Status
	PROJECT TITLE RENAISSANCE HOTEL, MANCHESTER	SCALE NTS				Preliminary
						Draft
						Issued ●
	PLAN TITLE CORE SAMPLE AND REBOUND HAMMER LOCATION PLAN	PLAN NUMBER GRO-20203-P02(A)				For Comment
			Rev.	Details	Date	Approved

Notes

- L3 Core Locations
- GL Core Locations
- Hotel Access Ramp Core Location
- L3 Rebound Hammer Locations
- L2 Rebound Hammer Locaions
- L1 Rebound Hammer Locaions
- GL Rebound Hammer Locaions

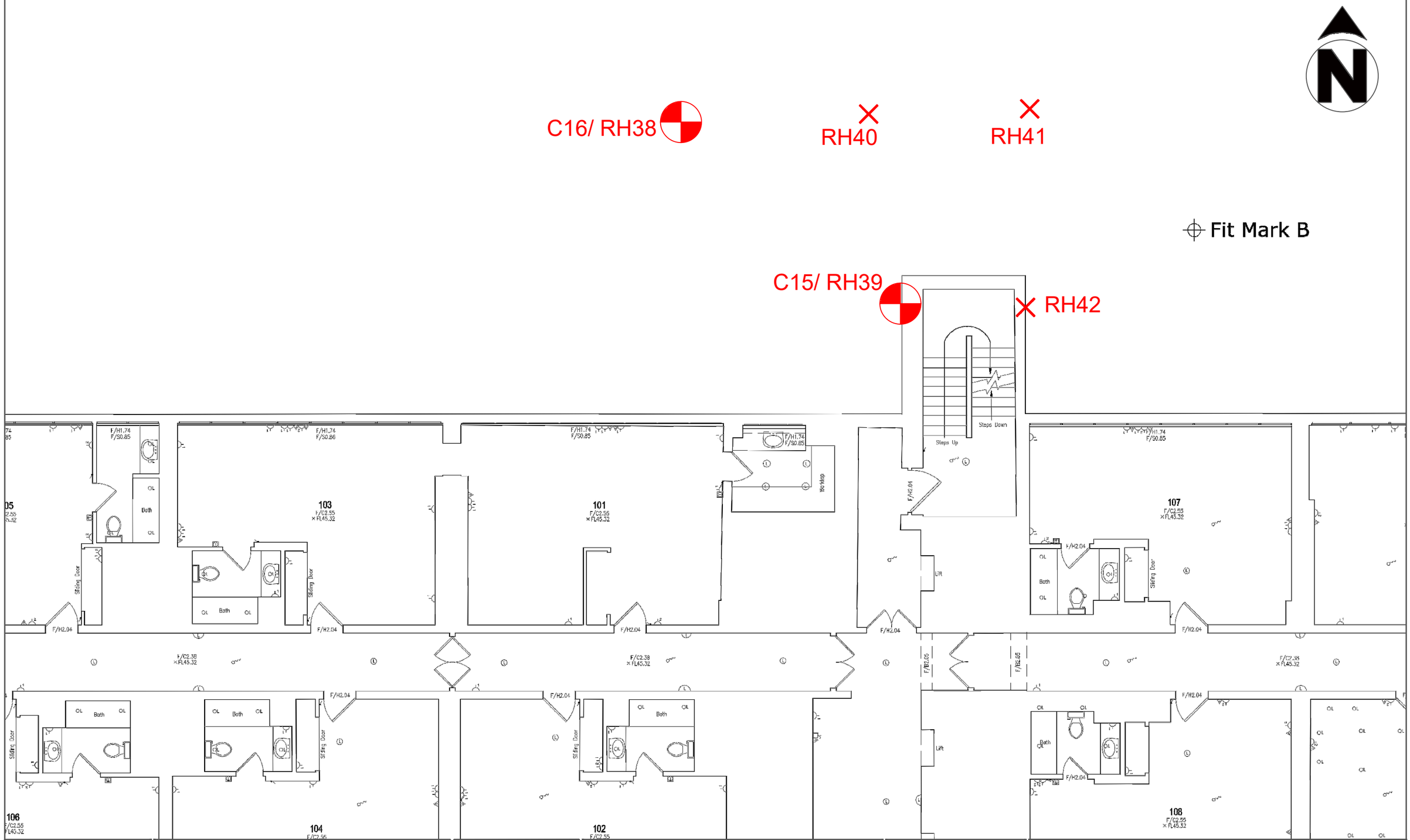


GROUNDTECH CONSULTING	CLIENT: FG MARKLAND ASSOCIATES	DATE: JULY 2020			Status
	PROJECT TITLE: RENAISSANCE HOTEL, MANCHESTER	SCALE: NTS			Preliminary
	PLAN TITLE: CORE SAMPLE AND REBOUND HAMMER LOCATION PLAN	PLAN NUMBER: GRO-20203-P02(B)			Draft
					Issued ●
					For Comment
			Rev.	Details / Date	Approved

Notes

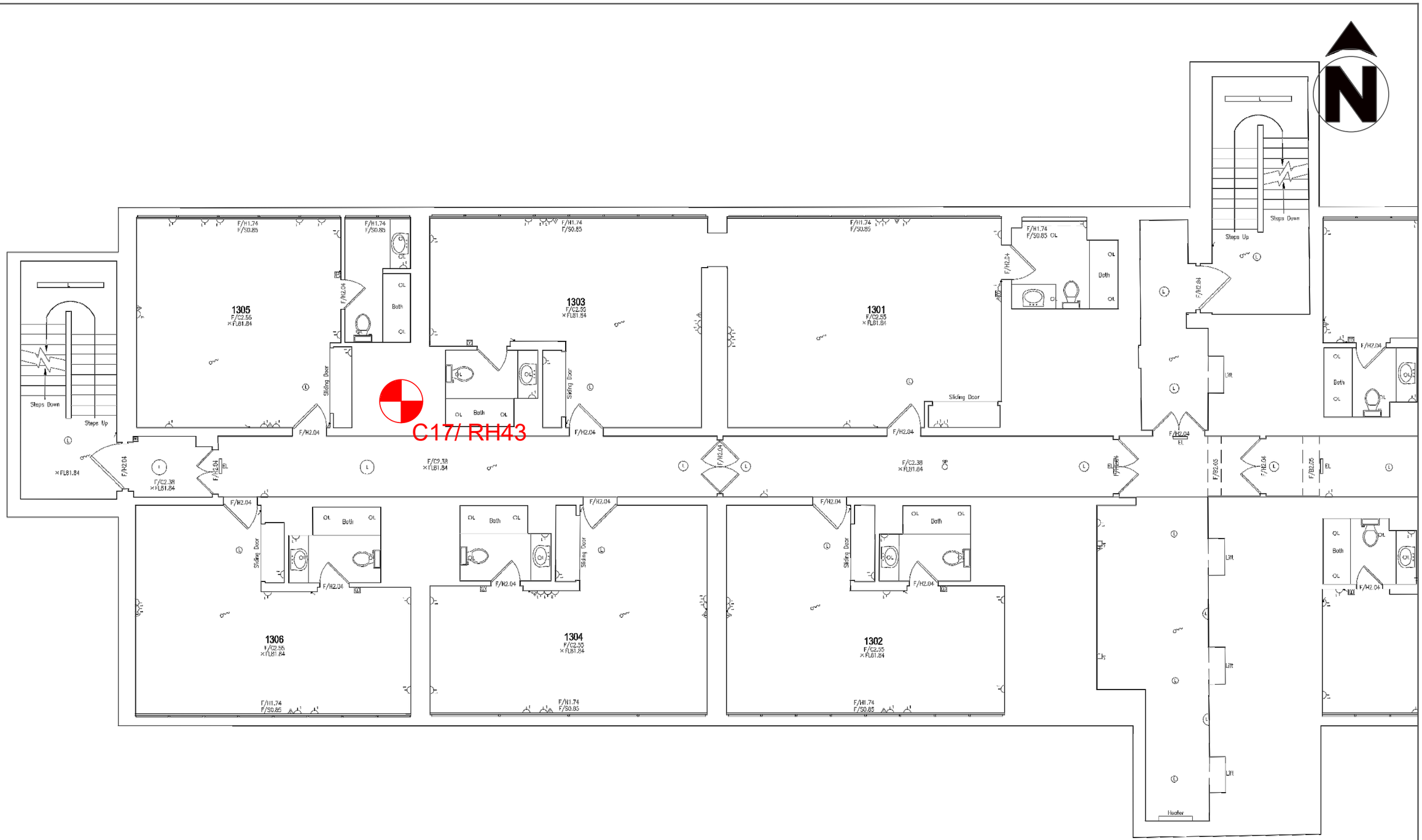
Mezzanine Floor Core Location

Mezzanine Floor Rebound Hammer Location



GROUNDTECH CONSULTING	CLIENT FG MARKLAND ASSOCIATES	DATE JULY 2020				Status
	PROJECT TITLE RENAISSANCE HOTEL, MANCHESTER	SCALE NTS				Preliminary
	PLAN TITLE CORE SAMPLE AND REBOUND HAMMER LOCATION PLAN	PLAN NUMBER GRO-20203-P02(C)				Draft
						Issued ●
						For Comment
			Rev.	Details	Date	Approved

Notes
- First Floor Core Locations
- First Floor Rebound Hammer Locations



GROUNDTECH CONSULTING	CLIENT FG MARKLAND ASSOCIATES	DATE JULY 2020				Status
	PROJECT TITLE RENAISSANCE HOTEL, MANCHESTER	SCALE NTS				Preliminary
	PLAN TITLE CORE SAMPLE AND REBOUND HAMMER LOCATION PLAN	PLAN NUMBER GRO-20203-P02(D)				Draft
						Issued ●
						For Comment
			Rev.	Details	Date	Approved

Notes

Thirteenth Floor Core Location

APPENDIX 2 - Concrete Core and Reinstatement Photographs

CP1 Core

CP2 Core

CP3 Core

CP4 Core

CP5 Core

CP5 Reinstatement

CP6 Core

CP6 Reinstatement

CP7 Core

CP7 Reinstatement

CP8 Core

CP8 Reinstatement

CP9 Core

CP9 Reinstatement

CP10 Core

CP10 Reinstatement

CP11 Core

CP11 Reinstatement

CP12 Core

CP12 Reinstatement

CP13 Core

CP14 Core

CP14 Reinstatement

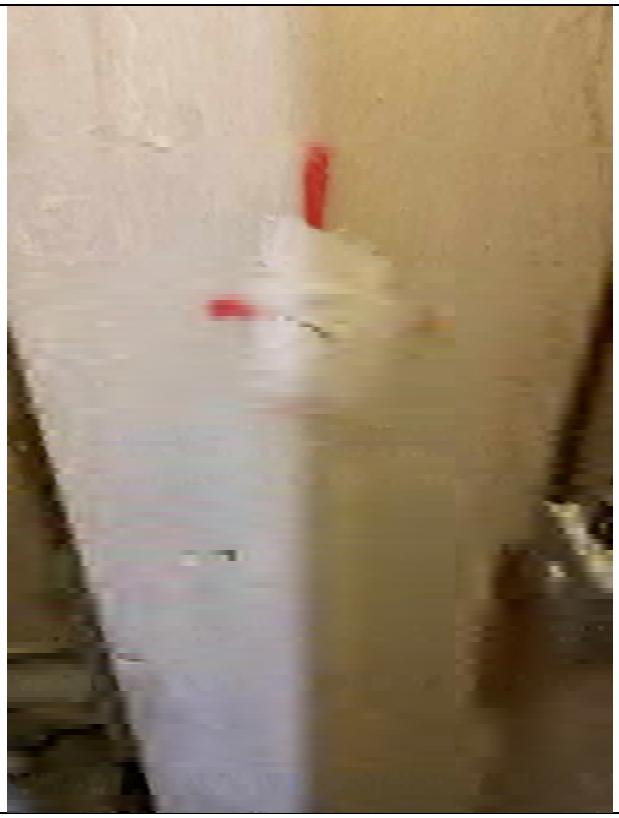
CP15 Core

CP15 Reinstatement

CP16 Core

CP16 Reinstatement

CP17 Core



CP17 Reinstatement

APPENDIX 3 – Concrete Core Testing Results

Professional Soils Laboratory
5 - 7 Hexthorpe Road
Hexthorpe
Doncaster
West Yorkshire
DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746411
Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Depth of Carbonation of a concrete sample in accordance with **BRE Information IP 6/8: April 1981**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C14**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**04/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Sample Reference	Depth of Carbonation
C14	**3 mm**

This test report shall not be reproduced, except in full, without the written approval of Celtest Company Limited.
These results relate only to the items tested.

Comments:
None

Report checked and approved by:

Meical Owen
Soils Team Manager

celtest
INDEPENDENT MATERIALS TESTING | DIAMOND DRILLING & SAWING

Professional Soils Laboratory
5 - 7 Hexthorpe Road
Hexthorpe
Doncaster
West Yorkshire
DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746413
Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Depth of Carbonation of a concrete sample in accordance with **BRE Information IP 6/8: April 1981**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C15**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**04/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Sample Reference	Depth of Carbonation
C15	**1 mm**

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Comments:
None

Report checked and approved by:

Meical Owen
Soils Team Manager

celtest
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Professional Soils Laboratory
5 - 7 Hexthorpe Road
Hexthorpe
Doncaster
West Yorkshire
DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746416

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Depth of Carbonation of a concrete sample in accordance with **BRE Information IP 6/8: April 1981**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C16**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**04/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Sample Reference	Depth of Carbonation
C16	**6 mm**

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These results relate only to the items tested.

Comments:
None

Report checked and approved by:

Meical Owen
Soils Team Manager

UKAS TESTING 0494

Professional Soils Laboratory
5 - 7 Hexthorpe Road
Hexthorpe
Doncaster
West Yorkshire
DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746418

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Depth of Carbonation of a concrete sample in accordance with **BRE Information IP 6/8: April 1981**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C17**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**04/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Sample Reference	Depth of Carbonation
C17	**1 mm**

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These results relate only to the items tested.

Comments:
None

Report checked and approved by:

Meical Owen
Soils Team Manager

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INDEPENDENT MATERIALS TESTING | DIAMOND DRILLING & SAWING

Professional Soils Laboratory
5 - 7 Hexthorpe Road
Hexthorpe
Doncaster
West Yorkshire
DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746590

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Depth of Carbonation of a concrete sample in accordance with **BRE Information IP 6/8: April 1981**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C01**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**04/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Sample Reference	Depth of Carbonation
C01	**1 mm**

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These results relate only to the items tested.

Comments:
None

Report checked and approved by:

Meical Owen
Soils Team Manager

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INDEPENDENT MATERIALS TESTING | DIAMOND DRILLING & SAWING

Professional Soils Laboratory
5 - 7 Hexthorpe Road
Hexthorpe
Doncaster
West Yorkshire
DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746592

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Depth of Carbonation of a concrete sample in accordance with **BRE Information IP 6/8: April 1981**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C02**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**04/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Sample Reference	Depth of Carbonation
C02	**1 mm**

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These results relate only to the items tested.

Comments:
None

Report checked and approved by:

Meical Owen
Soils Team Manager

UKAS TESTING 0494

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Professional Soils Laboratory
5 - 7 Hexthorpe Road
Hexthorpe
Doncaster
West Yorkshire
DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746594

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Depth of Carbonation of a concrete sample in accordance with **BRE Information IP 6/8: April 1981**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C03**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**04/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Sample Reference	Depth of Carbonation
C03	**18 mm**

This test report shall not be reproduced, except in full, without the written approval of Celtest Company Limited.

These results relate only to the items tested.

Comments:
None

Report checked and approved by:

Meical Owen
Soils Team Manager

UKAS TESTING 0494

Professional Soils Laboratory
5 - 7 Hexthorpe Road
Hexthorpe
Doncaster
West Yorkshire
DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746389
Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Depth of Carbonation of a concrete sample in accordance with **BRE Information IP 6/8: April 1981**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C04**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**04/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Sample Reference	Depth of Carbonation
C04	**1 mm**

This test report shall not be reproduced, except in full, without the written approval of Celtest Company Limited.
These results relate only to the items tested.

Comments:
None

Report checked and approved by:

Meical Owen
Soils Team Manager

celtest
INDEPENDENT MATERIALS TESTING | DIAMOND DRILLING & SAWING

Professional Soils Laboratory
5 - 7 Hexthorpe Road
Hexthorpe
Doncaster
West Yorkshire
DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746391

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Depth of Carbonation of a concrete sample in accordance with **BRE Information IP 6/8: April 1981**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C05**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**04/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Sample Reference	Depth of Carbonation
C05	**12 mm**

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These results relate only to the items tested.

Comments:
None

Report checked and approved by:

Meical Owen
Soils Team Manager

UKAS TESTING 0494

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Professional Soils Laboratory
5 - 7 Hexthorpe Road
Hexthorpe
Doncaster
West Yorkshire
DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746393

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Depth of Carbonation of a concrete sample in accordance with **BRE Information IP 6/8: April 1981**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C06**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**04/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Sample Reference	Depth of Carbonation
C06	**16 mm**

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These results relate only to the items tested.

Comments:
None

Report checked and approved by:

Meical Owen
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5 - 7 Hexthorpe Road
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DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746395
Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Depth of Carbonation of a concrete sample in accordance with **BRE Information IP 6/8: April 1981**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C07**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**04/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Sample Reference	Depth of Carbonation
C07	**1 mm**

This test report shall not be reproduced, except in full, without the written approval of Celtest Company Limited.
These results relate only to the items tested.

Comments:
None

Report checked and approved by:

Meical Owen
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5 - 7 Hexthorpe Road
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DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746399

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Depth of Carbonation of a concrete sample in accordance with **BRE Information IP 6/8: April 1981**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C08**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**04/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Sample Reference	Depth of Carbonation
C08	**20 mm**

This test report shall not be reproduced, except in full, without the written approval of Celtest Company Limited.

These results relate only to the items tested.

Comments:
None

Report checked and approved by:

Meical Owen
Soils Team Manager

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DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746401
Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Depth of Carbonation of a concrete sample in accordance with **BRE Information IP 6/8: April 1981**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C09**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**04/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Sample Reference	Depth of Carbonation
C09	**1 mm**

This test report shall not be reproduced, except in full, without the written approval of Celtest Company Limited.
These results relate only to the items tested.

Comments:
None

Report checked and approved by:

Meical Owen
Soils Team Manager

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DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746403

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Depth of Carbonation of a concrete sample in accordance with **BRE Information IP 6/8: April 1981**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C10**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**04/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Sample Reference	Depth of Carbonation
C10	**1 mm**

This test report shall not be reproduced, except in full, without the written approval of Celtest Company Limited.

These results relate only to the items tested.

Comments:
None

Report checked and approved by:

Meical Owen
Soils Team Manager

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5 - 7 Hexthorpe Road
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Date: 12 August 2020
Test Report Ref: TR 746405
Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Depth of Carbonation of a concrete sample in accordance with **BRE Information IP 6/8: April 1981**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C11**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**04/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Sample Reference	Depth of Carbonation
C11	**6 mm**

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These results relate only to the items tested.

Comments:
None

Report checked and approved by:

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Date: 12 August 2020
Test Report Ref: TR 746407

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Depth of Carbonation of a concrete sample in accordance with **BRE Information IP 6/8: April 1981**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C12**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**04/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Sample Reference	Depth of Carbonation
C12	**1 mm**

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These results relate only to the items tested.

Comments:
None

Report checked and approved by:

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Soils Team Manager

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Date: 12 August 2020
Test Report Ref: TR 746409

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Depth of Carbonation of a concrete sample in accordance with **BRE Information IP 6/8: April 1981**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C13**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**04/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Sample Reference	Depth of Carbonation
C13	**1 mm**

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These results relate only to the items tested.

Comments:
None

Report checked and approved by:

Meical Owen
Soils Team Manager

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Date: 12 August 2020
Test Report Ref: TR 746410

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Chloride content of concrete samples in accordance with **BS 1881 : Part 124 : 2015.**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C14**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**07/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Chloride Ion Content (As % of Cement Content) = <0.01

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These results relate only to the items tested.

Comments	Report checked and approved by:
Cement Content (%) =	Meical Owen Soils Team Manager

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Date: 12 August 2020
Test Report Ref: TR 746412

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Chloride content of concrete samples in accordance with **BS 1881 : Part 124 : 2015.**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C15**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**07/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Chloride Ion Content (As % of Cement Content) = <0.01

This test report shall not be reproduced, except in full, without the written approval of Celtest Company Limited.

These results relate only to the items tested.

Comments	Report checked and approved by:
Cement Content (%) =	Meical Owen Soils Team Manager

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Date: 12 August 2020
Test Report Ref: TR 746415

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Chloride content of concrete samples in accordance with **BS 1881 : Part 124 : 2015.**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C16**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**07/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Chloride Ion Content (As % of Cement Content) = 0.15

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These results relate only to the items tested.

Comments	Report checked and approved by:
Cement Content (%) =	Meical Owen Soils Team Manager

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Date: 12 August 2020
Test Report Ref: TR 746417

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Chloride content of concrete samples in accordance with **BS 1881 : Part 124 : 2015.**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C17**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**07/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Chloride Ion Content (As % of Cement Content) = 0.10

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These results relate only to the items tested.

Comments	Report checked and approved by:
Cement Content (%) =	Meical Owen Soils Team Manager

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Date: 12 August 2020
Test Report Ref: TR 746589

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Chloride content of concrete samples in accordance with **BS 1881 : Part 124 : 2015.**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C01**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**07/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Chloride Ion Content (As % of Cement Content) = 0.05

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These results relate only to the items tested.

Comments	Report checked and approved by:
Cement Content (%) =	Meical Owen Soils Team Manager

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DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746591
Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Chloride content of concrete samples in accordance with **BS 1881 : Part 124 : 2015.**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C02**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**07/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Chloride Ion Content (As % of Cement Content) = 0.05

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These results relate only to the items tested.

Comments	Report checked and approved by:
Cement Content (%) =	Meical Owen Soils Team Manager

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Date: 12 August 2020
Test Report Ref: TR 746593

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Chloride content of concrete samples in accordance with **BS 1881 : Part 124 : 2015.**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C03**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**07/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Chloride Ion Content (As % of Cement Content) = <0.01

This test report shall not be reproduced, except in full, without the written approval of Celtest Company Limited.

These results relate only to the items tested.

Comments	Report checked and approved by:
Cement Content (%) =	Meical Owen Soils Team Manager

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Date: 12 August 2020
Test Report Ref: TR 746388

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Chloride content of concrete samples in accordance with **BS 1881 : Part 124 : 2015.**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C04**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**07/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Chloride Ion Content (As % of Cement Content) = 0.05

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These results relate only to the items tested.

Comments	Report checked and approved by:
Cement Content (%) =	Meical Owen Soils Team Manager

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DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746390

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Chloride content of concrete samples in accordance with **BS 1881 : Part 124 : 2015.**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C05**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**07/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Chloride Ion Content (As % of Cement Content) = 0.05

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These results relate only to the items tested.

Comments	Report checked and approved by:
Cement Content (%) =	Meical Owen Soils Team Manager

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Date: 12 August 2020
Test Report Ref: TR 746392

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Chloride content of concrete samples in accordance with **BS 1881 : Part 124 : 2015.**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C06**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**07/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Chloride Ion Content (As % of Cement Content) = 0.05

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These results relate only to the items tested.

Comments	Report checked and approved by:
Cement Content (%) =	Meical Owen Soils Team Manager

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Date: 12 August 2020
Test Report Ref: TR 746394

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Chloride content of concrete samples in accordance with **BS 1881 : Part 124 : 2015.**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C07**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**07/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Chloride Ion Content (As % of Cement Content) = 0.51

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These results relate only to the items tested.

Comments	Report checked and approved by:
Cement Content (%) =	Meical Owen Soils Team Manager

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5 - 7 Hexthorpe Road
Hexthorpe
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DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746398

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Chloride content of concrete samples in accordance with **BS 1881 : Part 124 : 2015.**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C08**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**07/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Chloride Ion Content (As % of Cement Content) = 0.46

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These results relate only to the items tested.

Comments	Report checked and approved by:
Cement Content (%) =	Meical Owen Soils Team Manager

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DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746400

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Chloride content of concrete samples in accordance with **BS 1881 : Part 124 : 2015.**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C09**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**07/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Chloride Ion Content (As % of Cement Content) = 0.05

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These results relate only to the items tested.

Comments	Report checked and approved by:
Cement Content (%) =	Meical Owen Soils Team Manager

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West Yorkshire
DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746402

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Chloride content of concrete samples in accordance with **BS 1881 : Part 124 : 2015.**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C10**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**07/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Chloride Ion Content (As % of Cement Content) = <0.01

This test report shall not be reproduced, except in full, without the written approval of Celtest Company Limited.

These results relate only to the items tested.

Comments	Report checked and approved by:
Cement Content (%) =	Meical Owen Soils Team Manager

Professional Soils Laboratory
5 - 7 Hexthorpe Road
Hexthorpe
Doncaster
West Yorkshire
DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746404
Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Chloride content of concrete samples in accordance with **BS 1881 : Part 124 : 2015.**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C11**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**07/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Chloride Ion Content (As % of Cement Content) = 0.05

This test report shall not be reproduced, except in full, without the written approval of Celtest Company Limited.
These results relate only to the items tested.

Comments	Report checked and approved by:
Cement Content (%) =	Meical Owen Soils Team Manager

Professional Soils Laboratory
5 - 7 Hexthorpe Road
Hexthorpe
Doncaster
West Yorkshire
DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746406

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Chloride content of concrete samples in accordance with **BS 1881 : Part 124 : 2015.**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C12**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**07/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Chloride Ion Content (As % of Cement Content) = <0.01

This test report shall not be reproduced, except in full, without the written approval of Celtest Company Limited.

These results relate only to the items tested.

Comments	Report checked and approved by:
Cement Content (%) =	Meical Owen Soils Team Manager

celtest
INDEPENDENT MATERIALS TESTING | DIAMOND DRILLING & SAWING

Professional Soils Laboratory
5 - 7 Hexthorpe Road
Hexthorpe
Doncaster
West Yorkshire
DN4 0AR

Date: 12 August 2020
Test Report Ref: TR 746408

Order No: PSL20/3825

Contract: Renaissance Hotel.

LABORATORY TEST REPORT

TEST REQUIREMENTS: To determine the Chloride content of concrete samples in accordance with **BS 1881 : Part 124 : 2015.**

SAMPLE DETAILS:

Certificate of sampling received:	**No**
Laboratory Ref. No:	**S89192**
Client Ref. No:	**C13**
Date and Time of Sampling:	**Unknown**
Date of Receipt at Lab:	**04/08/2020**
Date of Start of Test:	**07/08/2020**
Sampling Location:	**Unknown**
Name of Source:	**Unknown**
Method of Sampling:	**Coring**
Sampled By:	**Client**
Tested By:	**PJ**
Material Description:	**Concrete Core**
Target Specification:	**N/A**

RESULTS:

Chloride Ion Content (As % of Cement Content) = 0.05

This test report shall not be reproduced, except in full, without the written approval of Celtest Company Limited.

These results relate only to the items tested.

Comments	Report checked and approved by:
Cement Content (%) =	Meical Owen Soils Team Manager

APPENDIX 4 - Limitations

Limitations

This contract was completed by Groundtech Consulting on the basis of a defined programme and scope of works and terms and conditions agreed with the client. This report was compiled with due skill and care, taking into consideration the project brief provided, project objectives, agreed scope of works, prevailing site conditions and budget allocation.

Other than that defined in the paragraph above, Groundtech Consulting provides no other accountability or warranty whether express or implied, is made in relation to the services. Unless otherwise agreed this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted industry practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Groundtech Consulting. A third party who relies on this report, does so at their own and sole risk and no liability to such parties is provided by Groundtech Consulting.

It is the understanding of Groundtech Consulting that this report is to be used for the intended purpose as set out in the introduction. The purpose was instrumental in determining the scope and level of the services provided. Should the purpose of the report or the proposed end use of the site change, this report will no longer be directly applicable, and its validity readdressed. No reliance upon the report in the revised situation should be assumed by the client without the permission of Groundtech Consulting.

The report was written in 2020, later changes in legislation, statutory requirements and industry best practices have not been considered and this should be allowed for. Ground conditions can also change and should be investigated if there is any significant delay in acting on the findings of this report. The period of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions in this report should not be relied upon in the future without the written confirmation from Groundtech Consulting that it is safe to do so.

The observations and conclusions outlined in this report are based exclusively on the services that were provided as set out in the agreement between the client and Groundtech Consulting.

Groundtech Consulting are not liable for the existence of any condition, the discovery of which would require additional investigation outside the agreed scope of works or core competency. The services provided are based upon Groundtech Consulting observations of existing physical conditions at the site gained from site reconnaissance together with interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and Groundtech Consulting assume the information to be correct.

No responsibility can be accepted for errors for third party information presented in this report. Groundtech Consulting were not authorised to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the services. Groundtech Consulting are not liable for any inaccurate information, misrepresentation of data or conclusions, which may inform the scope of investigation undertaken by Groundtech Consulting and forms the contract with the client.

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable due to its heterogeneous

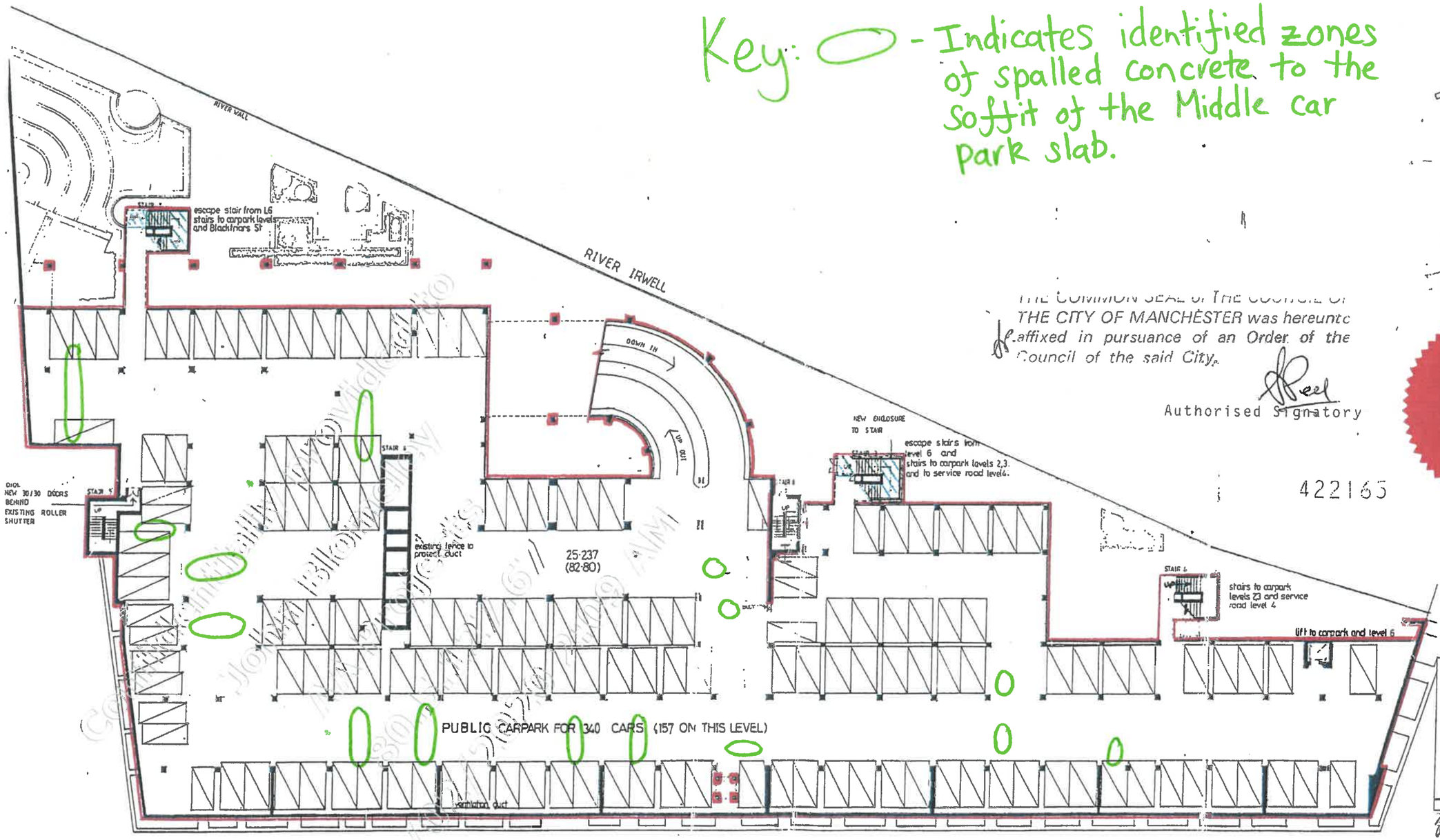
properties and as investigation exploratory locations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this report, particularly between exploratory holes. The extent of the limited area depends on the soil and groundwater conditions, together with other constraints such as the position of any existing structures and underground utilities. Geo-Environmental testing was carried out for a limited number of parameters [as stipulated in the contract] based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The groundwater level often has not had time to reach equilibrium and a monitoring period is required. Furthermore, groundwater levels are subject to seasonal variation or changes in local drainage conditions and higher groundwater levels may occur at other times of the year than were recorded during this investigation.

Any site drawings provided in this report are not meant to be an accurate base plan, but are preliminary and used to present the general relative locations of features on, and surrounding, the site.

Sk.1

Key: ○ - Indicates identified zones of spalled concrete to the soffit of the Middle car park slab.



THE COMMON SEAL of THE COUNCIL OF THE CITY OF MANCHESTER was hereunto affixed in pursuance of an Order of the Council of the said City.

Authorised Signatory

422165

REVISIONS
A. SYSTEM UPDATE 9.4.86 JJF
B GENERAL UPDATE 24.7.86 CJC
C GENERAL UPDATE 4.8.86 CJH
TENDER DRAWING CONTRACT DOCUMENT.
F GENERAL UPDATE 8.6.87 CJC
NEW ENCLOSURE TO STAIR & ADDITIONAL DOORS, AND CREATION OF ONE TO STAIR. FLOOR AREAS OF RETAIL UNITS INCREASED ACCORDINGLY. THE CARPARKING SPACES REMAINED.
H. LIFT CHANGE ADDED & 20 CAT 4 CARPARKS TAKEN AS REVISED

MARKET PLACE DEV'T (WEST SIDE), MANCHESTER

LEVEL 1
CAR PARK BOTTOM

drawn by	date	scale
S.M.	10/85	1:200
job no	drawing	revisions
1NH1	102	F

Michael Hyde & Associates

Architects
Landscape Architects
81 Eastgate Alnwick
Northumberland NE66 1TH
Tel 0665 604 1843

1 Adventure Place
Hyde
Tameside SK14 5AF
Tel 061 368 6668

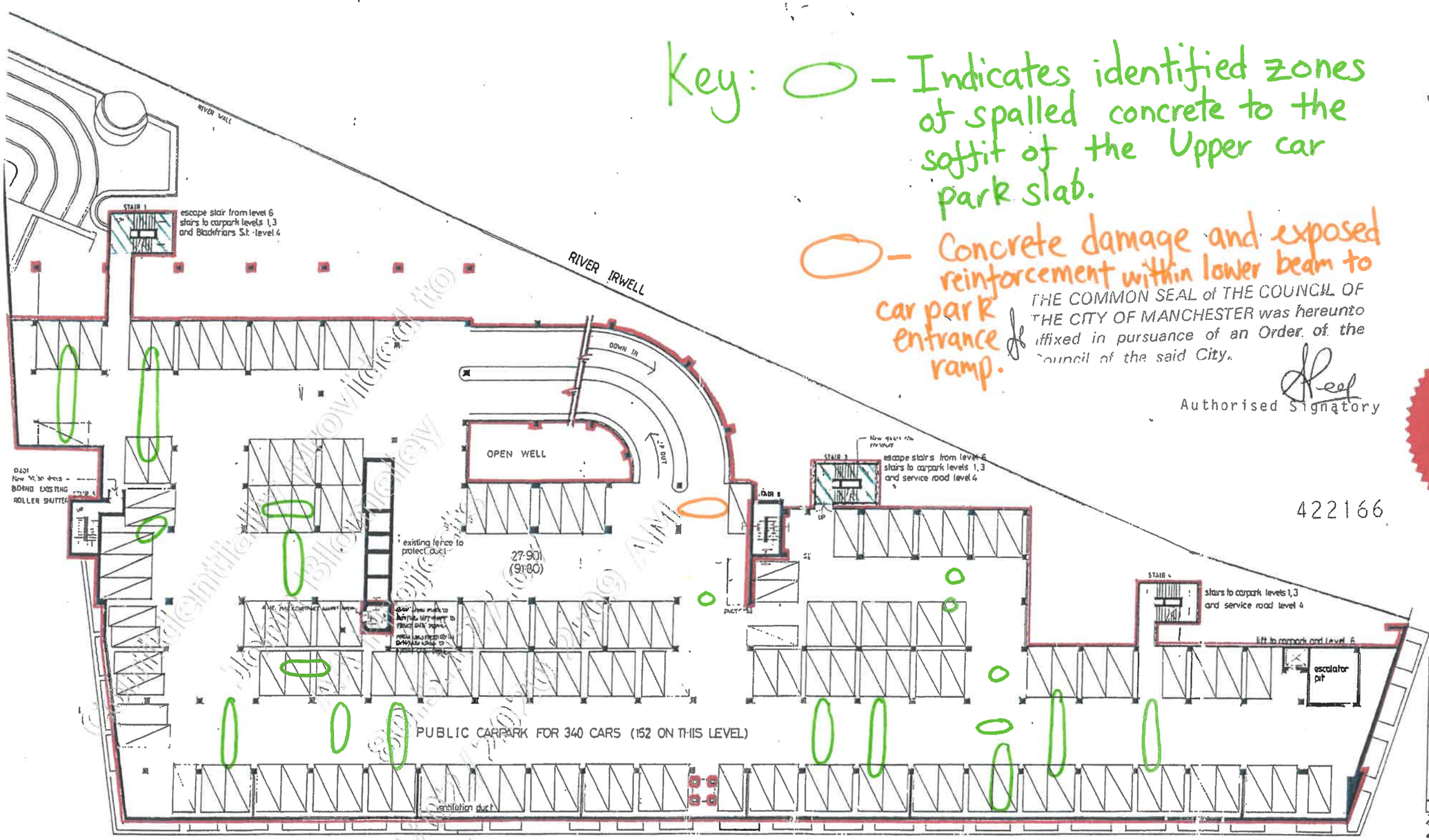
Albert House
Leopold Street
Sheffield S1 2GY
Tel 0742 768888

SCHEMATIC ONLY DO NOT SCALE FROM THIS DRAWING

SK.2

Key: ○ – Indicates identified zones of spalled concrete to the soffit of the Upper car park slab.

○ – Concrete damage and exposed reinforcement within lower beam to car park entrance ramp.



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Authorised Signatory

422166

REVISIONS
A. GENERAL UPDATE. 4.7.86 ...
B GENERAL UPDATE 29.7.86 GDS
C. GENERAL UPDATE 5.8.86 GJM.
TENDER DRAWINGS.
CONTRACT DOCUMENT.
D GENERAL UP DATE 8.8.87 GS.
F. UPT CLIMATE ADDED & INCT 13.11.87.

MARKET PLACE REV.T. (WEST SIDE), MANCHESTER.

LEVEL 2
CAR PARK MIDDLE

drawn by	date	scale
S.M.	10/85	1:200
job no	drawing	revisions
1NH1	103	F

MHA

HEMATIC ONLY DO NOT SCALE FROM THIS DRAWING.

SK.3

Key: O - Indicates identified zones of spalled concrete to the soffit of the ground floor slab of the hotel.

O - Concrete damage and exposed reinforcement within concrete slab to Car Park.

RIVER WALL

RIVER IRWELL

STAIR 3

escape stair from level 6 stairs to carpark levels 1,2 and Blackfriars St level 4

PUBLIC CAR PARK FOR 340 CARS (31 AT THIS LEVEL)

TO LEVELS 1 & 2

RAMP DOWN

FROM LEVELS 1 & 2

RAMP UP

OPEN WELL

plant room for lift motors

car park control room

WAY OUT

STAIR 6

ONE WAY TO EXIT BARRIERS

SECURITY SHUTTERS FOR MARTIN CORNER

STAIR 8

SECURITY VAN LAY BY

PUBLIC CARS WAY IN

EXISTING EXIT-PAY MACHINES RE-LOCATED ON NEW ISLAND SYSTEM

RE-LOCATED MACHINE & BARRIER

SECURITY HOUSE

ONE WAY

SECURITY FENCE

NEW SECURITY SHUTTER

RAMADA WAY OUT

WAY THROUGH TO LIFTS

RAMADA ENCLOSURE 80 SPACES

ventilation duct

WAY IN FOR RAMADA CARS ONLY

EXISTING TICKET MACHINE AND BARRIER RE-LOCATED AT EXIT POINT LOCATION ©

FIRE EXIT GATE

escape stairs from level 6 and stairs to carpark levels 1, 2 and service road level 4

stairs to carpark levels 1,2 and service road level 4

existing security gate

lift to carpark and level 6

SECURITY FENCE

FIRE EXIT GATE

EXCLUSIVE ENTRANCE FOR RAMADA CARS AT HEAD OF RAMP

escalators to level 6

EXCLUDES · VALVE CHAMBER (INC. DOOR and FRAME)

Ramada Cars In

Vehicles will approach the Barrier © from the circular ramp at Barrier X. The Barrier can only be raised by inserting a token (from reception) into a pay machine also at X. The driver can then proceed to Level 1 via the circular ramp into the Ramada (exclusive) enclosure. Parking in this area for 80 cars including 20 marked out staff spaces.

If the Ramada enclosure is full, an illuminated sign reading "Hotel Carpark Full" positioned at X is lit. The Barrier at X will not activate even if a token is inserted into the machine. The driver can, however, reach the service road at the entrance in the central reserve and reverse out of the carpark.

Ramada Cars Out

Ramada cars proceed to Barrier © where they collect a standard ac 5m ticket which activates the barrier. The car then proceeds directly to the public exit Barriers at F. Provided the ticket is inserted into the machine within 15 minutes of leaving at G, the car may exit free of charge. Hence all cars which stay less than 15 minutes in the car park may exit free of charge.

Public Cars

Under the car park at Blackfriars Street cars, where they proceed to the repositioned ticket machine & barrier at E. Taking a ticket activates the barrier & the driver moves down the ramp system to the public parking spaces at levels 1, 2 and 3. Cars exit as at present via the repositioned ticket pay machines & barriers at F.

Sunday Operation of Car Parks

THE PUBLIC CAR PARK WILL NOT OPERATE ON SUNDAYS. ENTRANCE + EXIT POINTS WILL BE CLOSED.

THE RAMADA CAR PARK WILL OPERATE VIA 2-WAY USE OF CIRCULAR RAMP A9 FOLLOWS.

Ramada Cars In

ARRIVE OFF ROUNDABOUT ENTRANCE + PROCEED TO HEAD OF CIRCULAR RAMP AT BARRIER X. THE BARRIER CAN BE RAISED BY INSERTING A TOKEN (FROM RECEPTION) INTO MACHINE WHICH TRANSMITS CONTROL INSTRUCTIONS. RAMP IS CLOSED (RED LIGHT). IN THIS CASE THE DRIVER CAN PROCEED TO LEVEL 5 VIA THE CIRCULAR RAMP INTO RAMADA ENCLOSURE.

AUTOMATIC LIGHT INDICATOR RAMPS IS ACTIVATED (GREEN LIGHT). THE BARRIER WILL LIFT OPEN AS DRIVER APPROACH AT BARRIER X. (NOTE: THE RAMP IS CLOSED (RED LIGHT).

WHEN THE RAMP IS NOT IN USE, THE TRAFFIC LIGHTS SHOW RED AUTOMATICALLY. DRIVERS TO APPROACH LIGHT AT THE HEAD OF THE RAMP. DRIVE FORWARD TO INCOMING TRAFFIC.

Ramada Cars Out

DRIVERS WILL PROCEED TO ENTRY AT CIRCULAR EXIT LANE & ACTIVATE LIGHTS. THE DRIVER OF THE VEHICLE WITH ACTIVATE THE TRAFFIC LIGHTS SYSTEM. A RED TRAFFIC LIGHT WILL REMAIN THE DRIVER TO WAIT AT THE TOP OF THE RAMP UNTIL THE RAMADA CLEAR EXIT ARRIVES. TRAFFIC FLOW PROCEEDS AT BARRIER X.

WHEN THE TRAFFIC LIGHT INDICATES THAT THE RAMP IS CLEAR (GREEN LIGHT) THE DRIVER MAY PROCEED UP THE RAMP.

THE DRIVER MUST THEN PASS THROUGH THE SERVICE EXIT AND EXIT AT BARRIER F. THE ARRIVES CAR PARKED WILL BE REPOSITIONED TO ALLOW ANOTHER TO ARRIVE WHEN REQUIRED.

Level	Ramada	Public	Total
1	80	31	111
2	-	152	152
3	-	139	139
Total	80	190	422

80 spaces include 20 staff spaces.

THE COMMON SEAL of THE COUNCIL OF THE CITY OF MANCHESTER was hereunto affixed in pursuance of an Order of the Council of the said City.

Authorised signatory

422167

REVISIONS

A:
B: 11.3.86 SHUTTERS ADDED
C: 9.5.86 GENERAL UPDATE.
F: 24.7.86 GENERAL UPDATE.
E: 3.8.86 GENERAL UPDATE AND DRAWING REVERSED TO 104 FROM 104-A

TENDER DRAWING

F OPTION 7 REMOVED FROM TITLE 17.8.87

CONTRACT DOCUMENT.

5 8.87 CAR PARKING AMENDED

H 15.9.87 LIFT ADDED & CAR PARKING AMENDED

MARKET PLACE DEV'T (WEST SIDE) MANCHESTER

LEVEL 3 CAR PARK TOP

S.M.	10/85	1:200
1NH1	104	H

MATIC ONLY DO NOT SCALE FROM THIS DRAWING

SK.4

RIVER IRWELL

RIVER WALL

STAIR 1 — escape stair from level 6 stair to car park levels 1 2 & 3

STAIR 2

33985 to 33467
SERVICE ROAD LEVEL (109.50 to 109.80)

ENTRY TO CAR PARK

EXIT FROM CAR PARK

UP OUT

DOWN IN

ONE WAY ONLY

KITCHEN 35·204 (115·50)

NEW FIRE EXIT

BEER STR

BAR

RESTAURANT 35 sq.m (115·50)

ACCESS TO TOP CAR PARK LEVEL I.E. LEVEL 3

FIRE EXIT FROM TOWER BLOCK

STAIR 5

35·204 (115·50)

RECEPTION 35·98(118·05)

MAIN ENTRANCE 35·98 (118·05)

NEW SHORT STAY LAY BYE

LIFT TO ROYCE HOUSE

FIRE EXIT

GAS METER ROOM

BIN STORE BELOW

ELECTRICAL SUB STATION

STAIR 7

STAIR 6

STAIR 3 — escape stair from level 6 stair to car park levels 1 2 & 3

LAUNDRY

OFFICE

33·467
SERVICE ROAD (109·80)

ADAM'S STREET

DEANSGATE

SHOP 28 33·467 (109·80)
SHOP 29 33·467 (109·80)
SHOP 30 33·467 (109·80)
SHOP 31 33·467 (109·80)
SHOP 32 33·467 (109·80)
SHOP 33 34·991 (114·80)
SHOP 34 34·991 (114·80)
SHOP 35 33·467 (109·80)

PLANT RM
PLANT RM
PLANT RM
PLANT RM
PLANT ROOM
PLANT RM

PLANT ROOM 33·467 (109·80)

RAMP UP

tensioning canopy over

LEVEL 4

STAIR 4 — stair to car park levels 1 2 & 3

LEVEL 3 WALKWAY BELOW

LIFT TO SALES AREA

RAMP DOWN TO CAR PARK

Ramada Jolen recliver

PLANT ROOM 35·241 (115·62)

EXCLUDES VOID OVER FAN ROOM.

Impact damage in this zone

Defective Brickwork

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422168

REVISIONS

MARKET PLACE DE (WEST SIDE), MANCHE

LEVEL 4
STREET LEVEL

T.D./C.B | 10/85 | 1:200
1NH1 | 105 | N

Michael Hyde & Associates

Architects/ Landscape Architects
61 Barton Arcade
Deansgate
Manchester M3 2BW
Tel 061-834 1018

1 Adamson Place
Manor
Sunderland SR1 1LA
Tel 0783 283288

Abbots House
Leopold Street
Sheffield S1 2GY
Tel 0742 738818

ENTRANCE AT ANY POINT ALONG FRONT

SHOP 28 36·119 (118·50) hole for escalators if required
SHOP 29 sales (119·50) 36·424
SHOP 30 sales (120·75) 36·805
SHOP 31 sales (122·00) 37·186
SHOP 32 sales (123·25) 37·567
SHOP 33 sales (124·50) 37·948
SHOP 34 sales (125·75) 38·329
SHOP 35 basement (118·51) 36·119

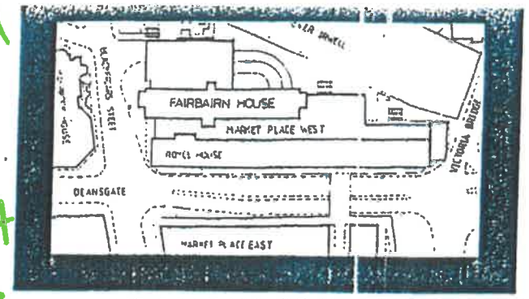
PLANT ROOM (123·00) 36·576

RAMPED WALKWAY UP

LEVEL 5 MEZZANINE

SK.5

Key: — Indicates area of timber support frame which has partially collapsed into the parapet upstand.



LOCATION PLAN 1:1250

422170

REVISIONS
A 8-11 85 BLACKFRIAR ST. PROPOSALS ALTERED. INTERNAL ROADS SHOWN
B 4-2 86 BLACKFRIAR ST. PAVEMENT CORRECTED AND CENTRAL RESERVATION ADDED
C 10-3 86 WEST RE-ARRANGED TO SHOW NORTH END OF BLD.
D 17 7 86 PROPERTY SHORT STAY LAYBY AND CANOPY ALTERED
E 4-8-86 HOUSE ALTERATIONS ADDED

CONTRACT DOCUMENT

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Authorised Signatory

STAIR 1
PUBLIC ACCESS TO RIVER SIDE
POSSIBLE RIVER SIDE PUB
AND CAR PARK LEVEL 1, 2 & 3

—NEW ROOF & ENCLOSURE FROM LEVEL 6 DOWN TO STREET LEVEL 4

RIVER IRWELL

LEVEL 6 ROOF

NEW ROOF TO PLANT ROOM

ENCLOSURE FOR PLANT LEVEL 6 ROOF

DOWN TO LEVEL 3

UP

PROPOSED SHORT STAY LAYBY

NEW ROOF PLANTING LEVEL 6 ROOF

NEW STAIR ENCLOSURE

OPEN WELL

STAIR 3

—NEW ROOF & ENCLOSURE FROM LEVEL 6 DOWN TO RIVERSIDE LEVEL ONE

FAIRBAIRN HOUSE LEVEL 2 TO 6 ROOF

LIFT MACHINE ROOM LEVEL 23 ROOF

BOILER HOUSE LEVEL 2 ROOF

ENGINES

NEW ENTRANCE ENCLOSURE

LONGER STAY COACH ACCOMODATION WITHIN EXISTING INTERNAL SERVICE WAY BELOW

SERVICE ROAD AT LEVEL 4

STAIR 4 PUBLIC ACCESS TO RIVERSIDE AND CAR PARK LEVELS 1, 2 & 3

LEVEL 3 ROOF

LEVEL 2 ROOF

LEVEL 1B ROOF

NEW ROOF PLANTING

NEW ENTRANCE CANOPY

MARKET PLACE WEST LEVEL 2 ROOF

RAMP ACCESS TO HOTEL CAR PARK

EXTRACT VENTILATION DUCT UP TO ROOF LEVEL (168.00)

ROYCE HOUSE LEVEL 2 ROOF

CANOPY ROOF

WALKWAY UNDER

NEW ENTRANCE CANOPY

BRIDGE OVER DEANSGATE

BLACKFRIARS STREET

DEANSGATE

ST MARY'S GATE

MARKET PLACE EAST

MARKET PLACE DEVT. (WEST SIDE), MANCHESTER

ROOF PLAN AND LOCATION PLAN

Drawn	Date	Scale
	10/8	1:200
Job no	Drawing	Revision
1NH1	101	E

Michael Hyde & Associates Limited

Confidential Property of Michael Hyde & Associates Limited

APPENDIX 4

Drainage Survey Report

Subscan UDS LTD
126 Whitehall Road, Leeds
Tel. 0344 499 5220
andy.shelton@subscan.com

Project

Project Name:	GR10447_CCTV
Project Description:	CCTV Survey
Project Number:	GR/10447
Project Status:	Issued
Project Date:	27/07/2020
Inspection Standard:	MSCC5 Sewers & Drainage GB (SRM5 Scoring)

Subscan UDS LTD
126 Whitehall Road, Leeds
Tel. 0344 499 5220
andy.shelton@subscan.com

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Project Name	Project Number	Project Date
GR10447_CCTV	GR/10447	27/07/2020

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Scoring Summary P-2
Section: 1; PIPE B > MH4 (PIPE BX) 1
Section: 2; MH4 > MH4A (MH4X) 2
Section: 3; MH6 > MH3 (MH6X) 3
Section: 4; MH3 > Outfall (MH3X) 4
Section: 5; MH7 > MH6 (MH7X) 5
Section: 7; G3 > MH6 (G3X) 6
Section: 8; G4 > MH6 (G4X) 7
Section: 9; G5 > MH6 (G5X) 8
Section: 10; G7 > MH6 (G7X) 9
Section: 11; G6 > MH6 (G6X) 10
Section: 12; MH18 > Outfall (MH18X) 11
Section: 13; MH17 > MH18 (MH17X) 13
Section: 14; G34 > MH18 (G34X) 16
Section: 15; G33 > MH18 (G33X) 17
Section: 16; G32 > MH17 (G32X) 18
Section: 17; G31 > MH17 (G31X) 19
Section: 18; MH1 > MH10 (MH1X) 20
Section: 19; MH9 > MH1 (MH9X) 21
Section: 20; MH10 > MH11 (MH10X) 22
Section: 21; MH11 > MH16 (MH11X) 23
Section: 22; G25 > MH11 (G25X) 24
Section: 23; G39 > MH15 (G39X) 25
Section: 24; G22 > MH15 (G22X) 26
Section: 25; G21 > MH15 (G21X) 27
Section: 26; G40 > MH15 (G40X) 28
Section: 27; MH14 > MH15 (MH14X) 29
Section: 28; MH13 > MH14 (MH13X) 30

Subscan UDS LTD
126 Whitehall Road, Leeds
Tel. 0344 499 5220
andy.shelton@subscan.com

Table of Contents

Project Name	Project Number	Project Date
GR10447_CCTV	GR/10447	27/07/2020

Section: 29; MH12 > MH13 (MH12X) 31
Section: 30; MH15 > Outfall (MH15X) 32
Section: 31; MH16 > Outfall (MH16X) 34
Section: 32; G24 > MH16 (G24X) 36
Section: 33; G38 > MH16 (G38X) 37

Subscan UDS LTD
126 Whitehall Road, Leeds
Tel. 0344 499 5220
andy.shelton@subscan.com

Project Information

Project Name	Project Number	Project Date
GR10447_CCTV	GR/10447	27/07/2020

Client

Company: AA Projects
Contact: Patrick Noble
Department: Jackson House
Street: Sibson Street
Town or City: Sale
Post Code: M33 7RR
Phone: +441619737410
Email: patricknoble@aaprojects.co.uk

Site

Contact: John Blomeley
Street: Blackfriars Street
Town or City: Manchester
Post Code: M3 2EQ
Email: JohnBlomeley@aaprojects.co.uk

Contractor

Company: Subscan UDS LTD
Description: CCTV Manager
Contact: Andy Shelton
Department: Subscan House
Street: 126 Whitehall Road
Town or City: Leeds
County: West Yorkshire
Post Code: LS12 1AE
Phone: 0344 499 5220
Email: andy.shelton@subscan.com

Subscan UDS LTD
126 Whitehall Road, Leeds
Tel. 0344 499 5220
andy.shelton@subscan.com

Scoring Summary

Project Name	Project Number	Project Date
GR10447_CCTV	GR/10447	27/07/2020

Structural Defects

Grade 3: Best practice suggests consideration should be given to repairs in the medium term.

Grade 4: Best practice suggests consideration should be given to repairs to avoid a potential collapse.

Grade 5: Best practice suggests that this pipe is at risk of collapse at any time. Urgent consideration should be given to repairs to avoid total failure.

Section	PLR	Grade	Description
13	MH17X	4	Multiple defects

Service / Operational Condition

Grade 3: Best practice suggests consideration should be given to maintenance activities in the medium term.

Grade 4: Best practice suggests consideration should be given to maintenance activity to avoid potential blockages.

Grade 5: Best practice suggests that this pipe is at a high risk of backing up or causing flooding.

Section	PLR	Grade	Description
1	PIPE BX	4	Settled deposits, fine, 40% cross-sectional area loss, finish
2	MH4X	3	Attached deposits, encrustation from 5 o'clock to 7 o'clock, 10% cross-sectional area loss, finish
3	MH6X	3	Attached deposits, encrustation from 5 o'clock to 7 o'clock, 10% cross-sectional area loss, finish
4	MH3X	3	Attached deposits, encrustation from 7 o'clock to 5 o'clock, 5% cross-sectional area loss, finish
5	MH7X	3	Attached deposits, encrustation from 5 o'clock to 7 o'clock, 5% cross-sectional area loss, finish
12	MH18X	3	Multiple defects
13	MH17X	5	Other obstacles, protruding through wall from 11 o'clock to 2 o'clock, 20% cross-sectional area loss
15	G33X	3	Settled deposits, fine, 10% cross-sectional area loss, finish
16	G32X	3	Multiple defects
17	G31X	4	Settled deposits, hard or compacted, 20% cross-sectional area loss
18	MH1X	3	Attached deposits, encrustation from 5 o'clock to 7 o'clock, 10% cross-sectional area loss, finish
19	MH9X	3	Settled deposits, hard or compacted, 15% cross-sectional area loss, finish
20	MH10X	3	Multiple defects
21	MH11X	3	Settled deposits, hard or compacted, 10% cross-sectional area loss, finish
23	G39X	3	Settled deposits, hard or compacted, 10% cross-sectional area loss
27	MH14X	3	Settled deposits, hard or compacted, 15% cross-sectional area loss, finish
28	MH13X	3	Settled deposits, coarse, 10% cross-sectional area loss
29	MH12X	3	Settled deposits, hard or compacted, 10% cross-sectional area loss, finish
30	MH15X	3	Settled deposits, hard or compacted, 10% cross-sectional area loss
31	MH16X	3	Settled deposits, hard or compacted, 15% cross-sectional area loss

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Scoring Summary

Project Name	Project Number	Project Date
GR10447_CCTV	GR/10447	27/07/2020

Abandoned Surveys

Section	PLR	Description
13	MH17X	Survey abandoned
13	MH17X	Survey abandoned
17	G31X	Survey abandoned
29	MH12X	Survey abandoned

Information

These scoring summaries are based on the SRM grading from the WRc.

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Section Inspection - 13/07/2020 - PIPE BX

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
1	1	13/07/20	13:32	Not Specified	Not Specified	No	PIPE BX

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	PIPE B
Road:	Blackfriars Street	**Inspected Length:**	5.47 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	5.47 m	**Downstream Node:**	MH4
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	1.590 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	150 mm
Year Constructed:		**Material:**	Cast iron
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:50 Position [m]		Code	Observation	MPEG	Photo	Grade
0.00		MH	Start node type, manhole, reference number: MH4	00:00:00		
0.00		WL	Water level, 0% of the vertical dimension	00:00:00		
0.00	S01	DES	Settled deposits, fine, 5% cross-sectional area loss, start	00:00:36		
4.32	S02	DES	Settled deposits, fine, 40% cross-sectional area loss, start	00:00:40		
4.32	S03	CUD	Loss of vision, silt, start	00:00:40		
5.47	F01	DES	Settled deposits, fine, 5% cross-sectional area loss, finish	00:01:29		3
5.47	F02	DES	Settled deposits, fine, 40% cross-sectional area loss, finish	00:01:29		4
5.47	F03	CUD	Loss of vision, silt, finish	00:01:29		
5.47		LU	Line deviates up: Sharp	00:01:29		
5.47		OCF	Finish node type, other special chamber, reference number: PIPE B: Downpipe	00:01:29		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	2	7.0	0.0	22.0	4.0

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Section Inspection - 13/07/2020 - MH4X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
2	1	13/07/20	13:39	Not Specified	Not Specified	No	MH4X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Downstream	**Upstream Node:**	MH4
Road:	Blackfriars Street	**Inspected Length:**	8.35 m	**Upstream Pipe Depth:**	1.590 m
Location:		**Total Length:**	8.35 m	**Downstream Node:**	MH4A
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	225 mm
Year Constructed:		**Material:**	Cast iron
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:73

Depth: 1.59 m
MH4

MH4A
Depth: m

Position [m]		Code	Observation	MPEG	Photo	Grade
0.00		MH	Start node type, manhole, reference number: MH4	00:00:00		
0.00		WL	Water level, 5% of the vertical dimension	00:00:00		
0.00	S01	DEE	Attached deposits, encrustation from 5 o'clock to 7 o'clock, 10% cross-sectional area loss, start	00:00:27		
2.78		LR	Line deviates right	00:00:40		
8.35	F01	DEE	Attached deposits, encrustation from 5 o'clock to 7 o'clock, 10% cross-sectional area loss, finish	00:00:56		3
8.35		MHF	Finish node type, manhole, reference number: MH4A	00:00:56		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	1	2.0	0.0	18.0	3.0

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Section Inspection - 13/07/2020 - MH6X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
3	1	13/07/20	13:42	Not Specified	Not Specified	No	MH6X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Downstream	**Upstream Node:**	MH6
Road:	Blackfriars Street	**Inspected Length:**	5.37 m	**Upstream Pipe Depth:**	0.880 m
Location:		**Total Length:**	5.37 m	**Downstream Node:**	MH3
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	225 mm
Year Constructed:		**Material:**	Vitrified clay
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:50

Position [m]		Code	Observation	MPEG	Photo	Grade
0.00		MH	Start node type, manhole, reference number: MH6	00:00:00		
0.00		WL	Water level, 5% of the vertical dimension	00:00:00		
0.00	S01	DEE	Attached deposits, encrustation from 5 o'clock to 7 o'clock, 10% cross-sectional area loss, start	00:00:18		
5.37	F01	DEE	Attached deposits, encrustation from 5 o'clock to 7 o'clock, 10% cross-sectional area loss, finish	00:00:34		3
5.37		MHF	Finish node type, manhole, reference number: MH3: UTR	00:00:35		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	1	2.0	0.0	12.0	3.0

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Section Inspection - 14/07/2020 - MH3X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
4	1	14/07/20	13:50	Not Specified	Not Specified	No	MH3X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Downstream	**Upstream Node:**	MH3
Road:	Blackfriars Street	**Inspected Length:**	10.85 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	10.85 m	**Downstream Node:**	OUTFALL
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	225 mm
Year Constructed:		**Material:**	Vitrified clay
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:95

Position [m]		Code	Observation	MPEG	Photo	Grade
0.00		MH	Start node type, manhole, reference number: MH3: UTR	00:00:00		
0.00		WL	Water level, 5% of the vertical dimension	00:00:01		
0.00	S01	DEE	Attached deposits, encrustation from 7 o'clock to 5 o'clock, 5% cross-sectional area loss, start	00:00:30		
10.85	F01	DEE	Attached deposits, encrustation from 7 o'clock to 5 o'clock, 5% cross-sectional area loss, finish	00:00:54		3
10.85		OFF	Finish node type, outfall, reference number: Outfall: Flap valve	00:00:54		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	1	2.0	0.0	22.0	3.0

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Section Inspection - 14/07/2020 - MH7X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
5	1	14/07/20	13:53	Not Specified	Not Specified	No	MH7X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	MH7
Road:	Blackfriars Street	**Inspected Length:**	9.13 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	9.13 m	**Downstream Node:**	MH6
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	0.870 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	150 mm
Year Constructed:		**Material:**	Vitrified clay
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:80	Position [m]	Code	Observation	MPEG	Photo	Grade
	0.00	MH	Start node type, manhole, reference number: MH6	00:00:00		
	0.00	WL	Water level, 10% of the vertical dimension	00:00:01		
S01	0.00	DEE	Attached deposits, encrustation from 5 o'clock to 7 o'clock, 5% cross-sectional area loss, start	00:00:01		
F01	9.13	DEE	Attached deposits, encrustation from 5 o'clock to 7 o'clock, 5% cross-sectional area loss, finish	00:01:21		3
	9.13	MHF	Finish node type, manhole, reference number: MH7: UTR	00:01:21		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	1	2.0	0.0	20.0	3.0

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Section Inspection - 14/07/2020 - G3X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
7	1	14/07/20	13:58	Not Specified	Not Specified	No	G3X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	G3
Road:	Blackfriars Street	**Inspected Length:**	7.87 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	7.87 m	**Downstream Node:**	MH6
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	0.860 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	100 mm
Year Constructed:		**Material:**	Cast iron
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:69

Position [m]	Code	Observation	MPEG	Photo	Grade
0.00	MH	Start node type, manhole, reference number: MH6	00:00:00		
0.00	WL	Water level, 0% of the vertical dimension	00:00:01		
7.87	GYF	Finish node type, gully, reference number: G3: Trap	00:00:47		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

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Section Inspection - 14/07/2020 - G4X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
8	1	14/07/20	14:00	Not Specified	Not Specified	No	G4X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

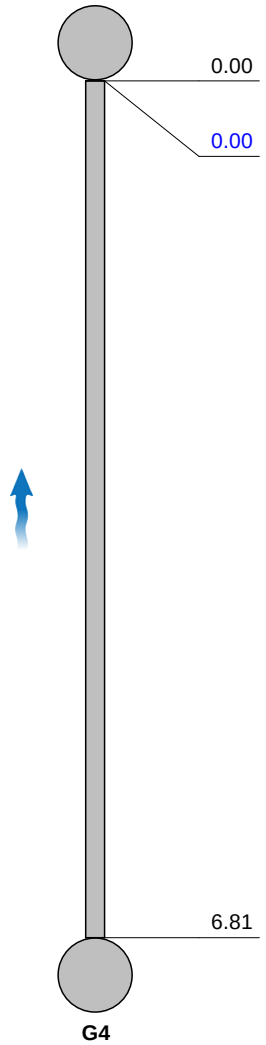
Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	G4
Road:	Blackfriars Street	**Inspected Length:**	6.81 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	6.81 m	**Downstream Node:**	MH6
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	0.860 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	100 mm
Year Constructed:		**Material:**	Cast iron
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:60

Depth: 0.86 m
MH6



G4
Depth: m

Position [m]	Code	Observation	MPEG	Photo	Grade
0.00	MH	Start node type, manhole, reference number: MH6	00:00:00		
0.00	WL	Water level, 0% of the vertical dimension	00:00:02		
6.81	GYF	Finish node type, gully, reference number: G4: RWP	00:01:24		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

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Section Inspection - 14/07/2020 - G5X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
9	1	14/07/20	14:02	Not Specified	Not Specified	No	G5X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	G5
Road:	Blackfriars Street	**Inspected Length:**	2.67 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	2.67 m	**Downstream Node:**	MH6
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	0.850 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	100 mm
Year Constructed:		**Material:**	Cast iron
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:50 Position [m]	Code	Observation	MPEG	Photo	Grade
0.00	MH	Start node type, manhole, reference number: MH6	00:00:00		
0.00	WL	Water level, 0% of the vertical dimension	00:00:01		
2.67	GYF	Finish node type, gully, reference number: G5: RWP	00:00:30		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

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Section Inspection - 14/07/2020 - G7X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
10	1	14/07/20	14:04	Not Specified	Not Specified	No	G7X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

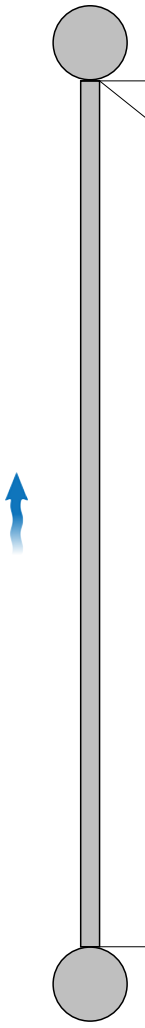
Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	G7
Road:	Blackfriars Street	**Inspected Length:**	9.41 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	9.41 m	**Downstream Node:**	MH6
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	0.850 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	100 mm
Year Constructed:		**Material:**	Cast iron
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:82

Depth: 0.85 m
MH6



G7
Depth: m

Position [m]	Code	Observation	MPEG	Photo	Grade
0.00	MH	Start node type, manhole, reference number: MH6	00:00:00		
0.00	WL	Water level, 0% of the vertical dimension	00:00:02		
9.41	GYF	Finish node type, gully, reference number: G7: RWP	00:00:33		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

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Section Inspection - 14/07/2020 - G6X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
11	1	14/07/20	14:06	Not Specified	Not Specified	No	G6X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	G6
Road:	Blackfriars Street	**Inspected Length:**	6.62 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	6.62 m	**Downstream Node:**	MH6
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	0.840 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	100 mm
Year Constructed:		**Material:**	Cast iron
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:58

Position [m]	Code	Observation	MPEG	Photo	Grade
0.00	MH	Start node type, manhole, reference number: MH6	00:00:00		
0.00	WL	Water level, 0% of the vertical dimension	00:00:01		
6.62	GYF	Finish node type, gully, reference number: G6: RWP	00:00:28		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

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Section Inspection - 14/07/2020 - MH18X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
12	1	14/07/20	14:08	Not Specified	Not Specified	No	MH18X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Downstream	**Upstream Node:**	MH18
Road:	Blackfriars Street	**Inspected Length:**	3.07 m	**Upstream Pipe Depth:**	1.130 m
Location:		**Total Length:**	3.07 m	**Downstream Node:**	OUTFALL
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	150 mm
Year Constructed:		**Material:**	Vitrified clay
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:50

Depth: 1.13 m
MH18

Outfall
Depth: m

Position [m]	Code	Observation	MPEG	Photo	Grade
0.00	MH	Start node type, manhole, reference number: MH18	00:00:00		
0.00	WL	Water level, 0% of the vertical dimension	00:00:01		
2.00	DES	Settled deposits, fine, 10% cross-sectional area loss	00:00:33		3
2.40	DEC	Settled deposits, hard or compacted, 10% cross-sectional area loss	00:00:36	1	3
3.07	OFF	Finish node type, outfall, reference number: Outfall: Flap valve	00:00:48	2	

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	2	2.0	0.0	4.0	3.0

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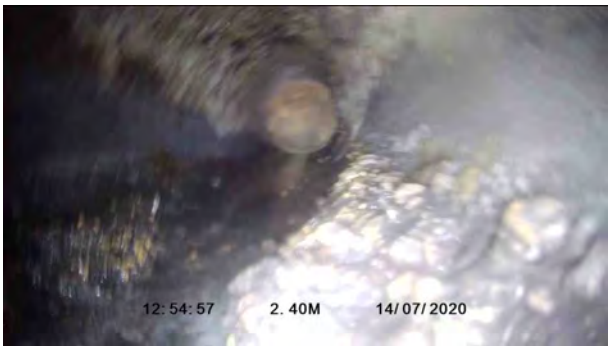
Section Pictures - 14/07/2020 - MH18X

Section	Inspection Direction	PLR	Client`s Job Ref	Contractor`s Job Ref
12	Downstream	MH18X		GR/10447



1, 00:00:36, 2.40 m
Settled deposits, hard or compacted, 10% cross-sectional area loss

2, 00:00:48, 3.07 m
Finish node type, outfall, reference number: Outfall, Flap valve

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Section Inspection - 14/07/2020 - MH17X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
13	1	14/07/20	14:11	Not Specified	Not Specified	No	MH17X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	MH17
Road:	Blackfriars Street	**Inspected Length:**	10.52 m	**Upstream Pipe Depth:**	0.890 m
Location:		**Total Length:**	15.97 m	**Downstream Node:**	MH18
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	1.110 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	150 mm
Year Constructed:		**Material:**	Vitrified clay
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:139

Position [m]	Code	Observation	MPEG	Photo	Grade
0.00	MH	Start node type, manhole, reference number: MH18	00:00:00		
0.00	WL	Water level, 5% of the vertical dimension	00:00:10		
0.20	DEC	Settled deposits, hard or compacted, 10% cross-sectional area loss	00:00:10		3
5.18	DEC	Settled deposits, hard or compacted, 20% cross-sectional area loss	00:00:44		4
10.02	DEC	Settled deposits, hard or compacted, 10% cross-sectional area loss	00:01:19		3
10.52	H	Hole in drain or sewer from 12 o'clock to 2 o'clock	00:01:51	1	4
10.52	OBI	Other obstacles, protruding through wall from 11 o'clock to 2 o'clock, 20% cross-sectional area loss: Large stone	00:01:51	2	5
10.52	DECJ	Settled deposits, hard or compacted at joint, 50% cross-sectional area loss	00:02:16		4
10.52	SA	Survey abandoned: Unable to proceed	00:02:16		
15.97		End of pipe			

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
1	80.0	0.0	80.0	4.0	5	18.0	0.0	27.0	5.0

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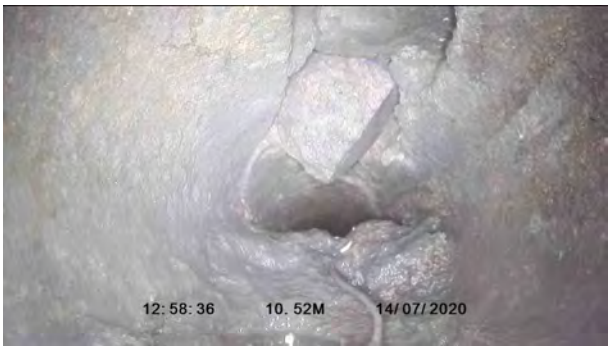
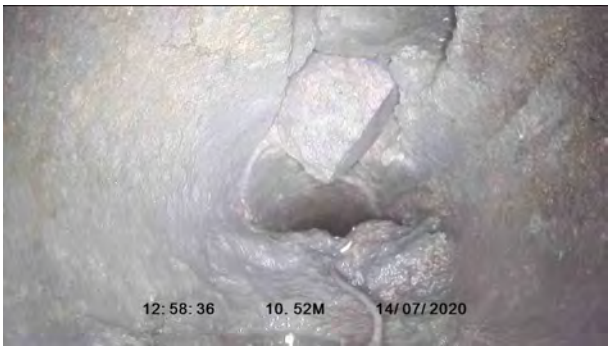
Section Pictures - 14/07/2020 - MH17X

Section	Inspection Direction	PLR	Client`s Job Ref	Contractor`s Job Ref
13	Upstream	MH17X		GR/10447



1, 00:01:51, 10.52 m
Hole in drain or sewer from 12 o'clock to 2 o'clock



2, 00:01:51, 10.52 m
Other obstacles, protruding through wall from 11 o'clock to 2 o'clock, 20% cross-sectional area loss, Large stone

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Section Inspection - 27/07/2020 - MH17X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
13	2	27/07/20	14:25	Not Specified	Not Specified	No	MH17X

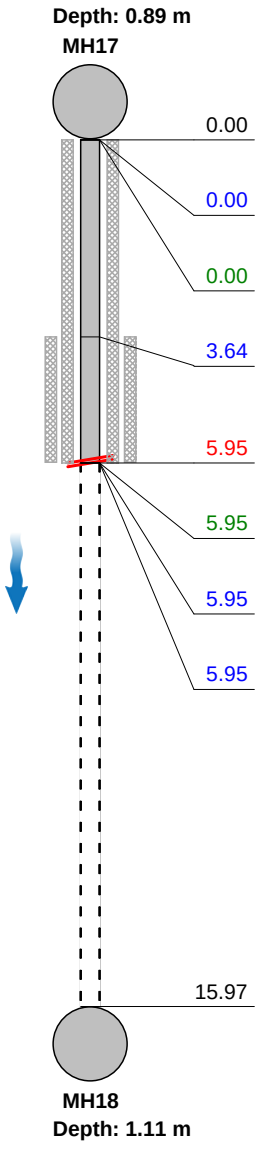
Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Downstream	**Upstream Node:**	MH17
Road:	Blackfriars Street	**Inspected Length:**	5.95 m	**Upstream Pipe Depth:**	0.890 m
Location:		**Total Length:**	15.97 m	**Downstream Node:**	MH18
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	1.110 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	150 mm
Year Constructed:		**Material:**	Vitrified clay
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:139



Position [m]		Code	Observation	MPEG	Photo	Grade
0.00		MH	Start node type, manhole, reference number: MH17	00:00:00		
0.00		WL	Water level, 20% of the vertical dimension	00:00:01		
0.00	S01	DEC	Settled deposits, hard or compacted, 15% cross-sectional area loss, start	00:00:11		
3.64	S02	CUW	Loss of vision, camera under water, start	00:00:37		
5.95		H	Hole in drain or sewer from 10 o'clock to 12 o'clock	00:00:54		4
5.95	F01	DEC	Settled deposits, hard or compacted, 15% cross-sectional area loss, finish	00:00:54		3
5.95	F02	CUW	Loss of vision, camera under water, finish	00:00:54		
5.95		SA	Survey abandoned: Survey overlapped	00:00:54		
15.97			End of pipe			

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
1	80.0	0.0	80.0	4.0	1	2.0	0.0	12.0	3.0

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Section Inspection - 14/07/2020 - G34X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
14	1	14/07/20	14:19	Not Specified	Not Specified	No	G34X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	G34
Road:	Blackfriars Street	**Inspected Length:**	8.85 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	8.85 m	**Downstream Node:**	MH18
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	1.020 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	100 mm
Year Constructed:		**Material:**	Cast iron
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:77

Position [m]	Code	Observation	MPEG	Photo	Grade
		Depth: 1.02 m **MH18**			
0.00	MH	Start node type, manhole, reference number: MH18	00:00:00		
0.00	WL	Water level, 0% of the vertical dimension	00:00:01		
6.91	LR	Line deviates right	00:01:01		
8.06	LU	Line deviates up	00:01:04		
8.85	GYF	Finish node type, gully, reference number: G34: RWP	00:01:32		
		G34 **Depth: m**			

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

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Section Inspection - 14/07/2020 - G33X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
15	1	14/07/20	14:23	Not Specified	Not Specified	No	G33X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	G33
Road:	Blackfriars Street	**Inspected Length:**	6.24 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	6.24 m	**Downstream Node:**	MH18
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	1.030 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	100 mm
Year Constructed:		**Material:**	Cast iron
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:55

Position [m]		Code	Observation	MPEG	Photo	Grade
0.00		MH	Start node type, manhole, reference number: MH18	00:00:00		
0.00		WL	Water level, 0% of the vertical dimension	00:00:01		
0.00	S01	DES	Settled deposits, fine, 10% cross-sectional area loss, start	00:00:24		
4.80	F01	DES	Settled deposits, fine, 10% cross-sectional area loss, finish	00:00:31		3
4.80		WL	Water level, 10% of the vertical dimension	00:00:31		
5.95		LU	Line deviates up: Sharp	00:00:48		
6.24		GYF	Finish node type, gully, reference number: G33: RWP	00:01:17		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	1	2.0	0.0	10.0	3.0

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Section Inspection - 14/07/2020 - G32X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
16	1	14/07/20	14:30	Not Specified	Not Specified	No	G32X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	G32
Road:	Blackfriars Street	**Inspected Length:**	14.10 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	14.10 m	**Downstream Node:**	MH17
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	0.870 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	100 mm
Year Constructed:		**Material:**	Cast iron
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:123 Position [m]		Code	Observation	MPEG	Photo	Grade
0.00		MH	Start node type, manhole, reference number: MH17	00:00:00		
0.00		WL	Water level, 5% of the vertical dimension	00:00:02		
1.44		DEE	Attached deposits, encrustation from 4 o'clock to 8 o'clock, 15% cross-sectional area loss	00:00:14		3
7.87		JN	Junction at 10 o'clock, diameter: 100mm: RWP	00:00:48		
8.16	S01	DEC	Settled deposits, hard or compacted, 15% cross-sectional area loss, start	00:00:49		3
14.10	F01	DEC	Settled deposits, hard or compacted, 15% cross-sectional area loss, finish	00:01:16		3
14.10		GYF	Finish node type, gully, reference number: G32: RWP	00:01:17		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	3	2.0	0.0	6.0	3.0

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Section Inspection - 14/07/2020 - G31X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
17	1	14/07/20	14:33	Not Specified	Not Specified	No	G31X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

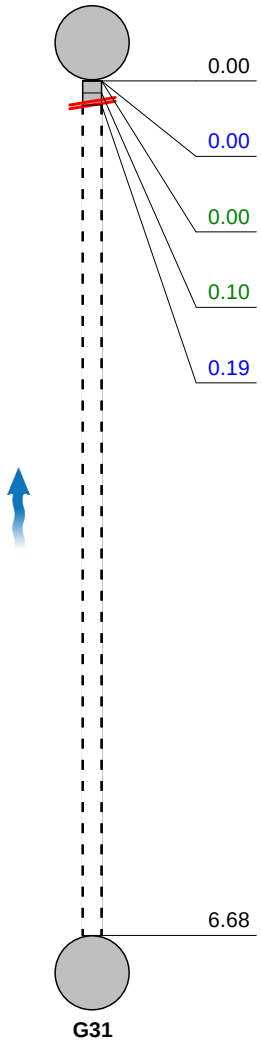
Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	G31
Road:	Blackfriars Street	**Inspected Length:**	0.19 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	6.68 m	**Downstream Node:**	MH17
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	0.770 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	100 mm
Year Constructed:		**Material:**	Cast iron
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:59

Depth: 0.77 m
MH17



G31
Depth: m

Position [m]	Code	Observation	MPEG	Photo	Grade
0.00	MH	Start node type, manhole, reference number: MH17	00:00:00		
0.00	WL	Water level, 10% of the vertical dimension	00:00:01		
0.00	DEE	Attached deposits, encrustation from 9 o'clock to 5 o'clock, 10% cross-sectional area loss	00:00:10		3
0.10	DEC	Settled deposits, hard or compacted, 20% cross-sectional area loss	00:00:29		4
0.19	SA	Survey abandoned: Unable to proceed	00:00:41		
6.68		End of pipe			

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	2	5.0	0.0	7.0	4.0

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Section Inspection - 15/07/2020 - MH1X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
18	1	15/07/20	14:35	Not Specified	Not Specified	No	MH1X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	MH1
Road:	Blackfriars Street	**Inspected Length:**	10.83 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	10.83 m	**Downstream Node:**	MH10
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	0.930 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	150 mm
Year Constructed:		**Material:**	Vitrified clay
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:95	Position [m]		Code	Observation	MPEG	Photo	Grade
Depth: 0.93 m							
MH10							
	0.00		MH	Start node type, manhole, reference number: MH10	00:00:00		
	0.00		WL	Water level, 5% of the vertical dimension	00:00:03		
	0.00	S01	DEE	Attached deposits, encrustation from 5 o'clock to 7 o'clock, 10% cross-sectional area loss, start	00:00:03		
	10.83	F01	DEE	Attached deposits, encrustation from 5 o'clock to 7 o'clock, 10% cross-sectional area loss, finish	00:01:05		3
	10.83		MHF	Finish node type, manhole, reference number: MH1: UTR	00:01:05		
MH1							
Depth: m							

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	1	2.0	0.0	22.0	3.0

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Section Inspection - 15/07/2020 - MH9X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
19	1	15/07/20	14:39	Not Specified	Not Specified	No	MH9X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	MH9
Road:	Blackfriars Street	**Inspected Length:**	10.25 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	10.25 m	**Downstream Node:**	MH1
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	150 mm
Year Constructed:		**Material:**	Vitrified clay
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:90	Position [m]		Code	Observation	MPEG	Photo	Grade
	0.00		MH	Start node type, manhole, reference number: MH1: UTR	00:00:00		
	0.00		WL	Water level, 10% of the vertical dimension	00:00:01		
	0.00	S01	DEC	Settled deposits, hard or compacted, 15% cross-sectional area loss, start	00:00:01		
	10.25	F01	DEC	Settled deposits, hard or compacted, 15% cross-sectional area loss, finish	00:01:05		3
	10.25		MHF	Finish node type, manhole, reference number: MH9: UTR	00:01:05		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	1	2.0	0.0	22.0	3.0

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Section Inspection - 15/07/2020 - MH10X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
20	1	15/07/20	14:41	Not Specified	Not Specified	No	MH10X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Downstream	**Upstream Node:**	MH10
Road:	Blackfriars Street	**Inspected Length:**	6.81 m	**Upstream Pipe Depth:**	0.940 m
Location:		**Total Length:**	6.81 m	**Downstream Node:**	MH11
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	1.160 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	225 mm
Year Constructed:		**Material:**	Vitrified clay
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:60

Position [m]		Code	Observation	MPEG	Photo	Grade
Depth: 0.94 m						
MH10						
0.00		MH	Start node type, manhole, reference number: MH10	00:00:00		
0.00		WL	Water level, 5% of the vertical dimension	00:00:02		
0.00	S01	DEE	Attached deposits, encrustation from 5 o'clock to 7 o'clock, 10% cross-sectional area loss, start	00:00:20		
2.59		DEE	Attached deposits, encrustation from 4 o'clock to 8 o'clock, 15% cross-sectional area loss	00:00:29		3
6.81	F01	DEE	Attached deposits, encrustation from 5 o'clock to 7 o'clock, 10% cross-sectional area loss, finish	00:00:50		3
6.81		MHF	Finish node type, manhole, reference number: MH11	00:00:50		
MH11						
Depth: 1.16 m						

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	2	4.0	0.0	16.0	3.0

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Section Inspection - 15/07/2020 - MH11X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
21	1	15/07/20	14:45	Not Specified	Not Specified	No	MH11X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	MH11
Road:	Blackfriars Street	**Inspected Length:**	11.93 m	**Upstream Pipe Depth:**	1.180 m
Location:		**Total Length:**	11.93 m	**Downstream Node:**	MH16
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	1.080 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	225 mm
Year Constructed:		**Material:**	Vitrified clay
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:104

Position [m]		Code	Observation	MPEG	Photo	Grade
0.00		MH	Start node type, manhole, reference number: MH16	00:00:00		
0.00		WL	Water level, 10% of the vertical dimension	00:00:01		
0.00	S01	DEC	Settled deposits, hard or compacted, 10% cross-sectional area loss, start	00:00:01		
4.03	F01	DEC	Settled deposits, hard or compacted, 10% cross-sectional area loss, finish	00:00:29		3
4.03		WL	Water level, 5% of the vertical dimension	00:00:34		
11.93		MHF	Finish node type, manhole, reference number: MH11	00:00:51		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	1	2.0	0.0	10.0	3.0

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Section Inspection - 15/07/2020 - G25X

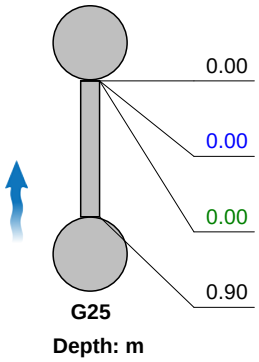
Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
22	1	15/07/20	14:47	Not Specified	Not Specified	No	G25X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	G25
Road:	Blackfriars Street	**Inspected Length:**	0.90 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	0.90 m	**Downstream Node:**	MH11
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	0.930 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	100 mm
Year Constructed:		**Material:**	Vitrified clay
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:



Scale: 1:50 Position [m]	Code	Observation	MPEG	Photo	Grade
0.00	MH	Start node type, manhole, reference number: MH11	00:00:00		
0.00	WL	Water level, 0% of the vertical dimension	00:00:01		
0.00	LU	Line deviates up	00:00:06		
0.90	GYF	Finish node type, gully, reference number: G25: RWP	00:00:14		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

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Section Inspection - 15/07/2020 - G39X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
23	1	15/07/20	14:48	Not Specified	Not Specified	No	G39X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

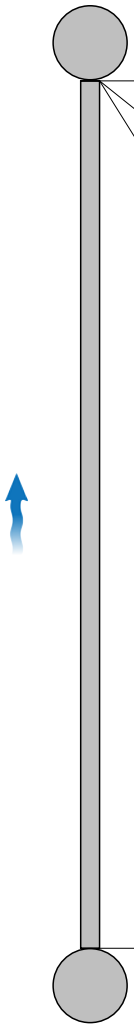
Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	G39
Road:	Blackfriars Street	**Inspected Length:**	7.01 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	7.01 m	**Downstream Node:**	MH15
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	0.730 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	100 mm
Year Constructed:		**Material:**	Cast iron
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:61

Depth: 0.73 m
MH15



G39
Depth: m

Position [m]	Code	Observation	MPEG	Photo	Grade
0.00	MH	Start node type, manhole, reference number: MH15	00:00:00		
0.00	WL	Water level, 0% of the vertical dimension	00:00:09		
0.00	DEC	Settled deposits, hard or compacted, 10% cross-sectional area loss	00:00:09		3
7.01	GYF	Finish node type, gully, reference number: G39: RWP	00:00:33		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	1	2.0	0.0	2.0	3.0

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Section Inspection - 15/07/2020 - G22X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
24	1	15/07/20	14:50	Not Specified	Not Specified	No	G22X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	G22
Road:	Blackfriars Street	**Inspected Length:**	3.36 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	3.36 m	**Downstream Node:**	MH15
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	0.730 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	100 mm
Year Constructed:		**Material:**	Cast iron
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:50	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 0.73 m						
MH15						
	0.00	MH	Start node type, manhole, reference number: MH15	00:00:00		
	0.00	WL	Water level, 0% of the vertical dimension	00:00:01		
	3.36	GYF	Finish node type, gully, reference number: G22: RWP	00:00:13		
G22						
Depth: m						

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

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Section Inspection - 15/07/2020 - G21X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
25	1	15/07/20	14:52	Not Specified	Not Specified	No	G21X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	G21
Road:	Blackfriars Street	**Inspected Length:**	11.49 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	11.49 m	**Downstream Node:**	MH15
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	0.740 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	100 mm
Year Constructed:		**Material:**	Cast iron
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:100	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 0.74 m						
MH15						
	0.00	MH	Start node type, manhole, reference number: MH15	00:00:00		
	0.00	WL	Water level, 0% of the vertical dimension	00:00:02		
	11.49	GYF	Finish node type, gully, reference number: G21: RWP	00:01:00		
G21						
Depth: m						

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

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Section Inspection - 15/07/2020 - G40X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
26	1	15/07/20	14:53	Not Specified	Not Specified	No	G40X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	G40
Road:	Blackfriars Street	**Inspected Length:**	3.74 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	3.74 m	**Downstream Node:**	MH15
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	0.740 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	100 mm
Year Constructed:		**Material:**	Cast iron
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:50	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 0.74 m						
MH15						
	0.00	MH	Start node type, manhole, reference number: MH15	00:00:00		
	0.00	WL	Water level, 5% of the vertical dimension	00:00:01		
	3.74	GYF	Finish node type, gully, reference number: G40: RWP	00:00:19		
G40						
Depth: m						

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

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Section Inspection - 15/07/2020 - MH14X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
27	1	15/07/20	14:55	Not Specified	Not Specified	No	MH14X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	MH14
Road:	Blackfriars Street	**Inspected Length:**	11.38 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	11.38 m	**Downstream Node:**	MH15
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	0.810 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	225 mm
Year Constructed:		**Material:**	Vitrified clay
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:99	Position [m]		Code	Observation	MPEG	Photo	Grade
Depth: 0.81 m **MH15**							
	0.00		MH	Start node type, manhole, reference number: MH15	00:00:00		
	0.00		WL	Water level, 5% of the vertical dimension	00:00:03		
	0.00	S01	DEC	Settled deposits, hard or compacted, 15% cross-sectional area loss, start	00:00:14		
	11.38	F01	DEC	Settled deposits, hard or compacted, 15% cross-sectional area loss, finish	00:00:51		3
	11.38		MHF	Finish node type, manhole, reference number: MH14: UTR	00:00:52		
MH14 **Depth: m**							

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	1	2.0	0.0	24.0	3.0

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Section Inspection - 15/07/2020 - MH13X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
28	1	15/07/20	14:57	Not Specified	Not Specified	No	MH13X

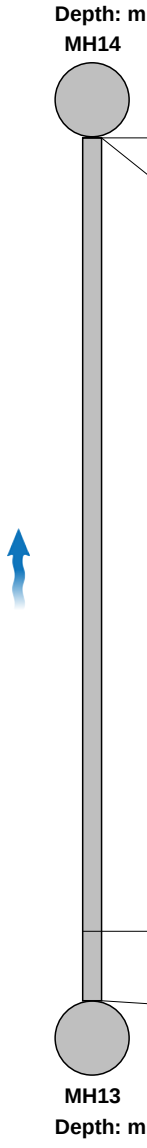
Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	MH13
Road:	Blackfriars Street	**Inspected Length:**	14.29 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	14.29 m	**Downstream Node:**	MH14
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	150 mm
Year Constructed:		**Material:**	Vitrified clay
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:125



Position [m]	Code	Observation	MPEG	Photo	Grade
0.00	MH	Start node type, manhole, reference number: MH14: UTR	00:00:00		
0.00	WL	Water level, 5% of the vertical dimension	00:00:01		
13.14	DER	Settled deposits, coarse, 10% cross-sectional area loss	00:01:03		3
14.29	MHF	Finish node type, manhole, reference number: MH13: UTR	00:01:13		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	1	2.0	0.0	2.0	3.0

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Section Inspection - 15/07/2020 - MH12X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
29	1	15/07/20	14:59	Not Specified	Not Specified	No	MH12X

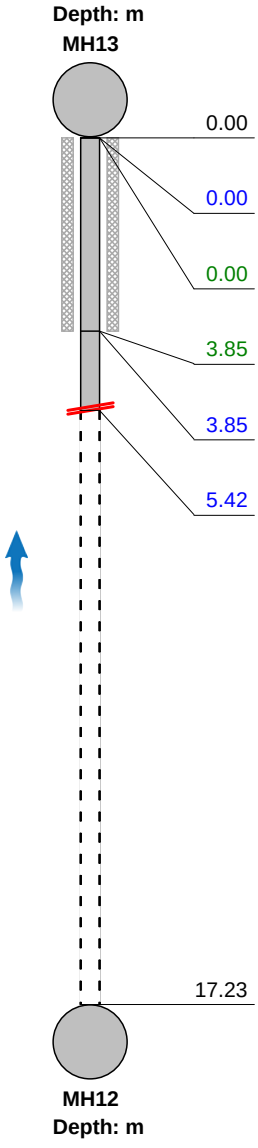
Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	MH12
Road:	Blackfriars Street	**Inspected Length:**	5.42 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	17.23 m	**Downstream Node:**	MH13
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	150 mm
Year Constructed:		**Material:**	Vitrified clay
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:150



Position [m]		Code	Observation	MPEG	Photo	Grade
0.00		MH	Start node type, manhole, reference number: MH13: UTR	00:00:00		
0.00		WL	Water level, 10% of the vertical dimension	00:00:02		
0.00	S01	DEC	Settled deposits, hard or compacted, 10% cross-sectional area loss, start	00:00:02		
3.85	F01	DEC	Settled deposits, hard or compacted, 10% cross-sectional area loss, finish	00:00:58		3
3.85		WL	Water level, 5% of the vertical dimension	00:00:58		
5.42		SA	Survey abandoned: Unable to push futher	00:02:37		
17.23			End of pipe			

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	1	2.0	0.0	8.0	3.0

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Section Inspection - 15/07/2020 - MH15X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
30	1	15/07/20	15:02	Not Specified	Not Specified	No	MH15X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

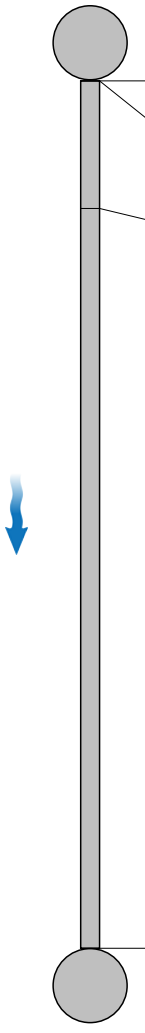
Town or Village:	Manchester	**Inspection Direction:**	Downstream	**Upstream Node:**	MH15
Road:	Blackfriars Street	**Inspected Length:**	15.63 m	**Upstream Pipe Depth:**	0.830 m
Location:		**Total Length:**	15.63 m	**Downstream Node:**	OUTFALL
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	225 mm
Year Constructed:		**Material:**	Vitrified clay
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:136

Depth: 0.83 m
MH15



Outfall
Depth: m

Position [m]	Code	Observation	MPEG	Photo	Grade
0.00	MH	Start node type, manhole, reference number: MH15	00:00:00		
0.00	WL	Water level, 5% of the vertical dimension	00:00:05		
2.30	DEC	Settled deposits, hard or compacted, 10% cross-sectional area loss	00:00:14		3
15.63	OFF	Finish node type, outfall, reference number: Outfall: Flap valve	00:01:06	1	

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	1	2.0	0.0	2.0	3.0

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Section Pictures - 15/07/2020 - MH15X

Section	Inspection Direction	PLR	Client`s Job Ref	Contractor`s Job Ref
30	Downstream	MH15X		GR/10447

1, 00:01:06, 15.63 m
Finish node type, outfall, reference number: Outfall, Flap valve

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Section Inspection - 15/07/2020 - MH16X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
31	1	15/07/20	15:04	Not Specified	Not Specified	No	MH16X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Downstream	**Upstream Node:**	MH16
Road:	Blackfriars Street	**Inspected Length:**	9.64 m	**Upstream Pipe Depth:**	1.100 m
Location:		**Total Length:**	9.64 m	**Downstream Node:**	OUTFALL
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	225 mm
Year Constructed:		**Material:**	Vitrified clay
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:84

Position [m]		Code	Observation	MPEG	Photo	Grade
Depth: 1.10 m **MH16**						
0.00		MH	Start node type, manhole, reference number: MH16	00:00:00		
0.00		WL	Water level, 5% of the vertical dimension	00:00:01		
6.91		WL	Water level, 15% of the vertical dimension	00:00:34		
6.91	S01	CUW	Loss of vision, camera under water, start: Intermittent	00:00:42		
8.64		DEC	Settled deposits, hard or compacted, 15% cross-sectional area loss	00:00:53		3
8.64	F01	CUW	Loss of vision, camera under water, finish: Intermittent	00:00:53		
9.64		OFF	Finish node type, outfall, reference number: Outfall: Flap valve	00:01:06	1	
Outfall **Depth: m**						

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	1	2.0	0.0	2.0	3.0

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Section Pictures - 15/07/2020 - MH16X

Section	Inspection Direction	PLR	Client`s Job Ref	Contractor`s Job Ref
31	Downstream	MH16X		GR/10447

1, 00:01:06, 9.64 m
Finish node type, outfall, reference number: Outfall, Flap valve

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Section Inspection - 15/07/2020 - G24X

Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
32	1	15/07/20	15:07	Not Specified	Not Specified	No	G24X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	G24
Road:	Blackfriars Street	**Inspected Length:**	4.03 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	4.03 m	**Downstream Node:**	MH16
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	0.920 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	100 mm
Year Constructed:		**Material:**	Cast iron
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:

Scale: 1:50	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 0.92 m						
MH16						
	0.00	MH	Start node type, manhole, reference number: MH16	00:00:00		
	0.00	WL	Water level, 0% of the vertical dimension	00:00:01		
	4.03	GYF	Finish node type, gully, reference number: G24: RWP	00:00:33		
G24						
Depth: m						

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

Subscan UDS LTD
126 Whitehall Road, Leeds
Tel. 0344 499 5220
andy.shelton@subscan.com

Section Inspection - 15/07/2020 - G38X

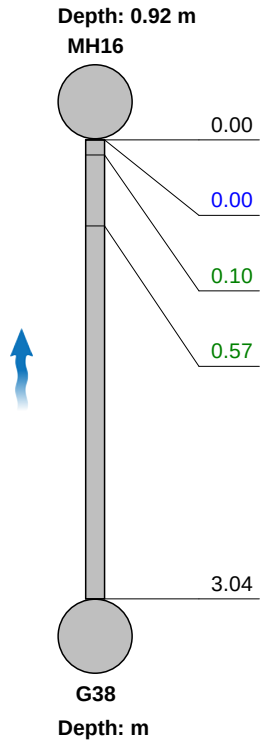
Section	Inspection	Date	Time	Client`s Job Ref	Weather	Pre Cleaned	PLR
33	1	15/07/20	15:08	Not Specified	Not Specified	No	G38X

Operator	Vehicle	Camera	Preset Length	Legal Status	Alternative ID
SS-RB	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Manchester	**Inspection Direction:**	Upstream	**Upstream Node:**	G38
Road:	Blackfriars Street	**Inspected Length:**	3.04 m	**Upstream Pipe Depth:**	
Location:		**Total Length:**	3.04 m	**Downstream Node:**	MH16
Surface Type:		**Joint Length:**	0.00 m	**Downstream Pipe Depth:**	0.920 m

Use:	Surface water	**Pipe Shape:**	Circular
Type of Pipe:	Gravity drain/sewer	**Dia/Height:**	100 mm
Year Constructed:		**Material:**	Cast iron
Flow Control:		**Lining Type:**	No Lining
Inspection Purpose:		**Lining Material:**	No Lining

Comments:
Recommendations:



Scale: 1:50 Position [m]	Code	Observation	MPEG	Photo	Grade
0.00	MH	Start node type, manhole, reference number: MH16	00:00:00		
0.00	WL	Water level, 0% of the vertical dimension	00:00:01		
0.10	LR	Line deviates right: Slight	00:00:10		
0.57	LR	Line deviates right: Slight	00:00:12		
3.04	GYF	Finish node type, gully, reference number: G38: RWP	00:00:21		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	**STR Peak**	**STR Mean**	**STR Total**	**STR Grade**	**SER No. Def**	**SER Peak**	**SER Mean**	**SER Total**	**SER Grade**
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

Disclaimer

Service details have been added to a previous survey unless otherwise stated. All services shown on this plan have been surveyed using approved detectors and the connections between manholes, if not traced, are assumed to be direct.

Should the background, or topographical, information for the survey area be based on an Ordnance Survey tile we are not liable for any loss that may arise due to a lack of accuracy in that digital data.

Location accuracy is determined by referring to manufacturer's guidelines for the equipment used. In ideal conditions the accuracies for the underground utilities located and mapped are +/-10% of the depth. Whilst this technique has proven to be successful, it is not 100% reliable and is affected by ground conditions. The depths obtained are for the centre of the conductor and do not necessarily the depth to a duct or pipe.

Although all reasonable effort is made during site detection, the completeness of the underground services information cannot be guaranteed. An electric current will flow along the path of least resistance. This means that when a current is induced into a feature it will "jump" to adjacent features if they offer a better conducting pathway. It is possible, therefore, that features that are detected by connecting to one type of apparatus may not in fact be that type of utility. The identification of apparatus cannot be assumed to be totally accurate. It should be noted that the technique is limited to detecting features that either generate an electromagnetic field, such as power cables, or around which an electromagnetic field can be induced, such as some water pipes and some communications cables, and it cannot therefore be guaranteed to reveal the exact routes of all buried services or to detect their presence.

Service information can also be shown on the drawings taken from statutory undertakers record plans. This information is shown for the sake of completeness and Subscan UDS Ltd can take no responsibility for the positional accuracy of such information as this may be digitised directly from service plans provided. Information shown as stat plan information may duplicate traced routes but may be offset due to the inaccuracy of the service records from which the information has been digitised.

MH Letters correspond with CCTV report and indicate pipe references.

Warning

Water & Gas utilities entering into properties are generally of a size that cannot be detected by Radio detection of GPR. The route of these is shown from surface evidence such as pipe risers or valves. This data should be viewed as a guide only and Subscan cannot guarantee the accuracy of this data.
Records information & positions should be viewed as approximate and indicative. Safe digging practices should be used to verify their position and type.
Utilities depths marked with an * have ben detected using an induced method and therefore should be regarded as less reliable than a directly traced utility.

Detection Grades

	Quality Grade	Horizontal Accuracy	Vertical Accuracy	Detection Clarification
Desktop Records Search	D	N/A	N/A	Service shown on records only not found on site.
Site Reconnaissance	C	N/A	N/A	A segment of utility whose location is demonstrated by visual reference to street furniture, topographical features or evidence of previous street works ('reinstatement scar').
Detection	B4	N/A	N/A	A utility segment which is suspected to exist but has not been detected and is therefore shown as an assumed route.
Detection	B3	+- 500mm	+- 500mm	Horizontal location only of the utility detected by one of the geophysical techniques used.
Detection	B2	+- 250mm	+- 40% Detected Depth	Horizontal and vertical location of the utility detected by one of the geophysical techniques used.
Detection	B1	+- 150mm	+- 15% Detected Depth	Horizontal and vertical location of the utility detected by multiple geophysical techniques used.
Verification	A	+- 50mm	+- 25mm	Horizontal and vertical location of the top and/or bottom of the utility.

Sub Surface Key

- CCTV Cable
- Comms Cable
- Comms - Taken from Records
- Traffic Signal Cable
- Traffic - Taken From Records
- Electric Cable
- Electric - Taken from Records
- Electric LVCable
- Electric HVCable
- Gas Pipe
- Gas - Taken From Records
- Unidentified
- GPR Anomaly
- Foul Sewer
- Foul - Taken From Records
- Combined Sewer
- Combined - Taken From Records
- Private Sewer
- Pumped Sewer
- Surface Sewer
- Surface - Taken from Records
- Rising Main
- Water Main
- Water -Taken From Records
- Hot Water pipe
- Fibre Optic
- Fibre Optic - Taken from Records
- Survey Extents

Copyright

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Topographic & Utility Key

AV	Air Valve		V	Vent	
BH	Borehole		WL	Water Level	
BIN	Bus Stop		WM	Water Meter	
OSBM	Benchmark		WO	Wash Out	
BO	Bollard		WV	Water Valve	
MAIL	Postbox		D1.00	Depth (m)	
BUS	Bus Stop		UTT	Unable to trace	
CCTV	Camera		EOT	End of Trace	
C	Cable Supply		EOS	End of Sonde	
Col	Column		S/A	Survey Abandoned	
G	Gully		AR	Assumed Route	
EL	Electric Point		TFR	Taken from Records	
EP	Electric Pole		UTR	Unable to Raise	
ER	Earth Rod		UTL	Unable to Lift	
FH	Fire Hydrant		MAR	Man Access Required	
FFL	Floor Level		CL	Cover Level	
FP	Flag Pole		IL	Invert Level	
FV	Flap Valve		US	Underside/Soffit	
GP	Gate Post		DOC	Depth of Cover	
GV	Gas Valve		DOB	Depth Bottom	
IL	Invert Level		PT	Poor Trace	
LIGHT	Floor Light		NVP	No Visible Pipe	
LP	Lamp Post		NVV	No Visible Valve	
MH	Manhole		ED	Empty Duct	
MK	Marker		BLKD	Blocked	
RE	Rodding Eye		MUD	Multiple Ducts	
RWP	Rain Water		MUS	Multiple Cables	
SC	Stop Tap		AG	Above Ground	
SP	Sign		CR	Cable Rise	
SV	Stop Valve		DC	Drainage Channel	
SVP	Soil Vent Pipe				
TAP	Tap				
TOF	Top of Fence				
TOW	Top of Wall				
TEL	Telecom Cover				
THL	Threshold Level				
TL	Traffic Light				
TP	Telegraph Pole				
UTL	Unable To Lift				

MH Letters correspond with CCTV report and indicate pipe references.

General

This survey has been carried out in accordance with RICS accuracy band E, as described in RICS guidance note
buildings and utilities (3rd Ed.)

Drawing units are metres, quoted units are metres.

Grid ticks should be used to check for plotting distortions.

Details or services hidden or obscured by **vegetation, debris or vehicles at survey dates may be omitted. Hedge & Vegetation details are outline.**

Any assumed details are shown in DASHDOT linetype

All arrows point up unless otherwise stated

Control & Datum Information

All levels shown on this drawing are related to Ordnance Survey Datum by means of multiple network GNSS observations taken at Station SX.

The grid shown on this survey is based on Ordnance Survey Grid OSGB36 using OSTN15. These co-ordinates have been derived from multiple network GNSS observations taken at Station SX.
All other stations are relative to this in plane projection and Grid North orientation is from SX (i.e one point localisation with a scale factor equal to 1).

Layout

A0-L1

Direction of North

Rev	DATE	DRAWN	DESCRIPTION	CHECKED

SUBSCAN
www.subscan.com Tel: 0844 482 5800

CLIENT: AA Projects

SITE: Renaissance Manchester Hotel, Blackfriars Street, Manchester, M3 2EQ

DRAWING TITLE: Drainage Survey

DRAWING REF: GR/10447 (A0-L1)			SCALE@A1: 1:200
PROJECT REF: GR/10447		SHEET: 1 of 1	REV: 0
SURVEYED	RS, GS	DRAWN	GS
CHECKED	AS	DATE	27/07/2020

APPENDIX 5

River Wall Survey Report

NorthernDivers [Engineering] Limited
Established 1963

Reg. In England No. 01749347

Oslo Road, Sutton Fields Ind Est
Hull HU7 0YN
Tel: (01482) 227276
Fax: (01482) 215712

contact@northerndivers.co.uk
www.northerndivers.co.uk

Report

Our Ref: ND9999

Renaissance Hotel
Deansgate
Manchester

Inspection Date
20 /21 August 2020

Job Description
Inspection to river wall

ISO 9001
ISO 14001
OHSAS 18001

TABLE OF CONTENTS

1 INTRODUCTION 3

1.1 Project Description 3

1.2 Location Plan 4

2 INSPECTION FINDINGS & PHOTOGRAPHS

1 INTRODUCTION

CLIENT: **aap**rojects.

PROJECT: Condition assessment to the wall of the River Irwell fronting the True right hand bank of The Renaissance Hotel, Deansgate, Manchester.

LOCATION: Renaissance Hotel, Deansgate, Manchester. M3 2EQ.
Grid Ref: E383776 N398705 – E383663 N398590

DIVE TEAM:

Kevin Garrett	Diving Supervisor
Adam Pockley	Diver
James Bryan	Diver
Alex Baker	Diver
Richard Wilkins	Diver

DATE: 20 /21 August 2020

COMPILED BY: K Dunn

1.1 Project Description

A condition assessment to approximately 185.0m of the retaining fronting The Renaissance Hotel on the River Irwell has been carried out by Northern Divers (Eng.) Ltd in support of a development report commissioned by **aap**rojects at the above location.

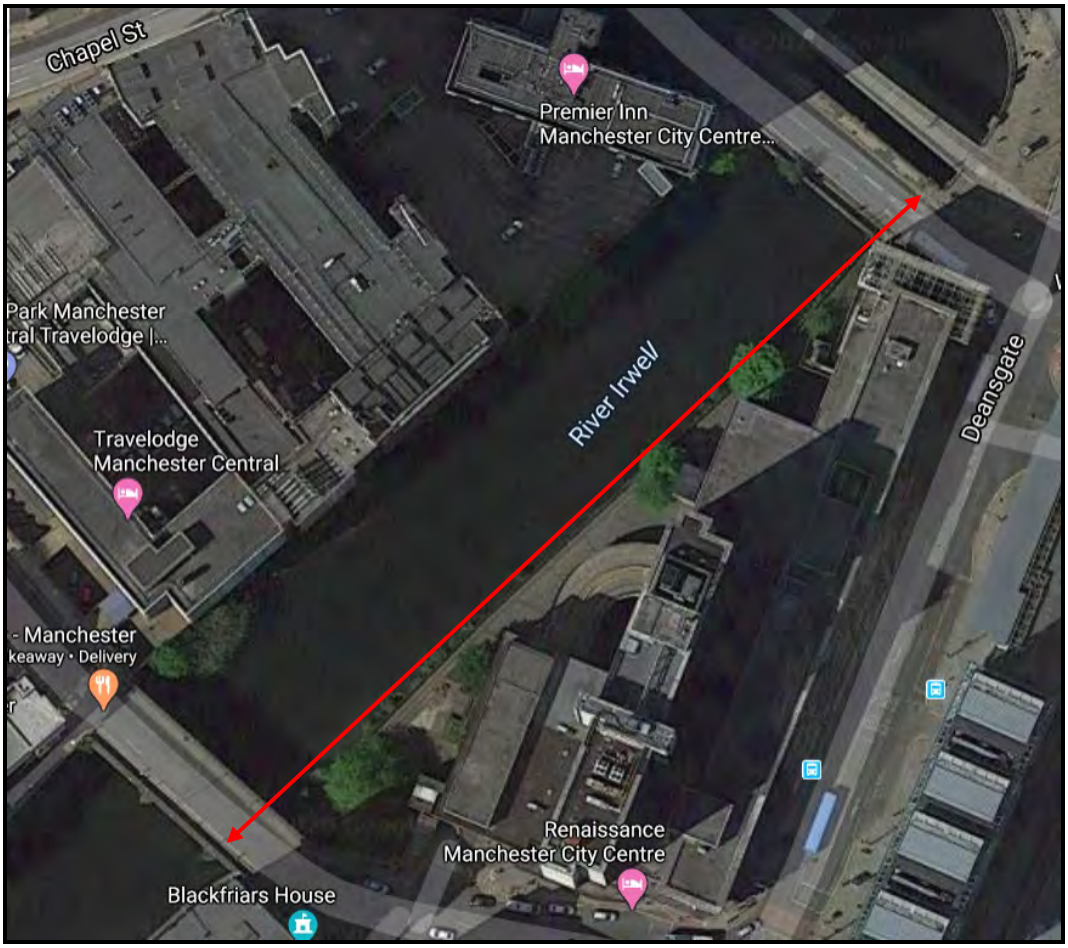
The assessment is based on a tactile diving inspection of the wall comprising of both above and below water elements of the structure from the top of wall to bed level. The inspection does not include any foundations or construction details of elements below bed level. There has been no opening up or excavation behind the wall to confirm the extent of construction or dredging below existing bed level to the wall front to reveal wall condition below current siltation levels.

The diver's inspection has established water depths along the wall varying between 3.6m and 0.4m and a maximum depth in the river of 3.6m at the mid-point of Victoria Bridge, North of the hotel. The designed dredged depth of the river is unknown, and this assessment assumes that current depths are maintained.

It is understood from plans and layouts provided that the proposed use of the site is for commercial development. The report below is provided on the basis that the existing pedestrian area remains unchanged and that any imposed loads to this area will require further investigation, including trial excavations to the rear of the wall for any alternative development comprising greater imposed live loading.

The diving inspection was undertaken during daylight hours using surface supplied diving equipment to HSE / ACoPs regulations with diver to surface hard wire communications.

Location Plan



Extent of survey Grid Ref: E383776 N398705 – E383663 N398590

2 Inspection Findings & Photographs

The assessment has been broken down into sections which reflect changes in construction detail and areas of defects.

DESCRIPTION	STRUCTURAL ASSESSMENT DESCRIPTION
<u>Section 1: Ch 0m to 15m</u> Starting at the North elevation of Victoria Bridge upstream of the Renaissance Hotel. Construction :- Vertical stone blockwork from bed level to springing point forming	Abutment wall in this section was in good general condition with no missalignmemt of courses and being vertical in form. There is minor weathering throughout to the face of the structure above water level.

stone arch and stone ring vousssoirs. 	Joints below the waterline were found to be in good order with minor washing to a localised area at chainage +5.0m. Rock armour on river bed abuting the base of the wall. There is no evidence of undermining or potential scour development.
<u>Section 2: Ch 15m to 91m</u> Construction :- Brick with concrete capping stone to bed level. Brick fronting the perestrian area retaining wall. 	Joints above water displaying extensive mortar loss to aproximately 80% of the structure with a maximum depth of up to 50mm. Below water mortar loss was noted to be 80% with a maximum depth of 50mm. Random areas of missing and loose brickwork notibly at chainage 51m – 57m over six courses in hieght. (3.6m2) Areas of vegetaion growth was viewed along wall elevation were the root growth has caused minor lateral displacement and structural degregation. Drain outlet with flap valve visable at chainge 20.5m. Brick and general river debris on river bed abuting the base of the wall. There is no evidence of undermining or potential scour development.
<u>Section 3: Ch 91m to 116m</u> Construction :- Vertical concrete wall to bed level. Brick fronting the perestrian area retaining wall.	Concrete wall in this section is in a fair general condition with no misalignment and vertical in form. There is a number of drain outlets noted along this section. Isolated area of vegetation growth at chainage 105m. Soft marine growth at waterline.

	Brick and general river debris on river bed abuting the base of the wall. There is no evidence of undermining or potential scour development.
<u>Section 4: Ch 116m to 170m</u> Construction :- Brick with concrete capping stone on stone blockwork to bed level. Brick fronting the perestrian area retaining wall. 	Joints above water displaying extensive mortar loss to aproximately 20% of the structure with a maximum depth of up to 15mm. Below water to bed the blockwork was noted to be in fair general condition with no areas of missing material. There are areas of re-pointing visable above water which cover around 40% of the toatal area in this section. Areas of vegetaion growth were viewed along the wall elevation were the root growth has caused lateral displacement and structural degregation. Brick and general river debris on river bed abuting the base of the wall. There is no evidence of undermining or potential scour development.
<u>Section 5: Ch 170m to 182m</u> Construction :- Brick on stone blockwork at water level. Stone blockwork to bed level. The wall steps out by two courses.	Mortar loss displayed to 90% of this section with max depths of 100mm. Random areas of missing and loose brickwork. Minor vegetation growth at water level. Below water to bed the blockwork was noted to be in general fair condition with no areas of missing material.

	Brick and general river debris on river bed abuting the base of the wall. There is no evidence of undermining or potential scour development.

Photographic Section.

Above:- Ch 0m – 15m Blockwork to Victoria Bridge

Above:- General view of wall at Ch 35m. Open joints and vegetation growth

Above :- Ch 55m, displaying displacement of brick courses due to tree and vegitation growth.

Above:- General view of wall at Ch 70m. Open joints and vegetation growth

Above:- General view of Ch 95m, showing concrete wall condition.

Above:- General view around Ch102m showing vegetation growth through concrete wall

Above:- General of Ch115m showing change in construction detail

Above:- General view of Ch120m showing condition of wall

Above:- General view showing condition of wall and construction detail

Above:- Ch145m, showing vegetation growth and culvert entrance

Above:- Ch 170m, showing vegetation growth

Above:- Ch 175m, showing condition of displaced brickwork

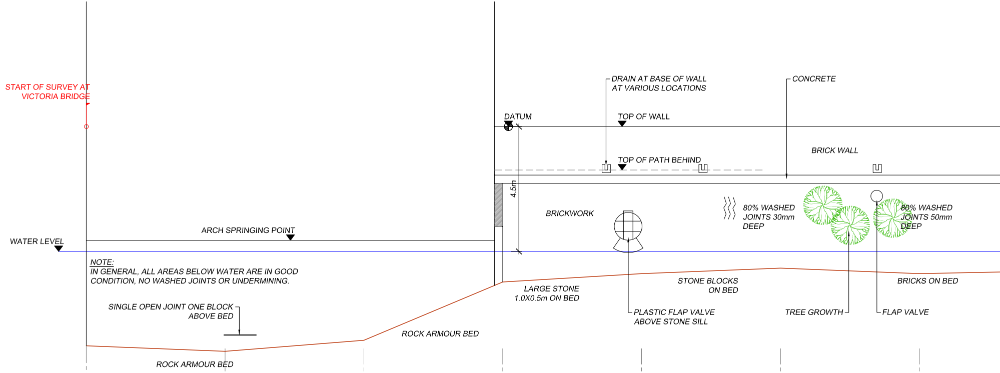
Above:- Ch 182m, showing condition of displaced brickwork. End of survey.

Summary

Much of the wall has structural integrity however there are a number of areas where intervention is required to either reconstruct or repair the wall.
It is assumed that as part of any redevelopment of the site there is a requirement for the wall to be returned to a condition that would ensure public safety, minimise ongoing maintenance liabilities and enhance visual amenity.

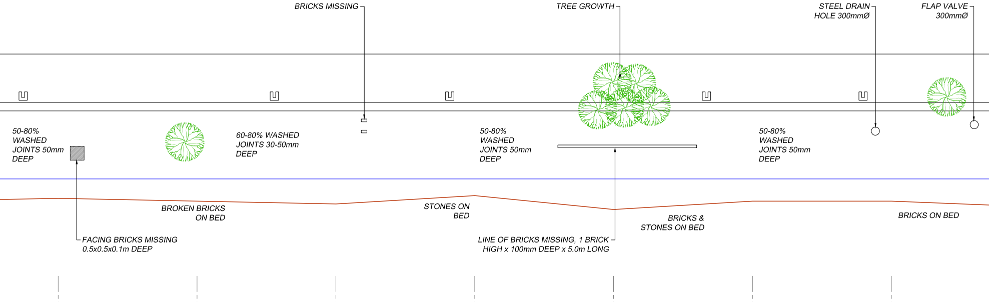
It is recommended that a scheme is prepared for the remediation of the structurally unsound elements of the structure together with refurbishment works to meet the requirements of any redevelopment.

There was no evidence of undermining, scour, or areas of potential scour to the retaining wall at bed level.


START OF SURVEY AT
VICTORIA BRIDGE
DRAIN AT BASE OF WALL
AT VARIOUS LOCATIONS
CONCRETE
DATUM
TOP OF WALL
BRICK WALL
TOP OF PATH BEHIND
4.5m
BRICKWORK
80% WASHED
JOINTS 30mm
DEEP
80% WASHED
JOINTS 50mm
DEEP
ARCH SPRINGING POINT
WATER LEVEL
STONE BLOCKS
ON BED
BRICKS ON BED
LARGE STONE
1.0X0.5m ON BED
PLASTIC FLAP VALVE
ABOVE STONE SILL
TREE GROWTH
FLAP VALVE
SINGLE OPEN JOINT ONE BLOCK
ABOVE BED
ROCK ARMOUR BED
ROCK ARMOUR BED

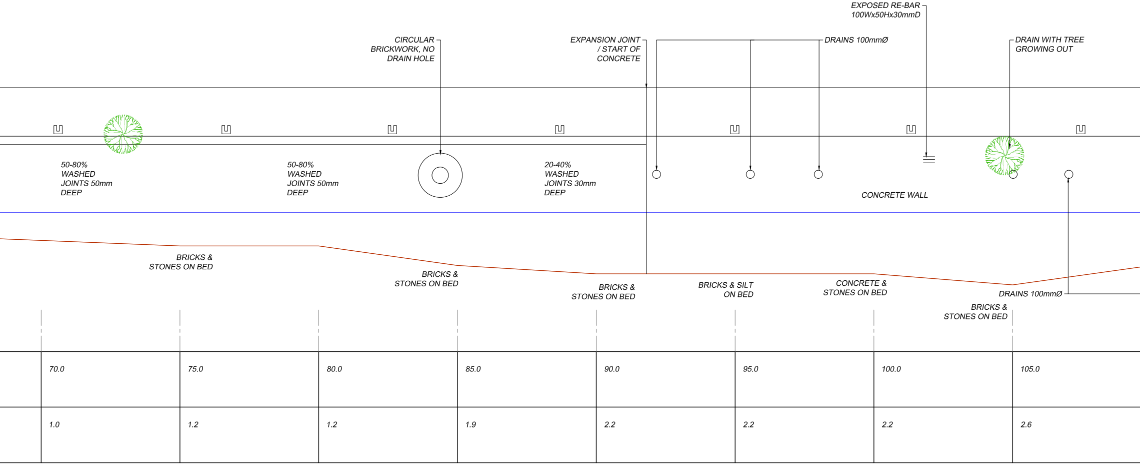
NOTE:
IN GENERAL, ALL AREAS BELOW WATER ARE IN GOOD CONDITION, NO WASHED JOINTS OR UNDERMINING.

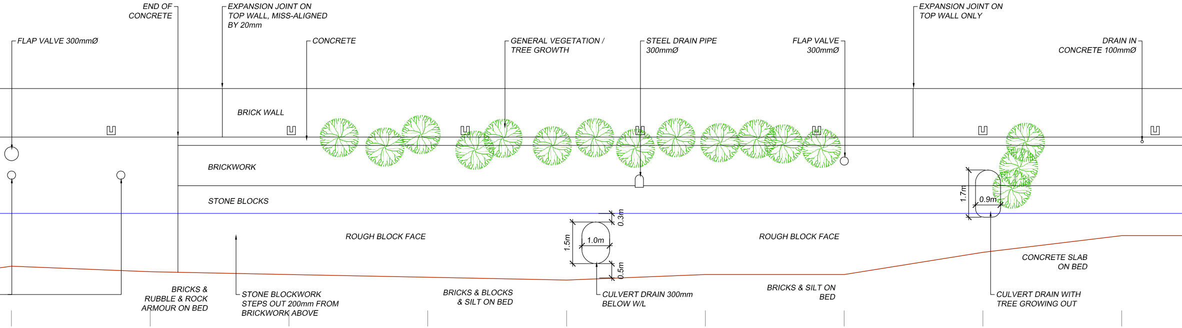
CHAINAGE /m	0.0	5.0	10.0	15.0	20.0	25.0	30.0
WATER DEPTH /m	3.4	3.6	3.2	1.1	0.8	0.6	0.8


BRICKS MISSING
TREE GROWTH
STEEL DRAIN HOLE 300mmØ
FLAP VALVE 300mmØ
50-80% WASHED JOINTS 50mm DEEP
60-80% WASHED JOINTS 30-50mm DEEP
50-80% WASHED JOINTS 50mm DEEP
50-80% WASHED JOINTS 50mm DEEP
BROKEN BRICKS ON BED
STONES ON BED
BRICKS & STONES ON BED
BRICKS ON BED
FACING BRICKS MISSING 0.5x0.5x0.1m DEEP
LINE OF BRICKS MISSING, 1 BRICK HIGH x 100mm DEEP x 5.0m LONG

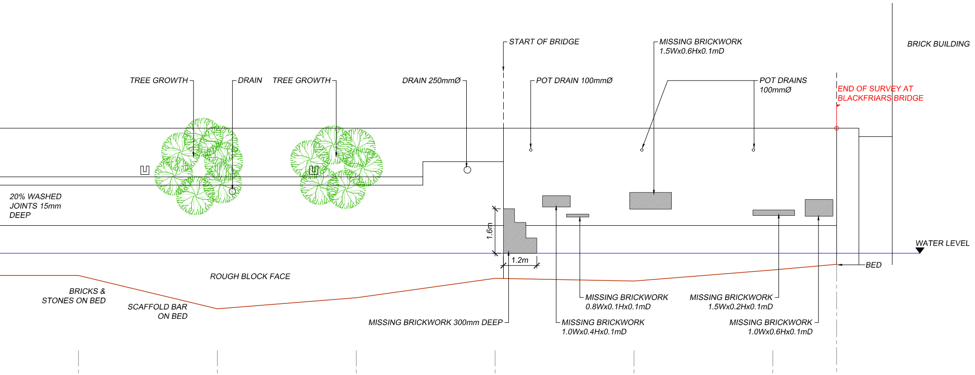
35.0	40.0	45.0	50.0	55.0	60.0	65.0
0.7	0.8	0.9	0.6	1.1	0.8	0.8

- WALL SURVEY - RIVER IRWELL -


EXPOSED RE-BAR
100Wx50Hx30mmD
CIRCULAR
BRICKWORK, NO
DRAIN HOLE
EXPANSION JOINT
/ START OF
CONCRETE
DRAINS 100mmØ
DRAIN WITH TREE
GROWING OUT
50-80%
WASHED
JOINTS 50mm
DEEP
50-80%
WASHED
JOINTS 50mm
DEEP
20-40%
WASHED
JOINTS 30mm
DEEP
CONCRETE WALL
BRICKS &
STONES ON BED
BRICKS &
STONES ON BED
BRICKS &
STONES ON BED
BRICKS & SILT
ON BED
CONCRETE &
STONES ON BED
DRAINS 100mmØ
BRICKS &
STONES ON BED
70.0
75.0
80.0
85.0
90.0
95.0
100.0
105.0
1.0
1.2
1.2
1.9
2.2
2.2
2.2
2.6


END OF
CONCRETE
EXPANSION JOINT ON
TOP WALL, MISS-ALIGNED
BY 20mm
EXPANSION JOINT ON
TOP WALL ONLY
FLAP VALVE 300mmØ
CONCRETE
GENERAL VEGETATION /
TREE GROWTH
STEEL DRAIN PIPE
300mmØ
FLAP VALVE
300mmØ
DRAIN IN
CONCRETE 100mmØ
BRICK WALL
BRICKWORK
STONE BLOCKS
ROUGH BLOCK FACE
0.3m
1.5m
1.0m
0.5m
ROUGH BLOCK FACE
1.7m
0.9m
CONCRETE SLAB
ON BED
BRICKS &
RUBBLE & ROCK
ARMOUR ON BED
STONE BLOCKWORK
STEPS OUT 200mm FROM
BRICKWORK ABOVE
BRICKS & BLOCKS
& SILT ON BED
CULVERT DRAIN 300mm
BELOW W/L
BRICKS & SILT ON
BED
CULVERT DRAIN WITH
TREE GROWING OUT

110.0	115.0	120.0	125.0	130.0	135.0	140.0	145.0	150.0
1.9	2.1	2.2	2.3	2.4	2.2	2.2	1.4	0.8


START OF BRIDGE
MISSING BRICKWORK
1.5Wx0.6Hx0.1mD
BRICK BUILDING
TREE GROWTH
DRAIN
TREE GROWTH
DRAIN 250mmØ
POT DRAIN 100mmØ
POT DRAINS
100mmØ
END OF SURVEY AT
BLACKFRIARS BRIDGE
20% WASHED
JOINTS 15mm
DEEP
1.6m
1.2m
WATER LEVEL
BED
ROUGH BLOCK FACE
BRICKS &
STONES ON BED
SCAFFOLD BAR
ON BED
MISSING BRICKWORK 300mm DEEP
MISSING BRICKWORK
0.8Wx0.1Hx0.1mD
MISSING BRICKWORK
1.0Wx0.4Hx0.1mD
MISSING BRICKWORK
1.5Wx0.2Hx0.1mD
MISSING BRICKWORK
1.0Wx0.6Hx0.1mD

	155.0	160.0	165.0	170.0	175.0	180.0	182.3	CHAINAGE /m
	0.8	2.0	1.6	0.9	1.0	0.6	0.4	WATER DEPTH /m

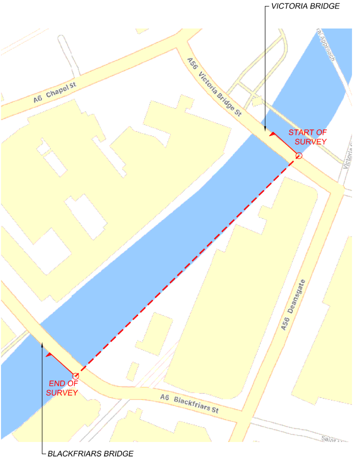
NOTES:
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
- DO NOT SCALE
- CONFIRM ALL DIMENSIONS ON SITE

KEY:

① - PHOTO LOCATION

🟩 - TREE GROWTH

- LOCATION PLAN N.T.S -


VICTORIA BRIDGE
START OF SURVEY
END OF SURVEY
BLACKFRIARS BRIDGE
A6 Chapel St
A56 Victoria Bridge St
A56 Deansgate
A6 Blackfriars St
al Approach

NORTHERN DIVERS (Engineering) LTD.

OSLO ROAD,
SUTTON FIELDS IND. EST.
HULL. HU7 0YN
Tel: (01482) 227276
Fax: (01482) 215712
www.northerndivers.co.uk

Title: AA PROJECTS – RIVER IRWELL – ND9999
RENAISSANCE HOTEL RIVER WALL INSPECTION

Drawn by:	Date:	Scale:	Drawing No:	Rev:
R.R.	25.08.20	1:100	AAP / 20 / 001	

APPENDIX 6

Scope of Service and Limitations

Scope of Services

Building Inspections & Reports

The Scope of Service & Limitations set out in this document must be read in conjunction with the letter or e-mail from AA Projects Limited confirming our Service and Fee Proposals for the enquiry or instruction concerned. Services being provided are marked with a cross in the checkbox.

Property Name - Renaissance Hotel, Deansgate, Manchester M3 2EQ

Purpose

1. ☒ Occupation
2. ☒ Investment
3. ☐ Refinancing
4. ☐ Disposal
5. ☐

Inspection of Structure and Fabric

6. ☒ Make reasonable access arrangements, prepare risk assessments and obtain security clearance if required.
7. ☒ Visually inspect the main elements and components of the property including roofs, walls, floors and finishes inside and outside the building together with the external site areas and boundaries of the property for the purposes of producing a report.
8. ☐ Arrange for a mobile elevated platform or other specialist access system to attend the property for high level roof or façade inspection.
9. ☐ Arrange for a contractor to attend the property for façade inspection, including removal of cladding panels for inspection in sample locations
10. ☒ Visually check for the presence of materials or components of the building, which could give rise to an abnormal maintenance liability or service charge expenditure.
11. ☒ Visually check for the presence of materials considered by the UK property and construction industry to be deleterious or problematic.
12. ☒ Inspect within floor voids in isolated, sample locations, provided access to these is available without having to remove fixed plywood or hardboard sheeting, raised floor panels, secured carpets or other coverings, heavy furniture etc.
13. ☒ Inspect above proprietary suspended ceilings in isolated, sample locations, ceiling provided access to these can be easily obtained by removing and replacing suspended ceiling tiles within safe reach.
14. ☒ If we observe evidence to suggest that concealed parts of the structure and fabric might be defective, we will advise you accordingly immediately after our inspection and make recommendations for further investigations. (We can organise opening up work if vendor approval is obtained and you confirm instructions for us to proceed).
15. ☒ Check, in general terms, on the extent to which the property complies with certain relevant development and workplace legislation and providing comments and advice thereon. (This does not extend to full audits).

16. ☒ Review, in general terms the standard of accessibility provided by the building(s) in the light of the Equality Act 2010 and providing comments and advice thereon. (This does not extend to a full access audit).
17. ☒ Review, in general terms, the extent to which the property might be exposed to environmental hazards such as flooding, exposure to electromagnetic radiation, microwave radiation, invasive vegetation, vermin/protected species and other relevant factors and providing comments and advice thereon.
18. ☐ Make a cursory inspection of the services installations to ascertain their general nature only. (Alternative to inspection by specialist).
19. ☐ Attend progress / feedback review meetings concerning structure and fabric issues during the investigation phase and prior to submission of our report.
20. ☒ Confirm the nature of additional, invasive investigations, sampling and testing, if any, that we would expect a prudent Purchaser to request of the structure and fabric.

Inspection of Services Installations

21. ☒ Arrange for specialists to conduct a visual inspection of the mechanical, electric and public health services installations (as more particularly described in Appendix 2 to this Scope of Service), for the purposes of reporting thereon.
22. ☒ Establish the state and condition of the mechanical, electrical and public health services installations at the property internally and externally noting defects, disrepair, damage and shortcomings and provide comments and advice thereon.
23. ☐ Arrange for specialists to conduct a visual inspection of lifts at the property, for the purposes of reporting thereon.
24. ☒ Establish the state and condition of the lift and/or escalator installations at the property noting defects, disrepair, damage and shortcomings and provide comments and advice thereon.
25. ☐ Arrange for specialists to conduct a visual inspection of the cleaning and maintenance cradle(s) at the property, for the purposes of reporting thereon.
26. ☐ Establish the state and condition of the cleaning and maintenance cradle(s) at the property noting defects, disrepair, damage and shortcomings and provide comments and advice thereon.
27. ☐ Arrange for specialist to conduct a visual inspection the dock levellers at the property, for the purpose of reporting thereon.
28. ☐ Establish the state and condition of the dock levellers at the property noting defects, disrepair, damage and shortcomings and provide comments and advice thereon.

Additional Services

29. ☐ Take necessary notes and details while on site and prepare an assessment of building reinstatement cost for insurance purposes on a “Day One” basis using our own project cost data supported by published cost data.
30. ☐ Measure the area of the property in accordance with the Code of Practice recommended by the Royal Institution of Chartered Surveyors.
31. ☐ Arrange for specialists to inspect, take samples, test samples and issue a report to confirm the existence of asbestos.

32. ☒ Arrange for specialists to inspect, take samples, test and issue a report to confirm the existence of high alumina cement concrete, calcium chloride additives, the extent of concrete carbonation and or such other specialist concrete testing as may be agreed.
33. ☐ Arrange for specialist inspection and reporting on cladding systems.
34. ☐ Inspect and advise on neighbourly matters affecting, or likely to affect, the subject property as a result of development work in progress at the time of our inspection in buildings, or on land, that immediately adjoins the subject property which will extend to include party walls, rights of way, rights to light, dirt, dust, noise, or vibration issues.
35. ☒ Arrange for a specialist to undertake a CCTV survey of accessible underground drainage runs and provide a report.
36. ☐ Arrange for performance tests on any of the building services installations.
37. ☐ Open up for inspection selected permanently enclosed or concealed parts of the structure and fabric for inspection.
38. ☐ Undertake a full access audit.

Review of Documents Relating to the Property

39. ☒ Review selected documents in a Virtual Data Room and/or on site.
40. ☒ We will not interview maintenance, facilities and management personnel, but if opportunities arise during our inspection we will obtain what information we can through discrete or, if circumstances permit, direct questioning. The amount of information about the property that we will be able to obtain might be limited due to:
    - Language difficulties
    - The need for us to preserve confidentiality regarding the true purpose of our inspection
    - A lack of technical documents physically present at the building
    - A lack of any people at the property with significant knowledge about the property on the day of our inspection
    - And reluctance or refusal of the property occupants to give technical documents held at the property.

41. ☒ While at the property (and when available), reviewing and making notes relating to the existence and nature of the following:
42. ☐ Planned Preventative Maintenance Schedules
43. ☒ Fire Risk Assessment documentation
44. ☒ Health and Safety Files or other relevant constructional information and comment thereon
45. ☒ Operating and Maintenance Manuals
46. ☒ Air conditioning Inspection Reports
47. ☐ Collateral warranties
48. ☐ Manufacturers and Specialist Contractors Guarantees
49. ☐ Leases and sub-leases
50. ☐ Alterations licences

51. ☐ Liaise with Vendors solicitors in connection with any matters considered relevant to the proposed transaction and arising out of the review of documentation noted above.
52. ☐ Attend the offices of the Vendors solicitors to review relevant available legal documentation.
53. ☐ Attend the offices of the Vendors managing agent, if one is appointed, to review relevant available management documentation.

Report Services

54. ☒ Confirm by telephone and/or brief email within 24 hours of our inspection, the main findings and concerns arising out of our inspection and document consideration.
55. ☒ Prepare, in draft form for comment, a formal building inspection report in PDF format confirming our findings from various investigations listed above.
56. ☒ Discuss the content of the draft report with appropriate members of the Client's team.
57. ☒ Make reasonable amendments/revisions to the draft report to take account of comments from the transaction team and re-issuing the draft report for final approval.
58. ☒ Issue, by email, to all people requiring a copy thereof, or by downloading via nominated internet site, a PDF copy of the building inspection report.
59. ☐ Issue hard copies of the report.

Post Report Services

60. ☐ Attend meetings with the Vendor and/or the Vendors disposal team and/or the Purchasers representatives to assist in sale or letting of the property.
61. ☐ Agree a form of reliance letter/s or collateral warranty/ies, in favour of the purchaser and parties providing funding for acquisition of the property and executing such letter/s, or warranty/ies to assist in completing the transaction.

Sub-consultants

62. ☒ AA Projects technical staff will provide all of the services described above save that AA Projects will appoint and coordinate on your behalf the following specialist sub consultant reports;
63. ☒ Services – McKee Associates
64. ☐ Lifts and Escalators
65. ☐ Maintenance Cradle
66. ☐ Asbestos
67. ☒ Concrete Testing – TBC
68. ☒ Cladding
69. ☒ Drainage – Subscan
70. ☐ Environmental
71. ☒ Structural – FK Markland Associates
72. ☒ River Wall – Northern Divers

APPENDIX 3

Assumptions & Special Conditions

1. Structural inspection of the existing structural frame, floors and roof is included, undertaken by a Chartered Structural Engineer supported by Graduate Structural Engineer.
2. Cover meter survey of the concrete structure is included to establish the depth of concrete cover to a sample of columns, floor beams, floor slabs, roof slab and cladding.
3. The structural summary report will discussing the results of the visual site inspection, site test results and laboratory results paying particular attention to the service life of the concrete frame and slab structure, with an estimate of the remaining life span taking into consideration any ageing effects, and provide structural comments in relation to the proposed demolition and re-development of the North end of the site.
4. Concrete investigations will include hiring of rebound hammer for in-situ testing of the structural frame to evaluate the surface hardness using empirical correlations to establish strength parameters. Concrete testing will be undertaken in accordance with BS EN 13791:2007, 'Assessment of in-situ compressive strength in structures and pre-cast concrete components' and BS 6089:2010, 'Assessment of in-situ compressive strength in structures and precast concrete components complementary guidance to that given in BS EN 13791'.
5. Concrete core sampling will include site supervision by an engineer to gather sufficient samples for 10 carbonation depth tests and 10 chloride content tests, including laboratory testing of the concrete samples for carbonation depths and chloride content. Additional samples and tests will be charged at the rates shown in Appendix 2
6. Making good to the core sample hole locations is included.
7. River wall inspection includes a multi-person dive and safety team and equipment to undertake an inspection below and above the water line. Underwater visibility may be limited by poor visibility and/or silt build-up against the wall
8. The river wall inspection requires support vehicles close to the river. We have assumed that 2 parking spaces near the river wall in the lowest parking level can be reserved for two days for the diving team and that their heavy equipment can be carried from the car park to the river wall without physical restrictions
9. The extent of drainage survey that can physically be undertaken might be restricted, for example by manhole covers seized into frames and/or by vehicles parked over manholes on the date of inspection
10. A cost for jetting drains is included to improve the proportion of drains that can be surveyed but some drain runs might be obstructed to a degree that cannot be removed by jetting
11. We have included for preparation of a drainage survey drawing in CAD
12. We have included for reviewing potential drainage capacity in broad terms in relation to proposals but have not included any elements of 'design'
13. We will not inspect high level areas using fixed building cleaning/inspection cradle equipment; our inspections will be undertaken from ground level, from flat roofs where safe access is available, and from vantage points inside buildings. We will not inspect any areas if doing so would endanger our surveyors or other people. We have not allowed for providing mobile elevating platforms or other special access to facilitate inspections of high-level areas.
14. We will not be able to inspect parts of the building or its services which are built in, covered up or otherwise made inaccessible in the normal course of fitting out or occupation to state that such parts are free from defects or concerns.
15. We have not included for foundation details and the composition and condition of sub-strata to be checked by test or exposure.

16. We have not allowed for any functional testing or confirmation of the operation of plant, systems and equipment.
17. We have allowed for the surveys to be undertaken during normal working hours. We have not included for waiting time for issue of passes, permissions for access to restricted areas, etc. and assume that all permissions, passes, permits, keys, etc. will be organised in advance of our visits and available on the day of the survey.
18. We require access to all relevant documentation including O&M manuals, accurate record drawings, planned maintenance reports and records, test certificates, statutory compliance records, etc.
19. We anticipate there may be a large number of documents in a virtual data room; we will review part only of selected documents relevant to our inspection and report.
20. We have not allowed for any third-party inspections, tests, sampling or validation during our activities except where indicated.
21. We may recommend tests, inspections, sampling or validation by other specialists during our activities.
22. Our fees allow for undertaking a sample survey of up to 5% of bedrooms and en-suite accommodation. We have not allowed for inspecting every bedroom. Due to its size, we will not inspect all parts of the property; accessible parts will be inspected visually to the extent appropriate for this type of instruction.
23. Loose furniture, general equipment, IT equipment and catering equipment are excluded from the survey.
24. We will comment on fire safety matters identified during our inspections and document review but our survey report will not constitute a fire safety report or fire compartmentation survey.
25. Our surveyors will require full and uninterrupted access throughout the buildings during our planned survey visits.
26. Detailed analysis of issues identified beyond normal survey reporting is excluded from The Services.
27. We have assumed that the buildings are safe to inspect and free of asbestos risks for surveyors.

APPENDIX F

Site Fire Risk Assessment

FIRE RISK ASSESSMENT REVIEW

Renaissance Manchester City Centre Hotel
Blackfriars Street
Deansgate
Manchester
M3 2EQ

Prepared by:
A. J. Askew
Global HSE Solutions Ltd
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Date of Assessment: 4th December 2018

EXECUTIVE SUMMARY

This report assesses the fire precautions at Renaissance Manchester City Centre Hotel.

The overall Hazard from Fire has been assessed as: **Substantial**

Below we have listed the main scope of issues highlighted in the assessment carried out.

The main scopes of the issues are:

- Significant compartmentation defects within service cupboards and back of house.
- Damaged fire doors.
- There is no automatic fire detection in the service cupboards / service risers that are over 1m^2 floor area.
- In the admin offices there was an oil filled radiator plugged in to a multi plug extension lead and there are convector heaters in use. It is recommended that the convector heaters are replaced with oil filled type radiators.
- In the relaxation room there is a ceiling void of approximately 2m in height. It could not be confirmed that there is automatic fire detection in this ceiling void.
- The fire alarm system is dated and showing faults in the system loops. Also due to the age of the system replacement part are becoming less readily available. Proposals are in place to replace the fire alarm system and extends to cover additional areas as identified including service cupboards.

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INTRODUCTION

The purpose of this report is to present the findings of the assessment in relation to the risk to life from fire in the building and to make recommendations to the Responsible Person to comply with the fire safety legislation.

The report ***does not address the risk to property or business continuity from fire.*** Issues raised however may have the following implications:

- **Significant financial implications.**
- **Significant impact on business continuity.**
- **Statutory non compliances.**
- **Potential for significant exposure (public liability/employers liability) regarding claims.**
- **Potential losses, fires, accidents, incidents and injuries.**

Any comments or queries regarding this report should be directed at the author.

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"Please note that this report and any recommendations in it are based on conditions observed and information supplied. It is not intended to be exhaustive or conclusive, covering every hazard or risk potential, or to guarantee compliance with any statute or regulation. It is offered to assist you in your assessment and/or management of risk".

RISK ASSESSMENT METHODOLOGY

A risk assessment is an organised and methodical look at:

- The premise.
- The activities carried out there.
- How likely is it that a fire could start and cause harm to anyone.
- Existing hazards from fire and the current control measures.
- Potential hazards from fire to the building and those present and the recommended control measures.

The method used to undertake the fire risk assessment follows Publicly Available Specifications (**PAS 79)**.

A nine-step structured approach has been used and corresponding documentation for conducting and recording the significant findings of the fire risk assessment of the building, and also parts of buildings to which the **Regulatory Reform (Fire Safety) Order 2005** applies.

The intention of PAS 79 is to enable employers and those acting on their behalf, to carry out the "suitable and sufficient" fire risk assessment required by the **Regulatory Reform (Fire Safety) Order 2005**, to enable the employer to satisfy associated fire legislation.

Fire Risk Assessments carried out in accordance to PAS 79; address the safety of all building occupants including employees, visitors, guests, contractors and members of the public.

This Fire Risk Assessment follows the nine step fire risk assessment process specified in PAS 79 (2012).

The steps are as follows:

1. Obtain relevant information about the premises.
2. Identify the fire hazards.
3. Assess the likelihood of a fire.
4. Determine the physical fire protection measures present.
5. Assess the fire safety management processes present.
6. Assess the likely consequences to the occupants in the event of a fire.
7. Assess the fire risk for the premises.
8. Formulate an action plan.
9. Recommend a suitable interval for the review of the Fire Risk Assessment.

A fire risk assessment carried out in accordance with PAS 79, will provide a good basis for ensuring that good management of fire safety is established, maintained and reviewed.

GENERAL STATEMENT OF POLICY

It is the aim of Marriott and the General Manager to ensure the highest standards of fire safety are maintained in accordance with the **Regulatory Reform (Fire Safety) Order 2005.**

Marriott and the General Manager accept their responsibilities to ensure both the fabric of the building and the fire safety systems are kept to a high standard, with emphasis on the fire prevention.

The policy contains detailed arrangements to ensure that all precautions are taken. Both management and staff are expected to abide by these arrangements, maintaining records when required to do so.

Members of staff have a legal duty to undertake all activities in a fire safe manner and report any defects to the management.

Marriott and the General Manager consider that fire safety is as significant as productivity and profitability. Anyone not abiding by the policy may be subject to disciplinary action and possible dismissal.

The effectiveness of fire safety precautions depends on the cooperation of the people in control of and operating within our premises. In order for the fire precautions to be effective, these people need to follow the instructions given on fire instruction notices in the building.

Competent Persons:

Marriott and the General Manager have appointed competent persons to assist them in the execution of their duties under the **Regulatory Reform (Fire Safety) Order 2005**.

Global HSE Solutions would like to take this opportunity to thank Dave Barnett and the staff at **Renaissance Manchester City Centre Hotel** for their hospitality and assistance during the site visit.

Responsible Person:

The ‘Responsible Person’ as designated by the Order is Marriott and the General Manager.

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

FIRE RISK ASSESSMENT

Employer or other responsible person:	Marriott and the General Manager
Position:	Employer
Persons consulted:	Dave Barnett
Assessor:	Alistair Askew
Date of Fire Risk Assessment:	4th December 2018
Date of previous Assessment:	12th March 2018
Recommended Date for Review:[1]	March 2019

The purpose of this report is to provide an assessment of the risk to life from fire in these buildings, and where appropriate to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

This hotel is due to close in November 2019 followed by demolition of the building.

[1] It is recommended that this Fire Risk Assessment should be reviewed by a competent person by the date indicated or at such earlier time as there is reason to suspect that it is no longer valid or if there has been a significant change in the matters to which it relates.

1. GENERAL INFORMATION

1.1 The Building

1.2 Number of floors: 18 floors including 3 basement levels

1.3 Approximate floor area: 30,000 m^2 foot print only

1.4 General description of premises:

The premise is a multi storey building in the centre of Manchester. It was apparently originally built as office accommodation but was later converted to hotel. There are a number of hangovers from this which include a number of fire shutters on the mezzanine level which were installed for the former purpose but are not necessary for the current usage and have been disabled.

The restaurant, bar and function rooms are located on the ground and mezzanine floors and the accommodation floors are above this.

Car parking facilities are located in the basement levels. These include private parking for guests and a public car park operated by NCP.

1.4.1 Brief Details of Construction:

The building has concrete frame with concrete slab floors. The roof is flat.

There are three protected staircases from the tower block one at each end of the block and one in the middle of the block. There are six lifts in total, 4 are passenger lifts and the other 2 are goods lifts. One of the lifts is a fire fighting lift.

1.4.2 Use of premises:

The premise is used as a hotel there are conferencing facilities on the mezzanine floor above the ground floor. There is a car park situated in the basements.

1.4.3 Risk Profile:

The Risk Profile for this property is C2.

Occupancy Characteristics	Fire Growth Rate	Risk Profile
A (Occupants who are awake and are familiar with the building)	**1 Slow**	**A1**
	2 Medium	**A2**
	3 Fast	**A3**
	4 Ultra-Fast	**A4**
B (Occupants who are awake and unfamiliar with the building)	**1 Slow**	**B1**
	2 Medium	**B2**
	3 Fast	**B3**
	4 Ultra-Fast	**B4**
C (Occupants who are likely to be asleep)	**1 Slow**	**C1**
	2 Medium	**C2**
	3 Fast	**C3**
	4 Ultra-Fast	**C4**

Note: In general, the Fire Growth Rate recorded will refer to the entire premises. However if there are location(s) within the premises where the Fire Growth Rate is significantly above that of the body of the premises, this will also be recorded and recommendations made to reduce the rate in those location(s).

Additional Comments:

Observation	Action
The majority of the Hotel does not have sprinkler coverage.	See 23.1

1.5 Fire Strategy Specific to Premises:

Fire Alarm System:

The hotel is fitted with a fully-addressable fire alarm system in the accommodation rooms, protected escape routes and in other areas throughout the building. Manual call points are located at appropriate points throughout the building, in line with the requirements of BS5839.

The system comprises of analogue addressable panels c/w sounders, break glass points, smoke detectors, heat detectors, end of line monitoring devices, printer and any other devices or components required for a comprehensive and complete system.

The panel can visually indicate and identify each and every addressable device individually.

The fire alarm system monitors the detector and sounder circuits. All addressable devices indicate both visually and audibly all alarm, fault or maintenance conditions.

The audible alarm indication is capable of being cancelled by the operation of a mute or reset push button.

The main fire alarm panel for the Marriott hotel is located at the rear of reception.

The panel provides the following messages to alert fire staff or the fire brigade as follows:

i) Type of alarm, ‘fire’, ‘fault’ or ‘maintenance alert’ etc
ii) Type of device reporting message
iii) Zone identification
iv) Alarm device identification reference
v) User text to be advised

Magnetic door holders are connected so that in the event of a fire, the doors will close. At all other times the doors shall be open.

Disabled Strategy:

The strategy for the evacuation of disabled guests in their rooms is for the guest to stay put in the room and await evacuation by the Fire Brigade. This has been approved by an Inspecting Officer from the Fire Brigade.

This procedure is at variance from the practices of the majority of the Fire Brigades in the country, where the expectation is that the disabled guests will be evacuated by the Hotel.

The construction and layout of the accommodation areas of the building is such that it would be suitable for a Refuge procedure where disabled guests would make their way to refuges on their floor and evacuate from there.

2. OCCUPANCY

2.1	**Approximate maximum number:**	2000
2.2	**Approximate maximum number of employees at any one time:**	150
2.3	**Maximum number of members of public:**	1850
2.4	**Associated times/hours of occupation:**	24/365

3. OCCUPANTS AT SPECIAL RISK

3.1	**Sleeping occupants:**	830
3.2	**Disabled occupants:**	See comments
3.3	**Occupants in remote areas:**	Staff visiting plant room
3.4	**Young Persons:**	None employed

Others:

- People who are unfamiliar with the building e.g. children, visitors, new staff and contractors.
- Anyone who has difficulty speaking English.
- Parents with young children.

Additional Comments:

Observation	Action
The number of disabled guests will vary on a daily basis. The Hotel has a system for recording the level of disability and the room location of disabled guests for action in an emergency.	No action required.
There are three ‘accessibility rooms’.	No action required.

Meeting Rooms:

Meeting Room	Area	Theatre	Schoolroom	Conference	U shaped	Reception	Banquet
Medici Ballroom	381	400	250 (190)	250	80	380	360
Michelangelo Suite	209	110	80	80	40	140	120
Bernini, El Greco, Raphael, Vasari Rooms (each)	43	40	18	18	18	30	30
Bernini, & El Greco, Raphael& Vasari	85	70	36	36	32	60	60
Michelangelo Suite 1	86	70	50 (43)	40	30	60	70
Michelangelo Suite 2	85	60	40	40	30	50	50
Medici Ballroom 1	180	180	110 (90)	120	60	180	150
Medici Ballroom 2	205	220	130 (102)	130	70	210	180
Galileo Room	300	100	60	40	40	220	200

4. FIRE LOSS EXPERIENCE

None since last assessment.

Observation	Action
No issues arising.	No action required.

If a significant fire loss has occurred the Fire Risk Assessment is no longer valid and a new assessment must be carried out.

5. FIRE BRIGADE ACCESS AND FACILITIES

The fire brigade can access the building from three sides the fourth side overlooks the canal. There are three protected staircases which can be used for access to the floors for fire fighters. There is one firemans lift. Wet risers are installed and tested.

Additional Comments:

Observation	Action
No issues arising.	Maintain and monitor current adequate arrangements.

6. RELEVANT FIRE SAFETY LEGISLATION

6.1 The Regulatory Reform (Fire Safety) Order 2005 applies to this building.

Other legislation that may need to be considered in conjunction with fire legislation compliance:

- Building Regulations 2000 Access to and use of buildings - Approved Document M 2004 edition.
- Building Regulations 2000 Fire Safety - Approved Document B (consolidated with 2000 and 2002).
- Chemicals (Hazard Information and Packaging for Supply) Regulations (CHIP 3) 2002.
- Control of Substances Hazardous to Health Regulations 2002.
- Dangerous Substances and Explosive Atmospheres Regulations (DSEAR) 2002.
- Equality Act 2010.
- Health Act 2006 Smoke free premises and places
- Health and Safety (Safety Signs and Signals) Regulations (SSSR) 1996.
- Management of Health and Safety at Work and Fire Precautions (Workplace) (Amendment) Regulations 2003.
- Water Resources Act (WRA) 1991.

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

7. ELECTRICAL SOURCES OF IGNITION

Reasonable measures taken to prevent fires of electrical origin? Yes

7.1 **More specifically:**

Fixed installation periodically inspected and tested? Yes, see comments

Portable appliance testing carried out (PAT)? Yes, see comments

Suitable policy regarding the use of personal electrical appliances? Yes

Suitable limitations of trailing leads and adaptors? No - Refer to 7.1 of the Action Plan

Additional Comments:

Observation	Action
The fixed installation is tested annually 20% being tested each year to complete a 5-year cycle. The last tranche was completed in July 2017.	Maintain and monitor current adequate arrangements.
PAT testing was last completed in March 2018.	Maintain and monitor current adequate arrangements.

8. SMOKING

8.1 Reasonable measures taken to prevent fires as a result of smoking? Yes

8.2 **More specifically:**

Is smoking prohibited in the building? Yes

Is smoking prohibited in appropriate areas? Yes

Are there suitable arrangements for those who wish to smoke? Yes, see comments

This policy appeared to be observed at time of inspection? Yes

Additional Comments:

Observation	Action
There are designated smoking areas for guests and staff outside the building.	Maintain and monitor current adequate arrangements.

9. ARSON

9.1 Does basic security against arson by outsiders appear reasonable[2]? Yes

9.2 Is there an absence of unnecessary fire load in proximity to the building or available for ignition by outsiders? Yes

Additional Comments:

Observation	Action
There is a 24-hour waking presence in the building, including CCTV and security patrols.	Maintain and monitor current adequate arrangements.

10. PORTABLE HEATERS AND HEATING INSTALLATIONS

10.1 Is the use of portable heaters avoided where practical? Yes

10.2 If portable heaters are used:

Is the use of the more hazardous types (e.g. radiant heaters log appliances) avoided? No - Refer to 10.2 of the Action Plan

Are suitable measures taken to minimize the hazard of ignition of combustible materials? Yes

10.3 Are fixed heating installations subject to regular maintenance? Yes

Additional Comments:

Observation	Action
Oil filled radiators are available for guests on request.	Maintain and monitor current adequate arrangements.

11. COOKING

11.1 Are reasonable measures taken to prevent fires as a result of cooking? No - Refer to 11.1 of the Action Plan

11.2 **More specifically:**

Are filters and ductwork cleaned regularly? Yes, see comments

Are suitable fire extinguishers in place? Yes

[2] Reasonable only in the context of this Fire Risk Assessment. If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.

Additional Comments:

Observation	Action
There is a small kitchen which is situated to the rear of the Conference Area on the Mezzanine floor and is now in occasional use. There is a serving hatch which leads onto the main corridor.	This kitchen is now in occasional use for cooking. The fire shutter should be reinstated.

12. LIGHTNING

12.1 Does the building have lightning protection? Yes

Additional Comments:

Observation	Action
No issues arising.	Maintain and monitor current adequate arrangements.

13. HOUSEKEEPING

13.1 Is the standard of housekeeping adequate? Yes

13.2 **More specifically**:

Combustible materials appear to be separate from ignition sources? Yes

Avoidance of unnecessary accumulation of combustible materials or waste? Yes

Appropriate storage of hazardous materials? Yes

Avoidance of inappropriate storage of combustible materials? Yes

Additional Comments:

Observation	Action
No issues arising.	No actions required.

14. HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS

14.1 Are fire safety conditions imposed on outside contractors? Yes

14.2 Is there satisfactory control over works carried out in the building by outside workers (including "hot work" permits)? Yes

14.3 If there are in-house maintenance personnel, are suitable precautions taken, i.e. "hot work permits" etc? Yes

Additional Comments:

Observation	Action
Permit to work systems are in operation in the hotel.	Maintain and monitor current adequate arrangements.

15. DANGEROUS SUBSTANCES

15.1 Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises? N/A

15.2 If 15.1 applies, has a specific risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002? N/A

Additional Comments:

Observation	Action
No issues arising.	No action required.

16. OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION INCLUDING PROCESS HAZARDS THAT IMPACT ON GENERAL FIRE PRECAUTIONS

16.1 Hazards N/A

Additional Comments:

Observation	Action
No issues arising.	No action required.

FIRE PROTECTION MEASURES

17. MEANS OF ESCAPE

17.1	Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes
17.2	**More specifically:**	
	Adequate design of escape routes?	Yes
	Is there an adequate provision of exits?	Yes
	Are exits easily and immediately accessible where necessary?	Yes
	Fire exits open in direction of escape where necessary?	No - Refer to 17.2 of the Action Plan
	Avoidance of sliding doors as fire exits, where necessary?	Yes
	Are there satisfactory means of securing exits?	Yes
	Reasonable distances of travel:	
	Where there is a single direction of travel?	Yes
	Where there are alternative means of escape?	Yes
	Is there suitable protection of escape routes?	Yes
	Are there suitable fire precautions for all inner rooms?	Yes
	Escape routes unobstructed?	No - Refer to 17.2 of the Action Plan
17.3	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	No - Refer to 17.3 of the Action Plan

Additional Comments:

Observation	Action
An inspecting officer from the local Fire Brigade has inspected the premise and stated that it is satisfactory for disabled guests to be left in their rooms and the Fire Brigade will evacuate these guests. This is unusual as the majority of the Fire Brigades insist that it is the responsibility of the Hotel to evacuate all guests.	The design of the Hotel is such that there are suitable locations for refuges within the protected areas of the stairwells. However, these areas have not been provided with communications and there will be a requirement for evacuation chairs to assist in the evacuation of disabled guests. It is recommended that a costings exercise is carried out to determine the expenditure required for these facilities. However, bearing in mind the comments from the Fire Officer and the current length of the lease, the current arrangements should remain in place unless there is further action from the Fire Brigade.

Observation	Action
There are currently no disabled refuges in place.	It is recommended that as part of the new fire alarm system installation disabled refuges are put in place on each floor in the central staircase lobby outside the fire fighting lift with a communications system linked to a central receiver located adjacent to the main fire alarm control panel.

18. MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

18.1 Is it considered that there is:

Compartmentation is of a reasonable standard[3]? — No - Refer to 18.1 of the Action Plan

Are there reasonable limitations of the linings that may promote fire spread? — Yes

As far as can be reasonably ascertained, are fire dampers provided to protect critical means of escape against a passage of fire, smoke & combustion products in the early stages of a fire?[4] — Yes

Additional Comments:

Observation	Action
There are a number of issues concerning the compartmentation within the building these issues concerning the fire separation above the corridor fire doors has been addressed with the use of expanding polyurethane foam. These foams do meet some fire standards but are not suitable for sealing penetrations.	Expanding foam used for this purpose must meet BS 476 pts 20/22. Due to the anticipated closure of the hotel there is little point in actioning this item. Should the Hotel remain open this issue needs to be addressed.
There are issues with the seals and fitting of the fire doors. There are fire seals missing from the doors and the fire escape doors from the Medici ballroom leading past the rear store do not close properly as the hinge is failing.	It is inevitable that in a hotel environment the doors will be subjected to a great degree of wear and tear. It is recommended that a planned preventative maintenance program is introduced that will ensure all fire doors are inspected and maintained at least annually.
Since the last fire risk assessment was carried out a detailed fire door and fire compartmentation survey has been completed by Ventro on the 29th June 2018.This reports identifies that the existing fire stopping is not installed installed to a recognised standard and recommende that all is removed and replaced. In addition this report identifies the fire doors as being in a poor	It is recommended that the fire stopping replacement works and fire door replacement works are carried out if the hotel is to remain in operation beyond December 2019. (There are ongoing discussions with the owner as to whether the hotel will remain open after 12 months.)

[3] Based on visual inspection of readily accessible areas, with a degree of sampling where appropriate.
[4] A full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

condition and recommended that all strategic doors on the bedroom floors are replaced.	

19. ESCAPE LIGHTING

19.1 Reasonable standard of emergency escape lighting system provided?[5] Yes

Additional Comments:

Observation	Action
No issues arising.	Maintain and monitor current adequate arrangements.

20. FIRE SAFETY SIGNS AND NOTICES

20.1 Reasonable standard of fire safety signs and notices? No - Refer to 20.1 of the Action Plan

Additional Comments:

Observation	Action
No issues arising.	No further action required.

21. MEANS OF GIVING WARNING IN CASE OF FIRE

21.1 Is there a manually operated electrical fire alarm systems provided?[6] Yes

21.2 Is automatic fire detection provided? Yes throughout premises

21.3 Is the extent of automatic fire detection generally appropriate for the occupancy and fire risk? No - Refer to 21.3 of the Action Plan

Is there a landlord fire alarm system covering shared areas and attached buildings? Yes, see comments

21.4 Are there systems for the remote transmission of alarm signals? Yes, see comments

Additional Comments:

Observation	Action
There are a number of other organisations which also occupy parts of the building including NCP which operates the car park underneath the Hotel.	No action required.

[5] Based on visual inspection, but no test of luminance levels or verification of full compliance with relevant British Standards carried out.

[6] Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.

Observation	Action
The fire alarm is linked to an alarm receiving centre via Redcare.	No action required.

22. MANUAL FIRE EXTINGUISHING APPLIANCES

22.1 Is there suitable provision of portable fire extinguishers? Yes

22.2 Are hose reels provided? Yes

22.3 Are all fire extinguishing appliances readily accessible? Yes

Additional Comments:

Observation	Action
No issues arising.	Maintain and monitor current adequate arrangements.

23. RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS

23.1 Type of system? See Comments

Additional Comments:

Observation	Action
Sprinkler protection is present on the lower floors of the hotel and in the car park below. As the hotel is due to close in 2019 it would not be practical to extend the sprinkler system to comply with Marriott Module 14.	Maintain and monitor current adequate arrangements.

24. OTHER RELEVANT FIXED SYSTEMS

24.1 Type of system? Ansul in kitchen

24.2 Suitable provision of fire-fighters switch(s) for high voltage luminous tube signs, etc. N/A

Additional Comments:

Observation	Action
No issues arising.	Maintain and monitor current adequate arrangements.

MANAGEMENT OF FIRE SAFETY

25. PROCEDURES AND ARRANGEMENTS

25.1	Fire safety is managed by[7]:	Marriott
25.2	Competent person(s) appointed to assist in undertaking the preventative and protective measures (i.e. relevant general fire precautions)?	Yes
25.3	Is there a suitable record of the fire safety arrangements?	Yes
25.4	Appropriate fire procedures in place?	Yes, see comments
	More specifically:	
	Are procedures in the event of fire appropriate and properly documented?	Yes
	Are there suitable arrangements for summoning the fire and rescue service?	Yes
	Are there suitable arrangements to meet the fire & rescue service on arrival & provide relevant information, including that relating to hazards to fire-fighters?	Yes
	Are there suitable arrangements for ensuring that the premises have been evacuated?	Yes, see comments
	Is there a suitable fire assembly point(s)?	Yes
	Are there adequate procedures for evacuation of any disabled people who are likely to be present?	No, see comments
25.5	Persons nominated and trained to use fire extinguishing appliances?	Yes
25.6	Persons nominated and trained to assist with evacuation, including evacuation of disabled people?	Yes
25.7	Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarisation visits)?	Yes
25.8	Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)?	Yes

[7] This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

Additional Comments:

- Fire Officers must be welcomed on site by the management at any convenient time.

Observation	Action
An inspecting officer from the local Fire Brigade has inspected the premise and stated that it is satisfactory for disabled guests to be left in their rooms and the Fire Brigade will evacuate these guests. This is unusual as the majority of the Fire Brigades insist that it is the responsibility of the Hotel to evacuate all guests.	The design of the Hotel is such that there are suitable locations for refuges within the protected areas of the stairwells. However, these areas have not been provided with communications and there will be a requirement for evacuation chairs to assist in the evacuation of disabled guests. It is recommended that a costings exercise is carried out to determine the expenditure required for these facilities. However, bearing in mind the comments from the Fire Officer and the current length of the lease, the current arrangements should remain in place unless there is further action from the Fire Brigade.

26. TRAINING AND DRILLS

26.1	Are all staff given adequate fire safety instruction and training on induction?	Yes
26.2	Are staff given periodic “refresher training” at suitable intervals?	Yes
26.3	Does all staff training provide information, instruction or training on the following:	
	Fire risks in the premises?	Yes
	The fire safety measures in the building?	Yes
	Action in the event of fire?	Yes
	Action on hearing the fire alarm signal?	Yes
	Method of operation of manual call points?	Yes
	Location and use of fire extinguishers?	Yes
	Means for summoning the fire and rescue service?	Yes
	Identity of persons nominated to assist with evacuation?	Yes
	Identity of persons nominated to use fire extinguishing appliances?	Yes

26.4 Are staff with special responsibilities (e.g. fire wardens) given additional training? Yes

26.5 Are fire drills carried out at appropriate intervals? Yes

26.6 When the employees of another employer work in the premises:

Is their employer given appropriate information (e.g. on fire risks and general fire precautions)? Yes

Is it ensured that the employees are provided with adequate instructions and information? Yes

Additional Comments:

Observation	Action
No issues arising.	Maintain and monitor current adequate arrangements.

27. TESTING AND MAINTENANCE

27.1 Adequate maintenance of the premises? Yes

27.2 Weekly testing and periodic servicing of fire detection and alarm systems? Yes

27.3 Monthly and annual testing routines for escape lighting? Yes

27.4 Annual maintenance of fire extinguishing appliances? Yes

27.5 Periodic inspection of external escape staircases & gangways? Yes

27.6 Six monthly inspection and annual testing of rising mains? Yes

27.7 Weekly and monthly testing, six monthly inspections and annual testing of fire fighting lifts? Yes

27.8 Weekly testing and periodic inspection of sprinkler installations? Yes

27.9 Routine checks of final exit doors and/or security fastenings? Yes

27.10 Annual inspection and test of lightning protection system? Yes

27.11 Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard? Yes

27.12 Other relevant inspections or tests: Ansul in kitchen

Additional Comments:

Observation	Action
No issues arising.	No actions required.

28. RECORDS

28.1 **Appropriate records of:**

Fire drills? Yes

Fire training? Yes

Fire alarm test? Yes

Escape lighting tests? Yes

Maintenance and testing of other fire protection systems? Yes

Additional Comments:

Observation	Action
No issues arising.	No actions required.

FIRE RISK PRIORITY RATING

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (probably ignition) at this building is:

Medium

In this context, a definition of the above terms is as follows:

Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this risk assessment, it is considered that the consequence for life safety in the event of a fire would be:

Moderate Harm

In this context, definitions of the above terms are as follows:

Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant (***Other than occupants sleeping in the bedroom, in which the fire occurs***).

Moderate harm: Outbreak of fire could result in injury of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme harm: Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at this building is:

Moderate

Risk Level	Action and timescale
Trivial	No action is required and no detailed records need to be kept.
Tolerable	No major additional controls required. However, there may be a need for consideration of improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment may be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources may have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following section. The risk assessment should be reviewed periodically.

Priority Ratings:

The following priority ratings are used in the Action Plan:

- **Immediate**:

  The hazard identified by the assessor is such that immediate action is required to reduce the risk to an acceptable level. If the action cannot be completed whilst the assessor is present the assessor will ensure that the relevant persons are notified immediately.

- **High**:

  The hazard identified by the assessor is such that action should be taken as soon as is practical to reduce the risk. However actions may be given this priority if, in the opinion of the assessor, the action can be rapidly and simply achieved at a minimal cost improving compliance.

- **Medium**:

  These items should be addressed on a longer term basis to achieve best practice within the premise.

- **Low**:

  Actions, which in the opinion of the assessor would improve the overall resilience of the premise and the business to the effects of fire.

ACTION PLAN March 2018

Fire Risk Assessment Completed by A. J. Askew

It is considered that the following recommendations should be implemented in order to reduce fire risk to, or to maintain it at, the following level:

This section of the report identifies the necessary steps to be taken to reduce specific or inherent risks to a minimum & comply with the duties under the relevant fire safety legislation, regulation, Approved Code of Practice and British Standard or best practice. This may involve drafting of Safe Working Procedures, training of staff, installation and or maintenance of equipment or systems etc.

It is considered that the following recommendations should be implemented to reduce fire risk or to maintain it at a reasonable level. It is recommended that Management decide and prioritise this action.

Reference no	Observations	Existing Control Measures and Recommendations	Persons At Risk	Priority Rating	Date of Action/Signed
~~7.1~~	~~At the time of the inspection it was observed that the housekeeping vacuum's on the 12th and 9th floors did not have labels confirming that they have been PAT tested. In addition there was damage to some of the electrical cables on these.~~	~~It is recommended that these items are PAT tested and the damaged cables repaired or replaced.~~	~~Guests, Staff, Visitors and Contractors.~~	~~M~~	**Vacuum Replaced and PAT tested.**
~~7.1~~	~~During the inspection it was observed that in the admin offices there was an oil filled radiator plugged into a multiplug extension lead. Depending on the other items plugged into this extension it may lead to overloading and overheating of the fixed electrical system.~~	~~It is recommended that all staff are advised that portable heaters (oil filled radiators, Convector Heaters etc.) are not plugged into extension leads of any type.~~	~~Guests, Staff, Visitors and Contractors.~~	~~M~~	**Completed**

Reference no	Observations	Existing Control Measures and Recommendations	Persons At Risk	Priority Rating	Date of Action/Signed
~~10.2~~	~~At the time of the inspection it was observed that in the admin offices there were convector heaters in use.~~	~~It is recommended that all convector heaters are disposed of and if necessary, replaced with oil filled type radiators.~~	~~Guests, Staff, Visitors and Contractors.~~	~~M~~	**Completed**
~~11.1~~	~~There is a small kitchen which is situated to the rear of the Conference Area on the Mezzanine floor and is now in occasional use. There is a serving hatch which leads onto the main corridor.~~	~~This kitchen is now in occasional use for cooking. The fire shutter should be reinstated.~~	~~Staff~~	~~M~~	**Completed**
~~17.2~~	~~At the time of the inspection it was observed that the main entrance to the hotel is an inward opening door. Human behaviour dictates that most people will exit by the same door that they used to enter the building so there may be a large number of guests trying to exit via this main entrance door.~~	~~It is recommended that consideration is given to changing the main entrance door to open outwards to enable to safe and swift evacuation of occupants.~~	~~Guests, Staff, Visitors and Contractors.~~	~~M~~	**Completed**
~~17.3~~	~~An inspecting officer from the local Fire Brigade has inspected the premise and stated that it is satisfactory for disabled guests to be left in their rooms and the Fire Brigade will evacuate these guests. This is unusual as the majority of the Fire Brigades insist that it is the responsibility of the Hotel to evacuate all guests.~~	~~The design of the Hotel is such that there are suitable locations for refuges within the protected areas of the stairwells. However, these areas have not been provided with communications and there will be a requirement for evacuation chairs to assist in the evacuation of disabled guests. It is recommended that a costings exercise is carried out to determine the expenditure required for these facilities. However, bearing in mind the comments from the Fire Officer and the current length of the lease,~~	~~Disabled Guests~~	~~M~~	**Completed – Evacuation Chairs Provided.**

Reference no	Observations	Existing Control Measures and Recommendations	Persons At Risk	Priority Rating	Date of Action/Signed
		~~the current arrangements should remain in place unless there is further action from the Fire Brigade.~~			
18.1	There are a number of issues concerning the compartmentation within the building these issues concerning the fire separation above the corridor fire doors has been addressed with the use of expanding polyurethane foam. These foams do meet some fire standards but are not suitable for sealing penetrations.	Expanding foam used for this purpose must meet BS 476 pts 20/22. Due to the anticipated closure of the hotel there is little point in actioning this item. Should the Hotel remain open this issue needs to be addressed.	Guests and Staff	H	**Ongoing – See Report by Ventro dated 29.6.2018**
~~**18.1**~~	~~During the inspection it was observed that on the Ballroom Mezzanine level the self-closing device fitted to the fire door was damaged.~~	~~It is recommended that the self-closing device is repaired as necessary an the door tested to ensure it fully self closes into its frame.~~	~~Guests, Staff, Visitors and Contractors.~~	~~M~~	**Completed**
18.1	At the time of the inspection it was observed that there are a number of issues with the fire doors including damaged or missing intumescent and cold smoke seals and fire doors not fully self-closing into their frames. seals and fitting of the fire doors.	It is inevitable that in a hotel environment the doors will be subjected to a great degree of wear and tear. It is recommended that a planned preventative maintenance program is introduced that will ensure all fire doors are inspected and maintained at least annually.	Guests and Staff	H	**Ongoing**
18.1	There a number of compartmentation issues above the fire doors within the building's corridors (both back of house and the tower corridors). Some of the penetrations appear to have been sealed with expanding foam,	Due to the penetrations size and specification requirements, both applications of the materials used do not meet the specific requirements to provide effective compartmentation, therefore it is	Guests and Staff	H	**Ongoing – See Report by Ventro dated 29.6.2018**

Reference no	Observations	Existing Control Measures and Recommendations	Persons At Risk	Priority Rating	Date of Action/Signed
	which is not a recommended product for fire stopping large breaches in compartmentation.	recommended that the building has a compartmentation survey carried out by a competent contractor, to identify and carry out remedial works where required.			
18.1	The bedroom doors are not fitted with intumescent strips, due to leading onto an internal escape route (the corridor) they will be required to have an FD30 fire door rating.	It is recommended that the doors to the hotel rooms are fitted with intumescent strips.	Guests and Staff	M	**Ongoing – See Report by Ventro dated 29.6.2018**
18.1	There are compartmentation issues within the buildings risers, with penetrations which have either not been sealed, or not sealed correctly.	Fire compartmentation within risers is likely to be an on-going issue. Remedial works will be required to ensure an effective compartment.	Guests and Staff	M	**Ongoing – See Report by Ventro dated 29.6.2018**
18.1	During the inspection it was observed that the corridor fire door near bedroom 1111 has a damaged door leaf where the pivot hinge is fitted at the top of the door leaf.	It is recommended that al corridor fire doors are inspected and where the leaf has been damaged by the top pivot hinge it is recommended that the door leaf is repaired or replaced as appropriate.	Guests, Staff, Visitors and Contractors.	M	**Ongoing – See Report by Ventro dated 29.6.2018**
~~**18.1**~~	~~At the time of the inspection it was observed that on the ground floor the fire door to the central staircase was found wedged open.~~	~~It is recommended that the door wedge is removed and all staff reminded that fire doors must not be wedged open at any time.~~	~~Guests, Staff, Visitors and Contractors.~~	~~M~~	**Completed**
~~**20.1**~~	~~During the inspection it was observed that in the carpark area there was a non-compliant fire exit sign near the pedestrian entrance to the Marriott car parking area. The carpark is owned by NCP and leased by Marriott Hotels.~~	~~It is recommended that the hotel co-ordinates with the car park owner to arrange for this sign to be changed to a Fire Exit sign that conforms to BS5499.~~	~~Guests, Staff, Visitors and Contractors.~~	~~M~~	**Completed**

Reference no	Observations	Existing Control Measures and Recommendations	Persons At Risk	Priority Rating	Date of Action/Signed
~~**20.1**~~	~~At the time of the inspection it was observed that a number of the corridor fire doors are held open on magnetic catches designed to release automatically upon activation of the fire alarm system. These doors are not fitted with Automatic Fire Door Keep Clear signs.~~	~~It is recommended that suitable Automatic Fire Door Keep Clear signs are fitted in accordance with BS5499.~~	~~Guests, Staff, Visitors and Contractors.~~	~~M~~	**Completed**
21.3	During the inspection it was observed that There was no automatic fire detection installed in the service risers.	Some of the service risers have a floor area of less than 1m^2 and these do not require automatic fire detection. The other service risers with a floor area in excess of 1m^2 automatic fire detection should be installed in line with the recommendations of BS5839-1 L1 or L2 specification.	Guests, Staff, Visitors and Contractors.	M	**See Action Plan December 2018**
21.3	During the inspection it was observed that in the staff relaxation room the is no automatic fire detection installed in the ceiling void that is approximately 2 metres in height.	It is recommended that automatic fire detection is installed within this ceiling void in line with the requirements of BS5839-1.	Staff, Visitors and Contractors.	M	**See Action Plan December 2018**
21.3	At the time of the inspection it was observed that in the main restaurant in the domed section of the ceiling there does not appear to be any automatic fire detection.	It is recommended that when the fire alarm is next serviced the fire alarm engineer is asked to confirm if there is automatic fire detection covering this area and if there is no detection to advise on the appropriate detection to be installed to cover this area.	Staff, Guests, Visitors and Contractors.	M	**See Action Plan December 2018**

ACTION PLAN December 2018

Fire Risk Assessment Completed by A. J. Askew

It is considered that the following recommendations should be implemented in order to reduce fire risk to, or to maintain it at, the following level: **Substantial**

This section of the report identifies the necessary steps to be taken to reduce specific or inherent risks to a minimum & comply with the duties under the relevant fire safety legislation, regulation, Approved Code of Practice and British Standard or best practice. This may involve drafting of Safe Working Procedures, training of staff, installation and or maintenance of equipment or systems etc.

It is considered that the following recommendations should be implemented to reduce fire risk or to maintain it at a reasonable level. It is recommended that Management decide and prioritise this action.

Reference no	Observations	Existing Control Measures and Recommendations	Persons at Risk	Priority Rating	Date of Action/Signed
17.3	At the present time disable refuges are being provided in the central staircase near the firemans lift but there are no communications systems installed at these disabled refuges.	It is recommended that as part of the planned fire alarm system replacement a disabled refuge communications system is installed in each of the refuges to enable 2-way communication between the disabled refuge and the main fire alarm panel location to effect a suitable evacuation of disabled occupants.	Staff, Guests, Visitors and Contractors.	Medium	
18.1	At the time of the inspection it was observed that the fire doors to the service risers are fitted with intumescent strips but no cold smoke seals.	It is recommended that these fire doors are upgraded to include intumescent strips and cold smoke seals.	Staff, Guests, Visitors and Contractors.	Medium	

Reference no	Observations	Existing Control Measures and Recommendations	Persons at Risk	Priority Rating	Date of Action/Signed
18.1	At the time of the inspection it was observed that the fire doors to the service rooms are fitted with intumescent strips but no cold smoke seals.	It is recommended that these fire doors are upgraded to include intumescent strips and cold smoke seals.	Staff, Guests, Visitors and Contractors.	Medium	
18.1	Since the last fire risk assessment was carried out a detailed fire door and fire compartmentation survey has been completed by Ventro on the 29th June 2018.This report identifies that the existing fire stopping is not installed to a recognised standard and recommends that all the existing fire stopping is removed and replaced. In addition this report identifies the fire doors as being in a poor condition and recommended that all strategic doors on the bedroom floors are replaced.	It is recommended that the fire stopping replacement works and fire door replacement works are carried out if the hotel is to remain in operation beyond December 2019. (There are ongoing discussions with the owner as to whether the hotel will remain open after 12 months.) In the short term it is recommended that the automatic fire detection system is extended to cover areas including the service cupboards on the bedroom floors to enable early warning if a fire starts in the hotel to enable occupants to evacuate safely before the fire grows to a size that will impact the evacuation of occupants.	Staff, Guests, Visitors and Contractors.	High	

Reference no	Observations	Existing Control Measures and Recommendations	Persons at Risk	Priority Rating	Date of Action/Signed
21.3	Since the previous fire risk assessment, the fire alarm system has been interrogated to identify if the system could be extended to incorporate additional detectors. This interrogation has identified faults within he system loops and due to the age of the system some part are no longer available and the system is not compatible with newer replacement parts.	It is recommended that the proposed new fire alarm system is procured to enable the system to be suitably maintained and also allow extension of the fire alarm system to cover the service cupboards. This increase in the level of detection provides a compensatory feature in the short term (i.e. 1 year) for the defects in the fire compartmentation until sufficient budget can be sought to carry out the fire door and fire compartmentation works. In addition, a new fire alarm system as proposed will allow for communications systems to be installed at the disabled refuges to provide a suitable emergency evacuations plan for disable occupants.	Staff, Guests, Visitors and Contractors.	High	

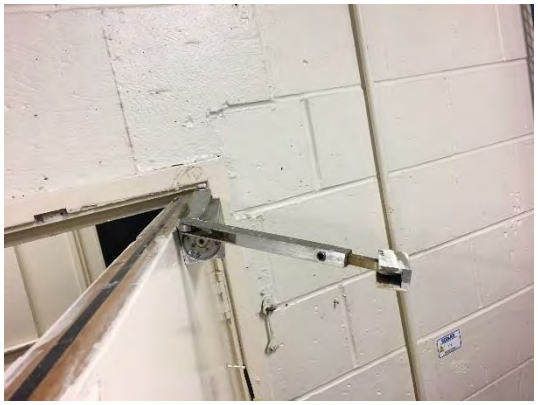
PHOTOGRAPHS

7.1 – At the time of the inspection it was observed that in the office area there was an oil filled radiator plugged into a multi plug extension lead.

18.1 – Example of services breaching fire rated compartment walls.

18.1 – Example of damage to corridor fire door near pivot hinge.

18.1 – Example of fire door not fully self-closing into its frame.



18.1 – Example of damaged self-closing device not fixed to door frame.

18.1 – Example of fire door wedged open.

20.1 – Non-compliant Fire Exit sign in the basement car park.

RELEVENT STANDARDS AND GUIDANCE

The following standards will aid the management of fire safety on the premises:

Fire Safety Risk Assessment – Guides (free to download below from http://www.communities.gov.uk).

BS 4422-1:1987, Glossary of terms associated with fire - Part 1: General terms and phenomena of fire.

BS 5266-1:2011, Emergency lighting - Part 1: Code of practice for the emergency lighting of premises other than cinemas and certain other specified premises used for entertainment.

BS 5266-7:1999 (BS EN 1838:1999), lighting applications - Part 7: Emergency lighting.

BS 5266-8:2004 (BS EN 50172) Emergency escape lighting systems.

BS 5306-1:2006, Fire extinguishing installations and equipment on premises - Part 1: Hydrant systems, hose reels and foam inlets.

BS 5306-2:1990, Fire extinguishing installations and equipment on premises - Part 2: Specification for sprinkler systems.

BS 5306-8:2012, Fire extinguishing installations and equipment on premises - Part 8: Selection and installation of portable fire extinguishers - Code of practice.

BS 5499-4:2000, Safety signs, including fire safety signs - Part 4: Code of practice for escape route signing.

BS 5839-1:2013, Fire detection and fire alarm systems for buildings - Part 1: Code of practice for system design, installation, commissioning and maintenance.

BS 5839-6: 2013, Fire detection and fire alarm systems for buildings - Part 6: Code of practice for the design, installation and maintenance of fire detection and fire alarm systems in dwellings.

BS 5839-9: 2011, Fire detection and fire alarm systems for buildings –Part9: Code of practice for the design, installation, commissioning and maintenance of emergency voice communication systems.

BS 7273-4: 2007, Code of practice for the operation of fire protection measures – Part 4: Actuation of release mechanisms for doors.

BS7671:2008 +A1 2011 + A2 2013, Requirements for Electrical Installations – IEE Wiring Regulations – Seventeenth Edition.

BS 7974:2001, Application of fire safety engineering principles to the design of buildings.

BS 8800:1996, Guide to occupational health and safety management systems.

BS 9999:2008, Code of practice for fire safety in the design, management and use of buildings.

BS 18004:2008 Guide to achieving effective occupational health and safety performance.

BS EN 12845:2004+A2 2009, Fixed fire fighting systems- Automatic sprinkler system – Design, installation and maintenance.

BS EN 62305 (all parts), Protection against lightning.

BS EN ISO 13943:200 Fire Safety – Vocabulary.

Indg 236(rev2) 2012 Maintaining portable electrical equipment in low-risk environments (HSE).

HSG 107(3rd ed.) 2013 Maintaining portable electrical equipment (HSE).

HSG 168 (2nd ed.) 2010 Fire safety in construction (HSE).

OTHER RELEVANT LEGISLATION

- Health and Safety (Consultation with Employees) Regulations (HSCER) 1996.
- Health and Safety (First-Aid) Regulations (FAR) 1981.
- Health and Safety Information for Employees Regulations (IER) 1989.
- Health and Safety at Work etc. Act (HASAWA) 1974.
- Management of Health and Safety at Work Regulations (MHSWR) 1999.
- Personal Protective Equipment at Work Regulations (PPER) 1992.
- Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (RIDDOR) 2013.
- Safety Representatives and Safety Committees Regulations (SRSC) 1977.

Although some of the above legislation is outside the scope of this report, this report will attempt to identify areas of non-compliance if identified during the course of the assessment.

RECOMMENDED TEST INTERVALS

Item	Equipment	Interval	Type	
Fire Extinguishers	Water, Foam, Dry Powder, Wet Chemical	Annual	Service	BS 5306 pt 3
		Five Yearly	Discharge & examination	BS 5306 pt 3
	CO_2	Annual	Service	BS 5306 pt 3
		Ten Yearly	Hydraulic	BS 5306 pt 3
Fire Alarm	System	Weekly	Function	BS 5839 pt 1
		Annual	Competent person test and inspection	BS 5839 pt 1
	Automatic door closers	Weekly	Function	BS 7273
	Automatic Ventilation	Weekly	Function	
	Staircase Pressurisation	Weekly	Function	
Fire Lifts	Operation	Weekly	Function	
		Monthly	Function	
	Inspection	6 monthly	Competent Person	
	Testing	Annual	Competent Person	LOLER
Emergency Lighting	Luminaires / Power supply	Monthly	Function	
		Annual/6 monthly	Duration or battery test	BS EN 50172:2004 (BS 5266-8:2004),
Hose reels		Annual	Competent person test and inspection	BS 5306 pt 1
Sprinklers	Main Valve	Weekly	Function	
		Annual	Competent person test and inspection	BS 5306 pt 3

Item	Equipment	Interval	Type	
	Diesel Pump	Monthly	Churn	
Water Mist		Manufacturer's Recommendation	Competent person test and inspection	
Risers	Dry	6 Monthly	Inspection	BS 5306 pt 1
		Annual	Pressure test	BS 5306 pt 1
	Wet	6 Monthly	Inspection	BS 5306 pt 1
		Annual	Function	BS 5306 pt 1
Lightning	System	Annual	Competent person test and inspection	BS EN 62305
Portable Electrical Appliances	Items	Interval based on Risk Assessment		
Fixed Electrical System		5 yearly	Competent person test and inspection	BS 7671
Gas Discharge Systems		Manufacturer's Recommendation	Competent person test and inspection	
Other systems e.g. Ansul		Manufacturer's Recommendation	Competent person test and inspection	

PROCEDURES – FIRE SAFETY GUIDELINES

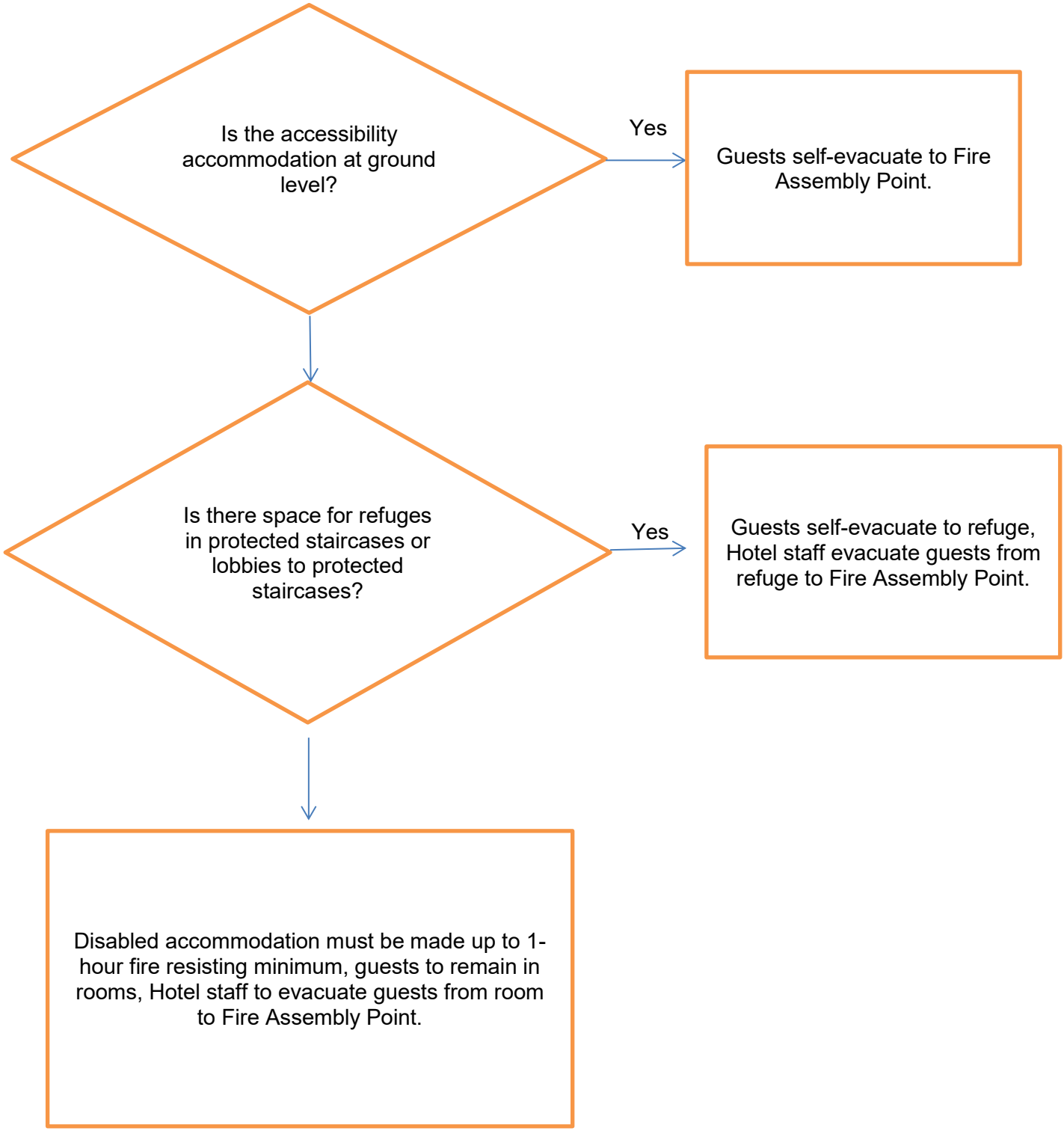
Fire Evacuation Procedures:

In the event of discovering a fire or activation of the fire alarm:

- Raise the alarm.
- Make sure any guests/visitors/contractors leave the building with you.
- If a guest/visitor/contractor refuses to leave the building proceed to your Assembly Point and report the location of the guest to the Duty Manager.
- If you encounter a disabled person who is unable to evacuate, assist the person to a Refuge or Place of Safety, then proceed to your Assembly Point and report the location of the guest to the Duty Manager.
- Do not use any lift or escalator.
- Do not stop to collect any personal belongings.
- Do not stop to lock up.
- Do not re-enter the building unless a Fire Officer or the Duty Manager has told you it is safe to do so.
- Do not leave the assembly point until told by a Fire Officer or the Duty Manager.
- Do not smoke anywhere in the vicinity.
- Do not block any access roads, as these will be needed by the Fire Services.
- Only attempt to use a fire extinguisher if you are not putting yourself in any danger and you have been shown how to use it safely, by a competent person.

Procedures for Disabled Persons

Disabled Evacuation Flowchart



Disabled Evacuation Procedure

Delayed Evacuation from Refuge

Introduction:

The Hotel has a duty under the Fire Safety Order to ensure the safe evacuation of all people within the building in the event of a fire. The various aspects of this duty are detailed in the more general document on Disabled Evacuation.

Categories of Disabled Guest:

For the purposes of evacuation, people with disabilities can be categorised into three broad groups:

1. People whose disability will not affect their ability to evacuate themselves from the building in that they will be able to move at the same pace as everyone else.
2. People who can evacuate themselves from the building but will take longer as they are not as mobile.
3. People who have mobility problems and will require active assistance to leave the building.

It should be remembered that a person who frequently uses a wheelchair may be able to walk slightly and therefore be able to assist in their own escape or even facilitate in independent escape.

'Accessibility Rooms':

The Accessibility Rooms have been designed with particular regard to mobility impaired guests. They should preferably be located close to any Refuge, this will minimise the distance the guest will have to travel from their room to the Refuge and reduce the possibility of an intervening fire preventing the guest from reaching the Refuge.

The Companion Rooms are located next to the Accessibility Rooms and are separated by two doors opening between the rooms. This enables both rooms to be allocated as separate units if disabled guests with companions are not being accommodated.

The escape staircases are protected routes and are places of relative safety.

Evacuation Procedures:

Evacuation Procedures for Category 1 disabled guests:

When the fire alarm sounds, these guests will evacuate themselves at the same time as the non-disabled guests.

Evacuation Procedures for Category 2 disabled guests:

When the fire alarm sounds, these guests will evacuate themselves to a Refuge and contact the fire controller via the Refuge Communication System for further instructions. In the event that it is confirmed that there is no fire, they should remain in the Refuge until the guests and staff are allowed back into the Hotel. If a fire is suspected or confirmed, they will be instructed to wait for the remainder of the guests to clear the staircase and then make their way down the escape route and report to the Assembly Point.

Evacuation Procedures for Category 3 disabled guests:

When the fire alarm sounds, these guests and their companions will evacuate to the Refuge on the staircase and contact the Fire Controller via the Refuge Communication System. In the event that it is confirmed that there is no fire, they should remain in the refuge until the guests and staff are allowed back into the Hotel. If a fire is suspected or confirmed, then members of staff who have been trained in the evacuation of disabled people will proceed to the Refuge(s) where the disabled guests are located. The staff will then assist the disabled guests to leave the building to the Assembly Point.

Staff Procedures:

The current procedure works around the double knock fire alarm, where if the fire alarm system goes into alert a team is sent to investigate but if the fire alarm is activated either by a second head triggering or by operation of another device such as a manual call point, the team abandons the investigation and then leaves the hotel assisting any guests on their way. The evacuation of the rest of the disabled guests is left to the Fire Brigade. This is no longer acceptable.

The new procedure will require the investigation team to continue to the location of the alarm to establish whether or not there is actually a fire. Based on their report the Hotel person in charge will have to make the decision whether to evacuate the disabled guests, in particular the Category 3 guests. People have to go to the location of the guests who need help evacuating and at the same time someone has to be communicating with the guests to be evacuated telling them that assistance is on the way to them and they should be preparing themselves to be assisted out of the building.

A major concern is this will happen overnight, when the staffing levels have been reduced.

Issues which need to be addressed in order to implement evacuation procedure:

The sound levels from the fire alarm sounders should be restricted in the areas which are to be used as refuges. Under BS5839 the minimum sound level required to alert people is 65 dBa, however as the people who are using the Refuges will have already been alerted by the fire alarm, it is not essential that this level is achieved in the Refuges and a lower noise level may be beneficial in that it will reduce the stress on people using a Refuge. There is a sounder in the protected staircase this could be replaced or augmented by a beacon.

All the Refuges should be provided with two-way communications. This is so that any person using any of the Refuges can communicate with the fire control point and it could be used by the fire brigade in the event of a fire to communicate with their own personnel.

All the Refuges should have signage identifying them as Refuges and giving instructions to persons using the Refuge.

At least one evacuation chair should be provided which will enable guests to be evacuated down the staircase. However it must be born in mind that if the Assembly Point is some distance from the final exit, the chair may be required to transport the evacuated person to the assembly point. This could require the provision of extra evacuation chairs or the provision of a second Assembly Point closer to the final exit.

Other Issues:

Allocation of rooms:

It is a reasonable assumption that a person who would be classified as Category 3 would have requested an Accessibility Room when the booking was made and would be allocated an Accessibility Room.

Persons who would be classified as Category 2 should preferably be allocated rooms in the vicinity of the Refuge so they will not have to pass through another compartment to reach the Refuge. This would also apply to people who are Category 3 who have refused to take an Accessibility Room or when there are no Accessibility Rooms available. In the event of a fire alarm people in these rooms would proceed to the Refuge and follow the procedure from there.

Persons who are classified as Category 1 can be allocated any room in the Hotel provided there are facilities to make them aware of a fire alarm, i.e. pillow shakers etc.

Staff:

This covers a number of areas.

1. The Reception teams will need to be trained to ensure they are able to recognise disabled people and to deal with them diplomatically, bearing in mind that there are people who do not wish to be classed as disabled but will still require special provisions to ensure they can be safely evacuated in the event of a fire.
2. Investigation teams will need additional training to ensure that they can recognise the signs of a fire and the procedures they need to adopt in such circumstances to ensure their own safety and the safety of other persons in the Hotel.
3. Selected staff will require training in the use of evacuation chairs and other evacuation techniques. Although evacuation chairs are a method of getting people with mobility problems down stairs there are limitations to their use and there are other techniques that can be used to get disabled people down stairs

and out of the building dependant on the circumstances. It is also possible that the person be being evacuated may refuse to use the evacuation chair.

4. The number of trained staff available at the time of the incident. The arrangements made must always be based on the worst-case scenario, although some 'common sense' must be used. For example, it is reasonable to assume that an incident will occur at the worst possible time i.e. 3.00 am with a full hotel. However, it is not reasonable to assume that every disabled guest is in a wheelchair and they will all need to be evacuated simultaneously. On the other hand if the evacuation chair requires 2 trained people to use it, there is 1 person at the fire panel communicating with the guests, 1 person co-ordinating the assembly point and the duty manager has been hi-jacked by the fire brigade to provide them with information, there must be a minimum of 5 staff on duty and at least 3 of these must be trained to operate the evacuation chair and the fire panel.
5. Mutual assistance, if there are other hotels in the proximity it could be possible that staff from the other hotels could be brought over to assist in the emergency on a 'knock for knock' basis.

Other factors:

Although it is necessary to have adequate arrangements and plans for the evacuation of disabled people in place, it is also important to remember that a fire is a rare occurrence and the presence of the sprinkler system and adequate fire compartmentalisation will reduce the risk of a fire developing to a dangerous stage.

It is also important to be realistic about the numbers involved, whilst it is possible that a Category 3 person may present themselves at Reception requesting a room, it is unlikely that a coach load will arrive unannounced. Given some pre-warning arrangements to deal with the situation can be made.

Fire Alarm Tests:

The Fire Alarm system will be tested on a weekly basis. The sounders will activate for up to 30 seconds and then silence.

If the sounders continue to sound and do not stop, this should be considered as a real fire alarm and not a test, the building should be evacuated.

Fire drills:

These are 'practices' relating to the above and are compulsory procedures for all staff. Fire drills must take place at least annually – all staff are required to participate in a fire drill at least annually. Records must be kept to document the date of the fire drill and who took part.

Fire Safety Awareness:

All staff are required to complete Fire Safety Awareness Training at least annually.

FIRE HAZARDS AND IGNITION SOURCES

Electrics:
Many fires are caused by poor electrical insulation, damaged wires and overheated appliances. To minimise the risk of electrical fires the following is in place:

A competent electrician will test all portable appliances. Records of these tests are kept. All equipment is tested in accordance with the relevant code of practice. If any item fails this test, it will be removed from use immediately.

Fixed electrical installation inspections will be carried out every 5 years with records kept.

Staff are prohibited from bringing personal electrical items from home to use at work, unless prior permission has been given. Proof of testing may be required for any such item.

Smoking:
Smoking is restricted to designated areas where appropriate precautions are in place. Action will be taken against anyone found smoking outside the designated areas.

Heating:
All fixed heating appliances will be inspected and maintained. There should be no storage of any kind on the top of any fixed wall heater. Portable heaters must not be used near to any combustible items or be covered whilst in use.

Cooking:
Cooking is restricted to the kitchen areas where appropriate precautions are in place. Hot food will be provided in other areas by the use of ‘Hot Boxes’ or ‘Chaffing Dishes’.

Arson:
Combustible items and refuse must not be left outside the building where there is a risk of arson. If bins are not provided, all refuse should be stored appropriately and put out on the morning of the collection.

Storage and Housekeeping:
Combustible items must be kept to a minimum and waste should be regularly removed. This includes excessive storage in all back-office areas, such as storage cupboards, cellars, outside areas and lofts.

Electrical intake cupboards must not be used for storage.

Service risers must not be used for storage unless appropriate precautions have been taken.

Managers should ensure that all personal items are appropriately stored where they do not cause a tripping hazard or interfere with fire escape routes.

Server units, storage heaters, electrical appliances, computers and other office equipment, must have adequate ventilation to avoid overheating. In particular they should not have any items stored on or around them, particularly paper. All air vents must be kept clear to avoid overheating.

Ensure that all foam filled furniture is in good condition and there are no large exposed areas, as foam can give off toxic fumes if exposed to fire. Damaged furniture should be disposed of.

FIRE DOORS AND ESCAPE ROUTES

Escape routes:

Escape routes which consist of stairs, corridors and balconies are safe routes for the occupants to move to a recognised safe place outdoors.

They must be free from obstruction at all times and regular checks should be made to guarantee this. There should be no free storage on the escape routes and no trip hazards such as trailing electrical leads or worn carpets.

Nothing should be stored along the escape routes as this can stop people from using them and can itself be a source of fire. In particular nothing should be left on vertical escape routes such as internal protected staircases.

Linen trolleys and other items required to service the rooms must not be left unattended in the corridors.

All escape routes must lead ultimately to a Place of Total Safety.

Fire doors:

Fire doors which subdivide corridors should have a “Fire Door Keep Closed” warning notice on them reminding people to keep the fire doors closed, unless provided with a hold-open system, in which case they should be returned to the closed position each night. Fire doors provided with a hold-open system should have an “Automatic Fire Door Keep Clear” warning notice on them.

Fire-resisting doors should be effectively self-closing and engage their latches with no obstructions or hindrances such as catching carpets.

All doors should be close fitting as designed. Fire doors should never be propped or wedged open, except where local procedures are in place regarding the servicing of rooms.

Any damage to fire doors or their seals should be noted and reported. Any damaged or missing smoke seals must be replaced like-for-like. Any damage to fire doors which affects their integrity and their ability to resist the passage of smoke or fire must be addressed as a matter of urgency.

Fire exit doors:

Fire exit doors should open in the direction of travel if possible.

Fire exit doors must be readably openable with a single simple action.

Fire exit doors must not be locked when the area they serve is occupied. If it is necessary to lock fire exit doors (i.e. for security reasons), a suitable robust procedure must be in place to ensure that the doors are unlocked when the area is occupied.

Where fire exit doors are secured by suitable mechanisms, appropriate signage should be displayed next to the opening device, i.e. ‘Push Bar to Open’.

Electronic security locks must be regularly maintained by a competent contractor and must fail to safety (open):

- On operation of the fire alarm.
- On loss of power or system error.
- On activation of a manual door release unit conforming to BS EN 54-11:2001+A1 2006 positioned at the door on the side approached by people making their escape. Where the door provides escape in either direction a unit should be installed on both sides of the door.

Arrangements must be in place to ensure that all final exit doors are kept unobstructed. This may be in the form of signage on the exterior of the doors, hatched areas painted on the ground or bollards whichever may be appropriate.

Where a final exit door opens onto a public highway consideration should be given to erecting barriers to prevent people exiting the building in an emergency spilling into the path of traffic.

Furniture in Common Areas:

All furniture in communal areas conforms to the medium hazard resistance to ignition classification specified in BS 7176.

Any curtains in communal areas should meet the performance requirements for classification as type B or type C when tested in accordance with BS 5867-2:2008.

CONTROL MEASURES

Signage:

All signage must comply with British Standards 5499 part 4 for signs, notices and graphic symbols and British Standards 2560 (ISO 3864 Pt1) for internally illuminated exit signs, together with the Health & Safety (Safety Signs and Signals) Regulations 1996.

Regular checks must be undertaken to ensure all signage in common areas has not been removed, damaged or defaced.

Emergency Lighting:

Regular servicing of emergency lighting is essential to ensure its correct operation at all times. On completion of all tests, examination, inspections, additional works or rectification work, full details of any activity will be recorded. Emergency lighting is installed throughout the building in accordance with the requirements of BS5266 Part 1.

Control measures / Work processes:

- Plant and equipment is regularly maintained and where required repairs are undertaken as soon as is practicable.
- Access to the exterior of the building is managed to reduce the risk from an arson attack.
- Permit to Work systems are in place and enforced, in particular ‘Hot Work’ is strictly controlled.

GLOSSARY

Access room:

A room through which the only escape route from an inner room passes.

Accommodation stairway:

A stair, additional to that required for means of escape purposes, provided for the convenience of occupants.

Alterations notice:

If your premises are considered by the enforcing authority to be high risk, they may issue an alterations notice that requires you to inform them before making any material alterations to your premises.

Alternative escape route:

Escape routes sufficiently separated by either direction and space, or by fire-resisting construction to ensure that one is still available irrespective of the location of a fire.

Approved Document B (ADB):

Guidance issued by Government in support of the fire safety aspects of the building regulations.

As low as reasonably practicable:

A concept where risks should continue to be reduced until you reach a point where the cost and effort to reduce the risk further would be grossly disproportionate to the benefit achieved.

Automatic door release:

A device, linked to, (or operated by the sound of), the fire alarm, that when fitted to a fire resisting self closing door, enables it to be held open during normal working conditions.

Automatic fire-detection system:

A means of automatically detecting the products of a fire and sending a signal to a fire warning system. See ‘Fire warning’.

Basement:

A storey with a floor which at some point is more than 1,200mm below the highest level of ground adjacent to the outside walls, unless, and for escape purposes only, such area has adequate, independent and separate means of escape.

Child:

Anyone who is not over compulsory school age, i.e. before or just after their 16th birthday.

Class 0, 1 or 3 surface spread:

Classes of surface spread of flame for materials needed to line of flame the walls and ceilings of escape routes.

Combustible material:

A substance that can be burned.

Compartment wall and/or floor:

A fire-resisting wall or floor that separates one fire compartment from another.

Competent person:

A person with enough training and experience or knowledge and other qualities to enable them properly to assist in undertaking the preventive and protective measures.

Dangerous substance:

1. A substance which because of its physico-chemical or chemical properties and the way it is used or is present at the workplace creates a risk.
2. A substance subject to the Dangerous Substance and Explosive Atmosphere Regulations 2002 (DSEAR).

Dead end:

Area from which escape is possible in one direction only.

Direct distance:

The shortest distance from any point within the floor area to the nearest storey exit, or fire-resisting route, ignoring walls, partitions and fixings.

Domestic premises:

Premises occupied as a private dwelling, excluding those areas used in common by the occupants of more than one such dwelling.

Emergency escape lighting:

Lighting provided to illuminate escape routes that will function if the normal lighting fails.

Enforcing authority:

The fire and rescue authority or any other authority specified in Article 25 of the Regulatory Reform (Fire Safety) Order 2005.

Escape route:

Route forming that part of the means of escape from any point in a building to a final exit.

Evacuation lift:

A lift that may be used for the evacuation of people with disabilities, or others, in a fire.

External escape stair:

Stair providing an escape route, external to the building.

Fail-safe Locking:

an output device with the application of power and having the device unlock when the power is removed. Also known as fail unlock, reverse action or power locked.

False alarm:

A fire signal, usually from a fire warning system, resulting from a cause other than fire.

Final exit:

An exit from a building where people can continue to disperse in safety and where they are no longer at danger from fire and/or smoke.

Fire compartment:

A building, or part of a building, constructed to prevent the spread of fire to or from another part of the same building or an adjoining building.

Fire door:

A door or shutter, together with its frame and furniture, provided for the passage of people, air or goods which, when closed is intended to restrict the passage of fire and/or smoke to a predictable level of performance.

Firefighting lift:

A lift, designed to have additional protection, with controls that enable it to be used under the direct control of the fire and rescue service when fighting a fire.

Firefighting shaft:

A fire-resisting enclosure containing a firefighting stair, fire mains, firefighting lobbies and if provided, a firefighting lift.

Firefighting stairway:

See firefighting shaft.

Fire resistance:

The ability of a component or construction of a building to satisfy, for a stated period of time, some or all of the appropriate criteria of relevant standards. (Generally described as 30 minutes fire resisting or 60 minutes fire-resisting.) See BS EN 1363-1, BS 476-7 and associated standards for further information.

Fire safety manager:

A nominated person with responsibility for carrying out day-to-day management of fire safety. (This may or may not be the same as the 'responsible person'.)

Fire safety strategy:

A number of planned and co-ordinated arrangements designed to reduce the risk of fire and to ensure the safety of people if there is a fire.

Fire stopping:

A seal provided to close an imperfection of fit or design tolerance between elements or components, to restrict the passage of fire and smoke.

Fire-warning system:

A means of alerting people to the existence of a fire. (See automatic fire detection system.)

Flammable material:

Easily ignited and capable of burning rapidly.

Highly flammable:

Generally liquids with a flashpoint of below 21°C. (The Chemicals Hazard Information and Packaging for Supply
Regulations 2002 (CHIP) give more detailed guidance.)

Hazardous substance:

1. See Dangerous substance.
2. A substance subject to the Control of Substances Hazardous to Health Regulations 2002 (COSHH).

House in multiple occupation:

A building or part of a building (flat) which is occupied by more (HMO) than one household (see Household) **and** where at least one of the households share or lacks access to basic amenities (cooking, toilet etc.) **and** occupation by the households is as their main residence **and** it is the sole residential use of the accommodation.
HMOs include bedsits, hostels, accommodation above shops, shared houses and flats, houses partly converted into self contained flats and buildings fully converted into self contained flats where the conversion work does not comply with the 1991 Building Regulations **and** where less than 2/3 of the flats are occupied by long leaseholders. See sections 254-259 of the Housing Act 2004 for a full definition.

Household:

Occupiers of the same family including spouses, co-habitees, same-sex couples and any blood relative.

Inner room:

A room from which escape is possible only by passing through another room (the access room).

Intumescent Strips:

A strip of material placed along the door edges (excluding the bottom edge), or frame, that will react to heat by expanding to form a seal to the passage of hot gases and flame.

Licensed premises:

Any premises that require a licence under any statute to undertake trade or conduct business activities.

Material change:

An alteration to the premises, process or service which significantly affects the level of risk to people from fire in those premises.

Means of escape:

Route(s) provided to ensure safe egress from the premises or other locations to a place of total safety.

Phased evacuation:

A system of evacuation in which different parts of the premises are evacuated in a controlled sequence of phases, those parts of the premises expected to be at greatest risk being evacuated first.

Place of reasonable safety:

A place within a building or structure where, for a limited period of time, people will have some protection from the effects of fire and smoke. This place, usually a corridor or stairway, will normally have a minimum of 30 minutes fire resistance and allow people to continue their escape to a place of total safety.

Place of total safety:

A place, away from the building, in which people are at no immediate danger from the effects of a fire.

Premises:

Any place, such as a building and the immediate land bounded by any enclosure of it, any tent, moveable or temporary structure or any installation or workplace.

Protected lobby:

A fire-resisting enclosure providing access to an escape stairway via two sets of fire doors and into which no room opens other than toilets and lifts.

Protected stairway:

A stairway which is adequately protected from the rest of the building by fire-resisting construction.

Protected route:

An escape route which is adequately protected from the rest of the building by fire-resisting construction.

Refuge:

A place of reasonable safety in which a disabled person or others who may need assistance may rest or wait for assistance before reaching a place of total safety. It should lead directly to a fire resisting escape route.

Responsible person:

The person ultimately responsible for fire safety as defined in the Regulatory Reform (Fire Safety) Order 2005.1

Relevant persons:

Any person lawfully on the premises and any person in the immediate vicinity, but does not include firefighters carrying out firefighting duties.

Self-closing device:

A device that is capable of closing the door from any angle and against any latch fitted to the door.

Significant finding:

A feature of the premises, from which the fire hazards and persons at risk are identified. The actions you have taken or will take to remove or reduce the chance of a fire occurring or the spread of fire and smoke. The actions people need to take in case of fire. The necessary information, instruction and training needed and how it will be given.

Smoke alarm:

Device containing within one housing all the components, except possibly the energy source, for detecting smoke and giving an audible alarm.

Smoke seal:

A flexible strip of material (often used in conjunction with an intumescent strip) placed along the door edges or frame to limit the spread of cold smoke during the early stages of a fire.

Staged fire alarm:

A fire warning which can be given in two or more stages for different purposes within a given area (e.g. notifying staff, stand by to evacuate, full evacuation).

Storey exit:

A final exit or a doorway giving direct access into a protected stairway, firefighting lobby or external escape route.

Travel distance:

The actual distance to be travelled by a person from any point within the floor area to the nearest storey exit or final exit, having regard to the layout of walls, partitions and fixings.

Vision panel:

A transparent panel in a wall or door of an inner room enabling the occupant to become aware of a fire in the access area during the early stages.

Way guidance:

Low mounted luminous tracks positioned on escape routes in combination with exit indicators, exit marking and intermediate direction indicators along the route, provided for use when the supply to the normal lighting fails, which do not rely on an electrical supply for their luminous output.

Where necessary:

The Order requires that fire precautions (such as firefighting equipment, fire detection and warning, and emergency routes and exits) should be provided (and maintained) 'where necessary'.
What this means is that the fire precautions you must provide (and maintain) are those which are needed to reasonably protect relevant persons from risks to them in case of fire. This will be determined by the findings of your risk assessment including the preventative measures you have or will have taken. In practice, it is very unlikely, that a properly conducted fire risk assessment, which takes into account all the matters relevant for the safety of persons in case of fire, will conclude that no fire precautions (including maintenance) are necessary.

Young person:

(a) A person aged 16 years, from the date on which he attains that age until and including the 31st August which next follows that date.
(b) A person aged 16 years and over who is undertaking a course of full-time education at a school or college which is not advanced education.
(c) A person aged 16 years and over who is undertaking approved training that is not provided through a contract of employment.
For the purposes of paragraphs (b) and (c) the person:
(a) Shall have commenced the course of full-time education or approved training before attaining the age of 19 years; and
(b) Shall not have attained the age of 20 years.

FIRE DETECTION CATEGORIES

In this report, reference may be made to the Category of Automatic Fire Detection installed or recommended to be installed in premises. These categories are taken from BS 5839-1:2002 and the coverage they entail is summarised below.
There are three main categories, **M**, **L**, and **P**.

Category M systems do not have any automatic fire detection devices; they rely on persons within the building discovering the fire and raising the alarm.

Category L systems are designed to protect life and will have various levels of automatic fire detection dependant on the life risk (see below)

Category P systems are designed to protect the property and raise the alarm in the event of a fire occurring when the property is unoccupied and will have various levels of automatic fire detection dependant on the risk to the property. These systems may be combined with a manual fire alarm system to cover life risk and as such will be designated a Category **P/M** system.
System documentation, including any purchase specification, tender document, design proposal, submission to enforcing authorities or insurers for approval and the certificate issued by the designers, installers or commissioners, should clearly identify the system Category as well, and where appropriate the areas to be protected and any specific proposals for the type(s) of detector to be used.

Category M requires manual call points on all exits as well as corridors where persons are not expected to walk more than 45m to operate one.

Category L5 is designed for buildings that have a particular risk identified which warrants some special attention. For example if there is an area of high risk which is considered worthy of having some automatic detection in addition to the manual system.

Category L4 provides detection within the escape routes only. All escape stairways, all corridors and any other areas that form part of the common escape routes. NOTE - Main access and egress stairways normally form part of escape routes and should be treated as escape stairways.

Category L3 covers the same areas as an L4 category and in addition all rooms leading onto the escape route. The reasoning behind this is to alert people of the danger prior to full smoke logging of the corridor, so they can escape safely.

Category L2 is a further enhancement of protection with all the areas covered by an L3 category, as well as all high-risk areas such as boiler rooms etc.

Category L1 provides further protection throughout all parts of the building, and also where property protection is the prime reason for the system.

Category P2 fire detection is provided to cover specific risks within the building.

Category P1 fire detection is provided throughout the building.
For greater detail in the type, exact location and positioning of detectors as part of these systems; reference must be made to BS 5839-1:2002.

NOTE:

"Please note that this report and any recommendations in it are based on conditions observed and information supplied to us.

It is not intended to be exhaustive or conclusive, covering every hazard or risk potential, or to guarantee compliance with any statute or regulation. It is offered to assist you in your assessment and/or management of risk

Alistair Askew

Senior Fire Safety Advisor

Date of Review: 4th December 2018

APPENDIX G

Telecommunications Survey

Miro Consultants Ltd

Mobile Telecommunications Survey

Of the Renaissance Hotel, Manchester

On behalf of Telemaster Ltd

for

Deansgate SOF Alliance Leaseco Ltd

Version 1.0 24/03/2021

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Version Details

Version	Date	Author	Summary of Changes
0.1	21/03/2021	Mike Totham	Draft Issue
1.0	24/03/2021	Mike Totham	First Release following review.

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Introduction

1. The Renaissance Hotel Blackfriars Street, Manchester M3 2EQ is to be redeveloped as the “Treehouse Manchester” where the existing roof top will be remodelled to create a roof terrace offering a variety of food and drink services in the centre of three separate sections.

2. This report details the findings of a Radio Frequency (RF) Radiation Level Survey of the existing Mobile Telecommunications installation throughout a central and two outer roof top areas.

3. In addition, consideration is given to the demands of an area developed for public access and entertainment set against the continuing requirement to maintain the site for Mobile Telecommunications.

4. Measurements were recorded to establish if RF radiation levels in any of the readily accessible rooftop areas exceeded the levels recommended by the International Commission on Non-Ionizing Radiation Protection (ICNIRP) General Public (GP) standards.

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Executive Summary

5. During the course of this survey no structures were climbed and all measurements were taken in those areas of the roof where access was possible without the need for fall arrest or any specialist RF training.

6. The site is in general poor repair – the images in Appendx A show the general condition of the site, from multiple viewpoints, and indicate the issues that will arise developing the central section of the rooftop.

7. Whilst there are plans to significantly upgrade the Mobile Telecommunications installation at this site this has not yet taken place. This was originally a T-Mobile site – long since merged with Orange to form EE. At first it provided just the 2G (GSM) service only but at some point, since 2012, the equipment in the rooftop cabin has been upgraded to add the 4G service through the same antennas. At the same time it is likely that the panel antennas were tilted further forward to reduce the size of the area being served by this site.

8. During the survey no areas of the entire rooftop were found to approach the ICNIRP General Public limits. There is however a caveat to these findings. Whilst the central section of the rooftop should remain unaffected by the planned site upgrade consideration should be given to areas of the other two sections of the rooftop near two of the three the new multi-band antennas. The plans show these new antennas will be set at a height that should avoid any areas exceeding the ICNIRP General Public limit provided the floor level is not raised significantly as part of any redevelopment.

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Objective

9. To undertake an RF Radiation Level survey in order to establish if levels in any areas of the accessible rooftop exceeds those recommended by the International Commission on Non-Ionizing Radiation Protection for General Public exposure at the time of the survey. It should be noted that the 'General Public' definition currently applies to anyone not trained in the precautions to be taken when dealing with high levels of RF radiation. The somewhat confusingly named and higher radiation level tolerant 'Occupational' definition only applies to RF trained personnel and not just anyone with an occupation.

Methodology

10. To determine compliance with the ICNIRP General Public standard a WaveControl® SMP2 RF Radiation Level Meter fitted with a WPF18 Three Axis E Field Probe was used, see Figure 1 below.

11. Using knowledge of antenna radiation patterns the accessible rooftop areas of the site were first toured to locate areas of maximum RF radiation levels. The SMP2 was then securely mounted on a tripod before commencing a standard 6 minutes survey to yield both peak and average RF radiation levels together with GPS location data for inclusion in this report.

Figure 1: SMP2 Meter fitted with WPF18 Probe

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RF Radiation Survey Results

Introduction

12. It should be noted that any RF radiation level survey records the levels measured on the day of the survey and cannot guarantee that the levels will not change over time due to additional equipment installations or other system changes carried out by the Mobile Network Operator (MNO)

13. During the survey three locations that measured the highest RF radiation levels were selected; the SMP2 was set to measure and record 6 minutes of peak and average RF radiation levels as per the ICNIRP guidelines

14. The recorded measurements were downloaded from the SMP2 and are available as a detailed spread sheet of results plus a more convenient short-form single page format containing all relevant details included in this report.

15. The ICNIRP recommended General Public (GP) safety level limits vary with the transmitted frequency. Above 2000MHz (2GHz) the limit is set at 10Watts/m^2. Below 2000MHz the limit in watts/m^2 is defined as the frequency in megahertz divided by 200. The lowest frequency mobile telecommunications currently in use is around 800MHz giving a GP limit of 800/200 = 4Watts/m^2

Results

16. Figure 2 below shows three survey points chosen for their proximity to, as near as possible, the front faces of the existing antennas.

17. Figures 3,4 and 5 below show the text and graphical output option from the SMP2 Meter for the three selected points.

18. All three locations recorded very low levels of RF Radiation. The highest average reading around 1/100th of the 4Watts/m^2 limit.

19. Given the siting of the antennas and that the site currently only supports a single MNO (EE) using a single Mobile Telecommunications band (Band 3 – 1800MHz) these results are in line with expectations.

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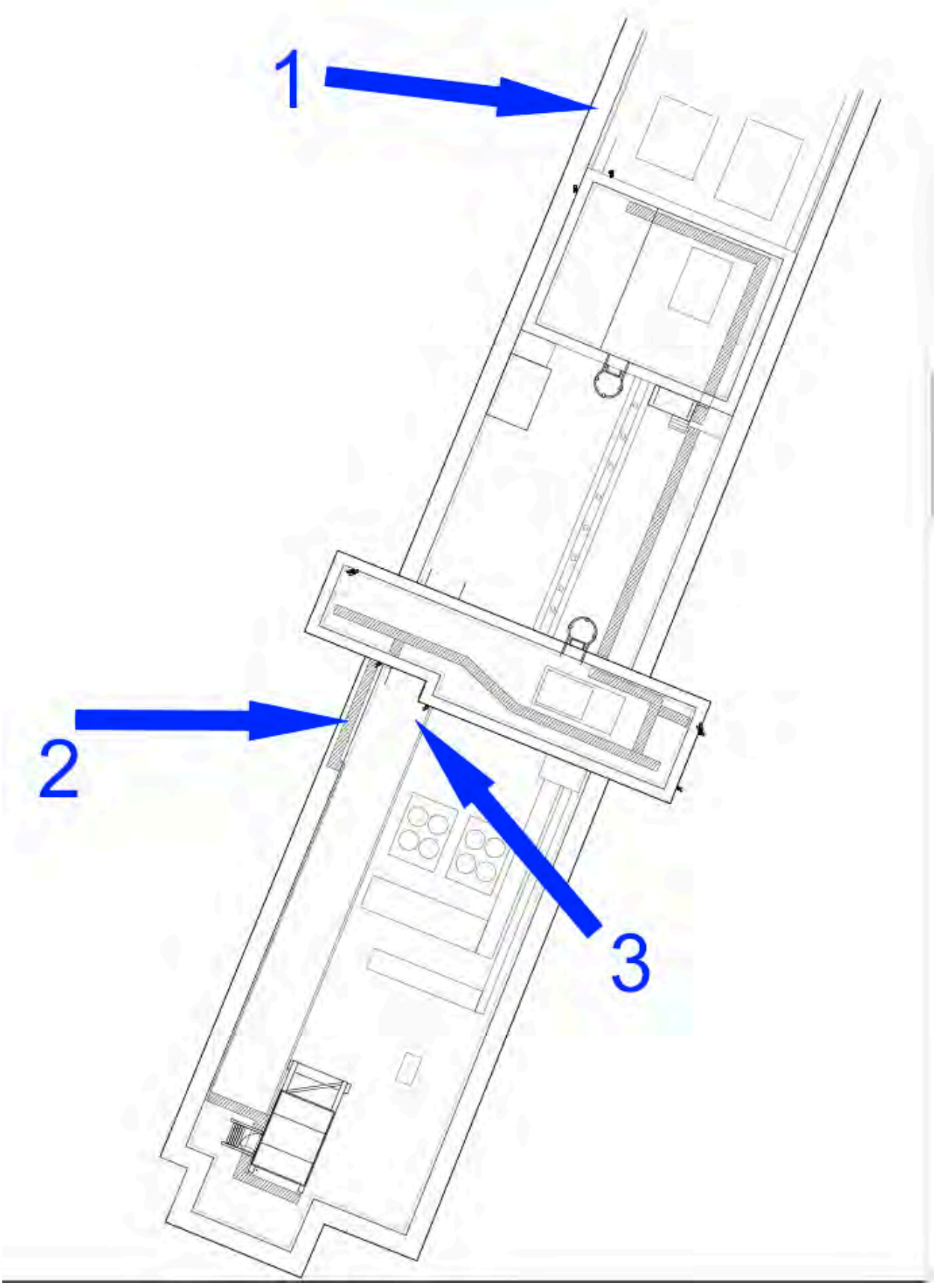

Figure 2: RF Radiation Level Survey Points

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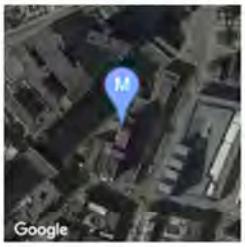
Measurement information

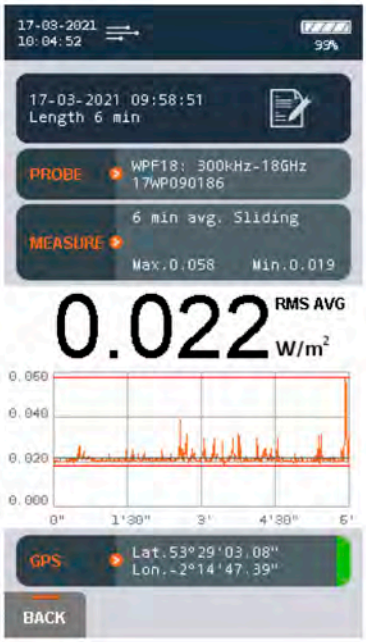
Software version	1.9.6.1	
SMP2 serial	**17SN0442**	
SMP2 firmware	1.45	
Probe serial	**17WP090186**	
Probe model		
Probe frequencies	300 kHz - 18 GHz	
Initial time	3/17/2021 9:58:51.0 AM	
Final time	3/17/2021 10:04:51.0 AM	
Measurement time	0:06:00	
Average interval	6m	
Average type	sliding	
Limit	None	
Units	**W/m2**	V/m
Last average	**0.02182**	2.868
Maximum	0.0582	4.684
Minimum	0.01867	2.653

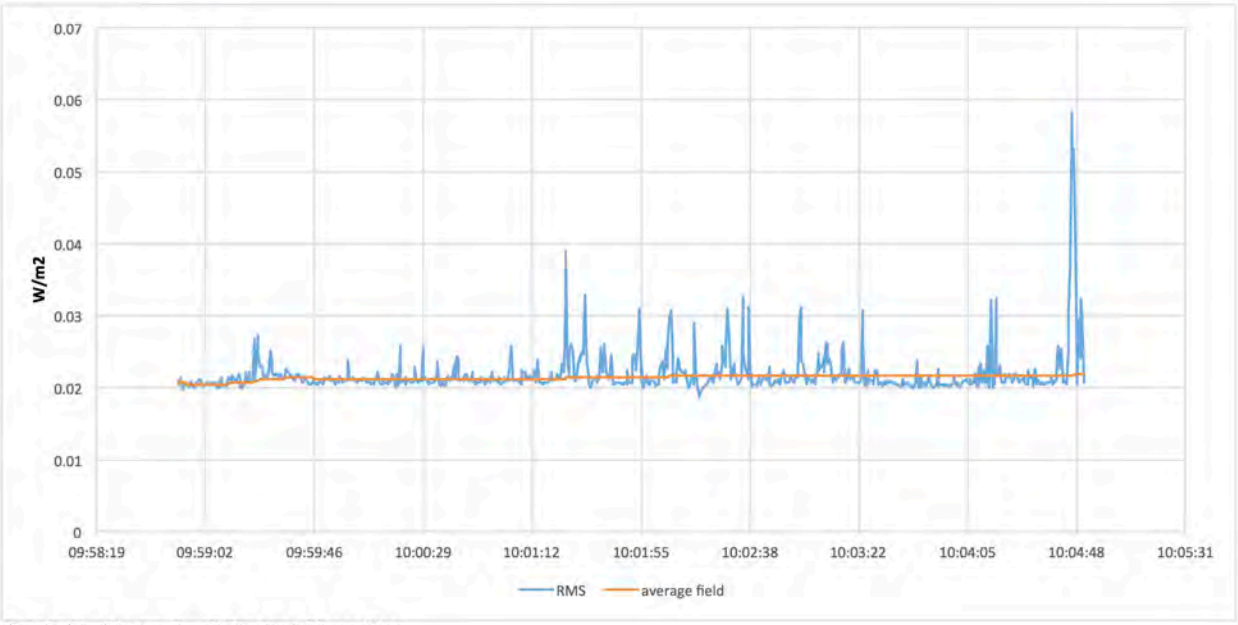
Location



Latitude
53° 29' 3.08" N
Longitude
2° 14' 47.39" W
Height (ft)
159.12

Screenshot





* Calculated data, only valid for far field condition

Figure 3: RF Radiation Levels at Survey Point 1

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Miro Consultants

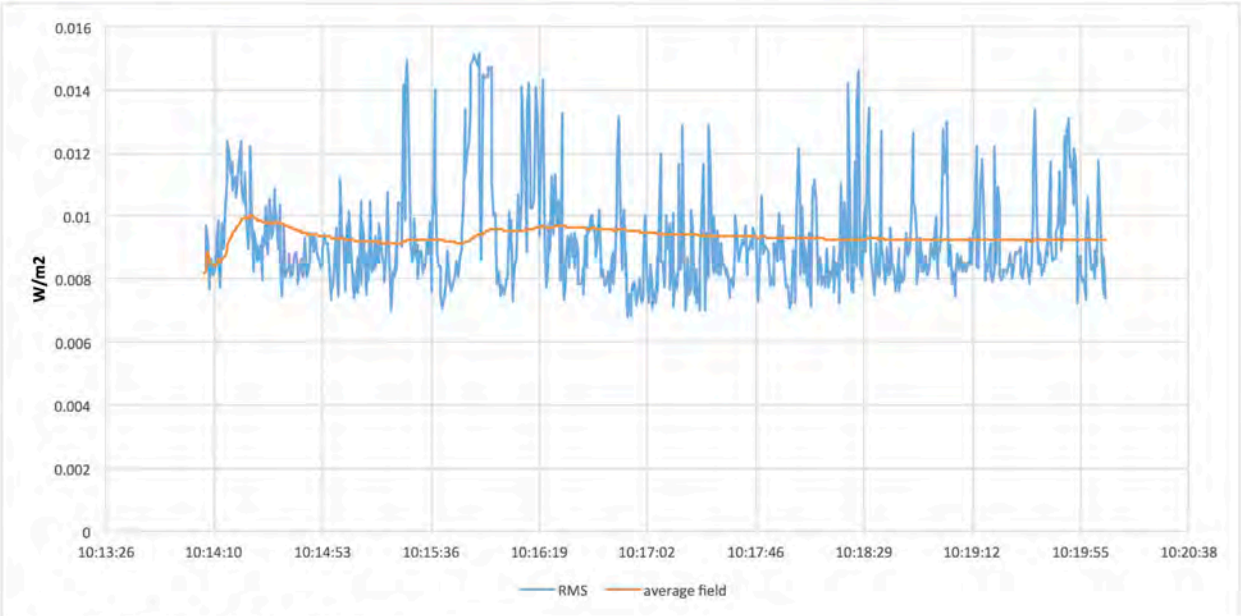
Measurement information

Software version	1.9.6.1	
SMP2 serial	**17SN0442**	
SMP2 firmware	1.45	
Probe serial	**17WP090186**	
Probe model		
Probe frequencies	300 kHz - 18 GHz	
Initial time	3/17/2021 10:14:05.0 AM	
Final time	3/17/2021 10:20:05.0 AM	
Measurement time	0:06:00	
Average interval	6m	
Average type	sliding	
Limit	None	
Units	**W/m2**	V/m
Last average	**0.009252**	1.868
Maximum	0.01514	2.389
Minimum	0.006765	1.597

Location

Latitude
53° 29' 1.82'' N
Longitude
2° 14' 48.18'' W
Height (ft)
159.12

Screenshot



* Calculated data, only valid for far field condition

Figure 4: RF Radiation Levels at Survey Point 2

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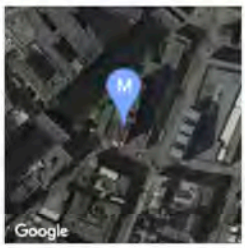
Measurement information

Software version	1.9.6.1	
SMP2 serial	**17SN0442**	
SMP2 firmware	1.45	
Probe serial	**17WP090186**	
Probe model		
Probe frequencies	300 kHz - 18 GHz	
Initial time	3/17/2021 10:32:25.0 AM	
Final time	3/17/2021 10:38:25.0 AM	
Measurement time	0:06:00	
Average interval	6m	
Average type	sliding	
Limit	None	
Units	**W/m2**	V/m
Last average	**0.03692**	3.731
Maximum	0.05484	4.547
Minimum	0.02112	2.822

Location



Latitude
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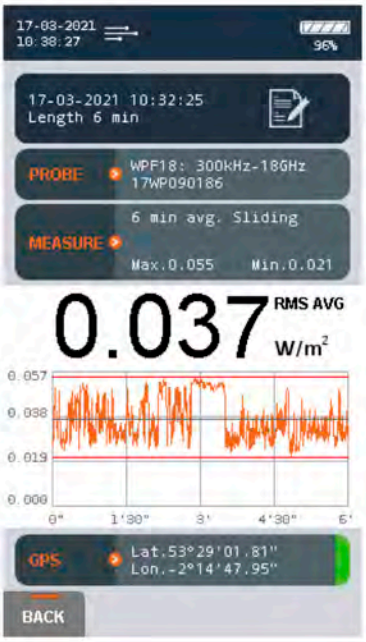
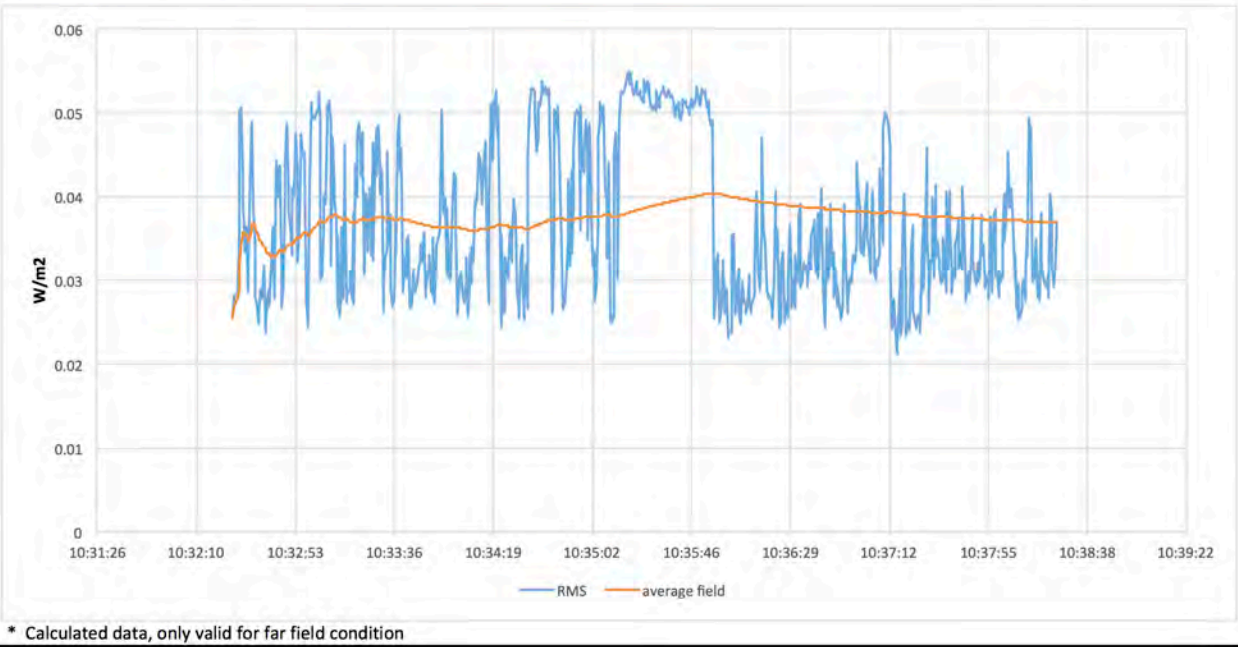
Longitude
2° 14' 47.95" W
Height (ft)
159.12

Screenshot





* Calculated data, only valid for far field condition

Figure 5: RF Radiation Levels at Survey Point 3

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Site Development Issue

20. Although outside of the scope of the Radiation Level Survey it is worth considering issues that will arise in developing the central roof space to support a public space that can coexist with either the current Mobile Telecommunications installation or the planned upgrade.

21. Figure 6 shows one of the options for the development of the central roof space while Figure 7 and Figure 8 shows the current state of that space.

22. From an MNO installation viewpoint the long line of cable trunking across the floor space would have to be taken into account. The planned upgrade to the Mobile Telecommunications installation would likely require additional cabling along this route.

Figure 6: Rooftop Alternative Option A

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Figure 7: Central Roof Space – elevated view

Figure 8: Central Roof Space - floor level view

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Conclusions

23. The entire rooftop of the Renaissance Hotel Manchester was surveyed on the 17th of March 2021 for RF Radiation Levels using a calibrated WaveControl® SMP2 Radiation Level Meter and WPF18 Probe.

24. All readings, each averaged over a standard 6-minute period, were compared with the lowest ICNIRP General Public limit applicable to current licensed mobile telecommunication bands of 4Watts/m^2.

25. Readings at all three selected survey locations were well below the ICNIRP General Public limit with the caveat that the site is scheduled for a significant upgrade.

26. The main issue in developing the central roof area into a public space is not unsafe RF Radiation Levels but the current route all the coaxial and other cabling that runs from the equipment cabinet and one end of the rooftop to the existing, and future planned antennas at the other end of the rooftop.

27. Finally, general caution is also advised if and when this site is upgraded by the Mobile Network Operators without carrying out further RF radiation level risk assessments should the two outer rooftop areas be developed into public spaces.

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Appendix A – Site Photographs

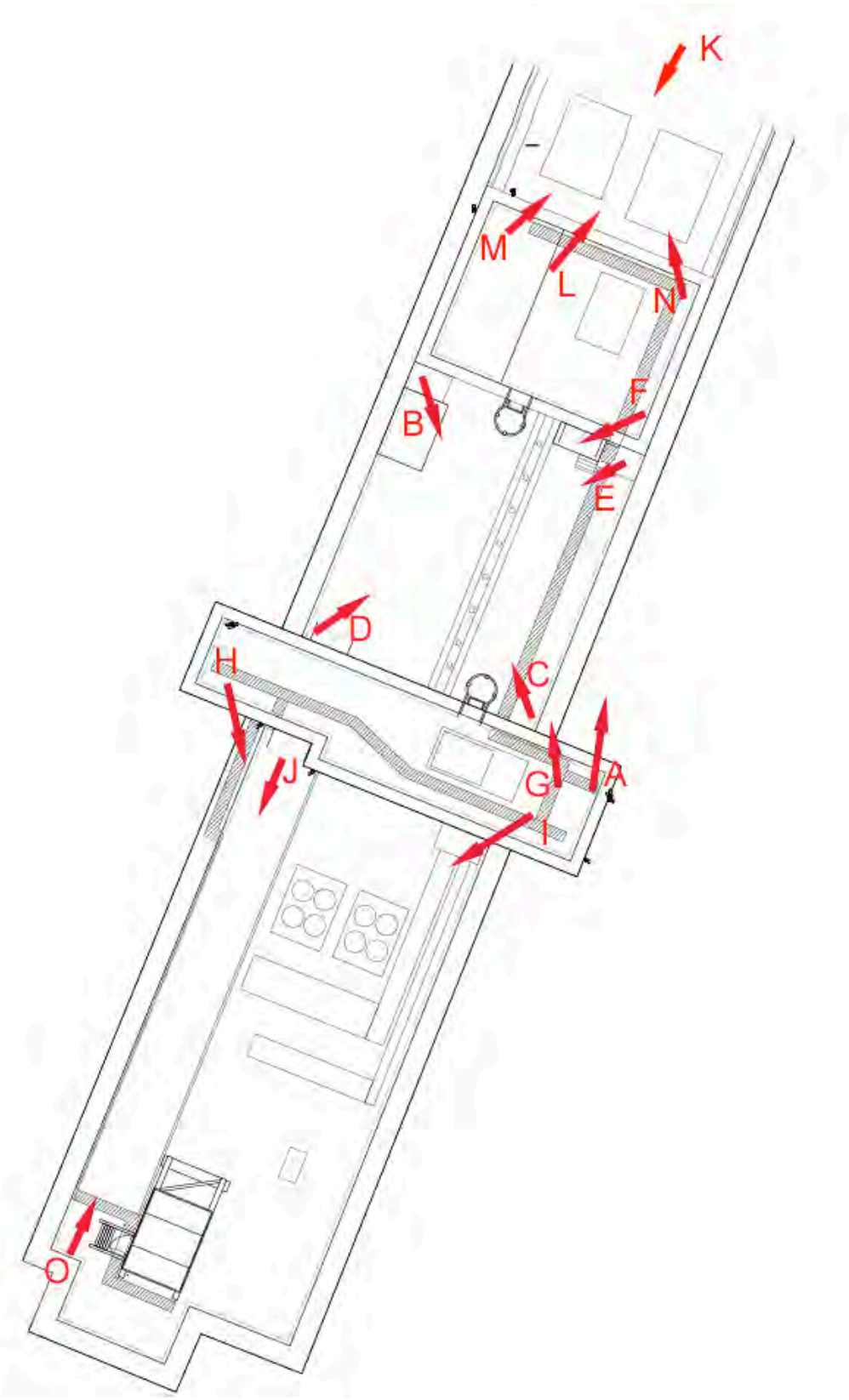

Figure 9: Guide to Photographs

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Figure 10: View from Point A

Figure 11: View from Point B

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Figure 12: View from Point C

Figure 13: View from Point D

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Figure 14: View from Point E

Figure 15: View from Point F

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Figure 16: View from Point G

Figure 17: View from Point H

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Figure 18: View from Point I

Figure 19: View from Point J

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Figure 20: View from Point K

Figure 21: View from Point L

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Figure 22: View from Point M

Figure 23: View from Point N

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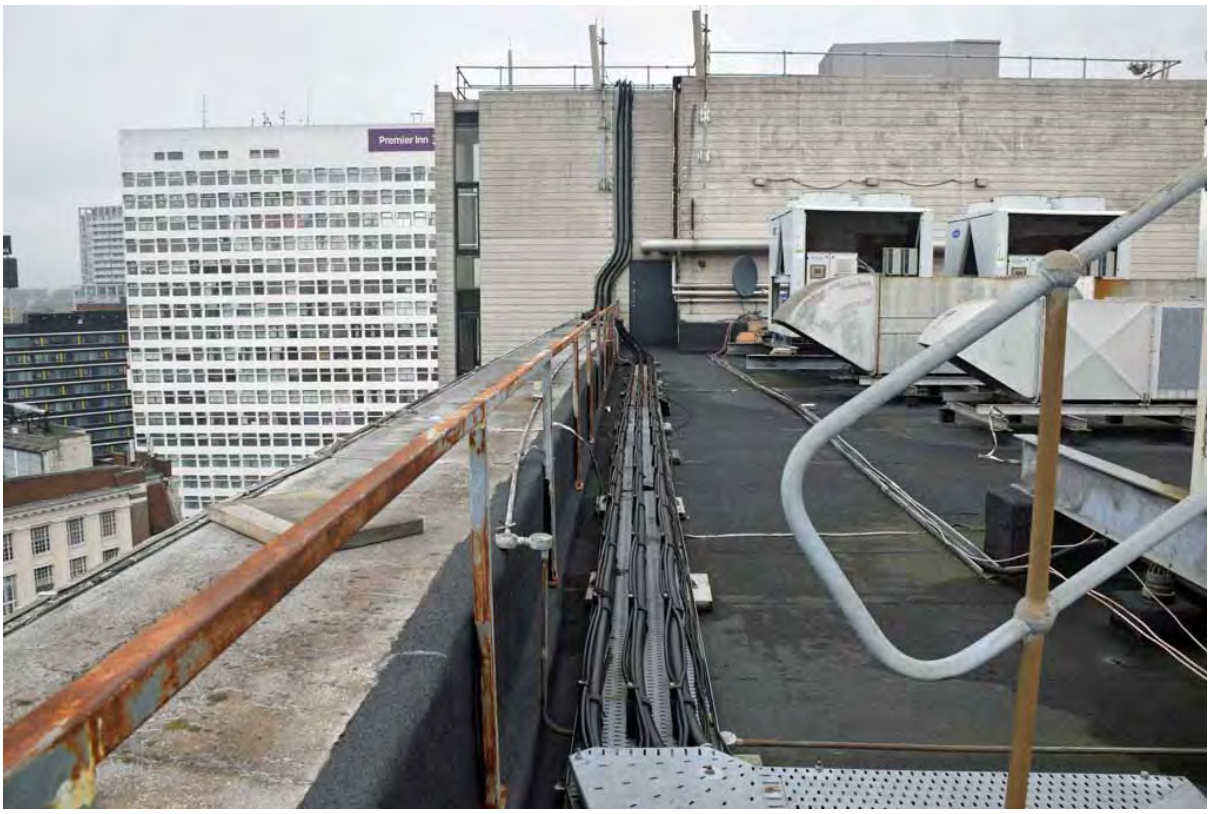

Figure 24: View from Point O

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Nº 184/LC10.132

Measurements marked with this symbol ($) are not covered by the scope of the Laboratory's accreditation.

CERTIFICATE OF CALIBRATION

Number 19/04877

Page 1 of 8 pages

LabCal - Wavecontrol
Radio-electric Calibration Laboratory
C/ Pallars 65-71
08018 Barcelona (Spain)

ITEM	EM Field Meter + Isotropic EM Field Probe
BRAND	Wavecontrol
MODEL	Meter: SMP2 Probe: WPF18
IDENTIFICATION	Meter: 17SN0442 Probe: 17WP090186
APPLICANT	APC Technology Group 6 Stirling Park, Laker Road, Rochester ME1 3QR Rochester (United Kingdom)
DATE/S OF CALIBRATION	05/11/2019

Authorized Signatories:

Date of issue: 14/11/2019

Álvaro Granero
Laboratory Technician

Laboratory Director

This certificate is issued in accordance with the conditions of accreditation granted by ENAC, according to standard ISO 17025, which has assessed the measurement capability of the laboratory and its traceability to national and international standards.
ENAC is one of the signatories of the Multilateral Agreement of the European Cooperation for Accreditation (EA) and the International Laboratories Accreditation Cooperation (ILAC).
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APPENDIX H

Designers Residual Risk Register

Project Risk Register

Workstream name:

Date Issued:

aaprojects

Key	Score	Description
	0 – 3	Very Low
	4 – 8	Low
	9 – 12	Medium
	13 – 19	High
	20 – 25	Very High

Purpose of Register: *To identify, Capture and*

Programme	Determining the appropriate
Cost	Understand and manage the risks
Quality	Understand the decision making
Health & Safety / Safe guarding	Understand and manage the health

Proximity	The timescale whereby the risk will come to fruition
Owner	The person responsible for the Risk and Mitigation of the Risk
Status	Open or Closed

Risk ID	Category	Risk Description	Who May be Harmed	Consequence	Likelihood	Risk score	Measures to Eliminate Risk	Measures to Reduce Risks	Consequence	Likelihood	Risk score	Owner	Residual Risks	Status (Open / Closed)
001		Overloading of Floor during demolition				0					0			
002		Breaking out of structural Floor sections / transfer slab?				0					0			
003		Wind Loadings - Windows				0					0			
004		Wind loadings - Parapet - Future high level treatment				0					0			
005		Builders Work - Structurla Integrity				0					0			
006						0					0			
007						0					0			
008						0					0			
009						0					0			
010						0					0			
011						0					0			
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042						0					0			
043						0					0			
044						0					0			
045						0					0			
046						0					0			

Risk ID	Category	Risk Description	Who May be Harmed	Consequence	Likelihood	Risk score	Measures to Eliminate Risk	Measures to Reduce Risks	Consequence	Likelihood	Risk score	Owner	Residual Risks	Status (Open / Closed)
047						0					0			
048						0					0			
049						0					0			
050						0					0			
051						0					0			
052						0					0			
053						0					0			
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066						0					0			
067						0					0			
068						0					0			
069						0					0			
070						0					0			

Project Risk Register

Workstream name:

Date Issued:

aaprojects

Key	Score	Description
	0 – 3	Very Low
	4 – 8	Low
	9 – 12	Medium
	13 – 19	High
	20 – 25	Very High

Purpose of Register: *To identify, Capture and*

Programme	Determining the appropriate
Cost	Understand and manage the risks
Quality	Understand the decision making
Health & Safety / Safe guarding	Understand and manage the health

Proximity	The timescale whereby the risk will come to fruition
Owner	The person responsible for the Risk and Mitigation of the Risk
Status	Open or Closed

Risk ID	Category	Risk Description	Who May be Harmed	Consequence	Likelihood	Risk score	Measures to Eliminate Risk	Measures to Reduce Risks	Consequence	Likelihood	Risk score	Owner	Residual Risks	Status (Open / Closed)
001		Window Replacement / Full Heigh Elevations / Edge Protection etc				0					0			
002		Demolition & Strip Out				0					0			
003		Asbestos				0					0			
004		Lead Paint				0					0			
005		Fire spread in Construction Phase				0					0			
006		Work at Height				0					0			
007		Concrete cladding - cleaning & repairs				0					0			
008		Wind Loading				0					0			
009		High Rise Building Specifications - window spec				0					0			
010		Future maintenance startegy - Cleaning external envelope				0					0			
011		Future maintenance startegy - Replacement Window Solution				0					0			
012		Birds / Bats / Flora & Fauna				0					0			
013		Multi Storey Car Park - Fire Risk				0					0			
014		Multi Storey Car Parl -- Means of Escape				0					0			
015		Hotel - Means of Escape				0					0			
016		Need for sprinklers - High Rise Building / Building Safety Regulator				0					0			
017		Materials Selection - Surface spread of flame				0					0			
018		Compartmentation / Fire Stratgey				0					0			
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046						0					0			

Risk ID	Category	Risk Description	Who May be Harmed	Consequence	Likelihood	Risk score	Measures to Eliminate Risk	Measures to Reduce Risks	Consequence	Likelihood	Risk score	Owner	Residual Risks	Status (Open / Closed)
047						0					0			
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070						0					0			

Risk ID	Category	Risk Description	Who May be Harmed	Consequence	Likelihood	Risk score	Measures to Eliminate Risk	Measures to Reduce Risks	Consequence	Likelihood	Risk score	Owner	Residua (Open/Closed)
001	Health and Safety	Covid-19	All	5	4	20	Due to the nature of the risk it can not be eliminated through design.	All control measures to be in line the latest guidance from HM Government and the Construction Leadership Council (CLC).	5	1	5	Principal Contractor	Assuming all of the measures sugested here are implemented any resiudal risks are considerd negligible.	Open
002	Health and Safety	Construction (Design and Management) Regulations 2015 - Schedule 3 Risks	All	5	4	20	The risks associated with the schedule 3 works can not be eliminated.	Schedule 3 of the Construction (Design and Management) Regulations (CDM) 2015 identifies ten elements of work it describes as being "work involving particular risks". These elements of work will require due consideration within both the design and construction phases of the project in line with the principles of prevention as outlined above. It has been highlighted through the design phase of the project that this project will involve the following particular risk as outlined within schedule 3 of CDM 2015: **Work involving the assembly or dismantling of heavy prefabricated components.** This is associated with the installation of large mechanical and electrical elements. The following steps have been taken during the design phase of the project to control these risks: - The risk has been identified and discussed within project design team meetings. - The residual risks have been effectively communicated through design information, CDM Residual Risk Register and this pre-construction information. - Access strategies for future maintenance have been considered. Access strategy for undertaking the work need to be considered by the Contractor during the tender. - Plant has been designed which offer the best fit from a health and safety perspective (size, weight) whilst also meeting the design requirements. The Principal Contractor must ensure that all construction works involving these elements are suitably controlled in line with the principles of prevention and outlined within the Construction Phase Plan (CPP).	5	1	5	Principal Contractor	Assuming all of the measures sugested here are implemented any resiudal risks are considerd negligible.	Open
003	Technical - Asbestos	Asbestos.	All	5	4	20	The risks associated with asbestos can not be completely eliminated from the project. Howeve, asbestos surveys have and will be conducted in order to reduce the risks to the lowest possible levels	An asbestos management survey for the whole building has been undertaken. Two asbestos refurbishment surveys have subsequently been conducted targeting the whole of the 13th floor, and a number of sample bedrooms on lower floors where numerous samples have been taken around the external windows and ceilings following intrusive investigation. The survey reports are located within appendix A & B of this pre-construction information document. A further Asbestos R&D survey covering all remaining areas of the hotel and service yard has also been completed with the survey report available within appendix A of this pre-construction information document. The survey information provided has highlighted significant levels of Asbestos Containing Materials (ACMs) within the building in various locations and forms. All of the above asbestos information has been collated into an asbestos register, which is available within appendix A of this pre-construction information document. Note: currently asbestos testing is being conducted on bedroom doors and within electrical equipment / plant which was not accessed during current surveys. As soon as this information becomes available it will be distributed to the Principal Contractor. No works must commence to any area which has not received an asbestos survey and any asbestos identified removed or managed as appropriate.**Asbestos abatement works do not form part of the scope of this project and will be dealt with by other prior to these works.** **No works must commence to any area which has not received an asbestos survey and any asbestos identified removed or managed as appropriate.**	5	1	5	Client and Principal Contractor	Due to the nature of asbestos there are residual risks associated with uncovering previously unidentified asbestos containoing materials.	Open
004	Health and Safety	Incomplete structural information and known structural issues.	All	5	4	20	The risk associated with the lack of complete structural information will be eliminated through the distribution of completed structure design and specification information. The risks associated with the known structural issues i.e. potential for requirement for reinforcement to the thirteenth floor due to potential point loading issues will be eliminated through robust structural design solutions. The issue with point loading issues site wide can not be eliminated and will need to be controlled through the construction phase of the project.	Point loading on any floor should be avoided and materials should be spread out so as to evenly distribute weight across the floor plate. All works shoul dbe controlled in line with structural specifications.	5	2	10	Design Team and Principal Contractor	At this stage the exact quantification of residual risks is difficult to clarify.	Open
005	Health and Safety	Risks associated with the use of the existing lifts.	All	5	4	20	This risk could be eliminated through the inspection of the existing lifts as is required by the Lifting Operations and Lifting Equipment Regulations (LOLER) 1998.	The lifts should not be used until such time as an inspection has been conducted and it the lifts have been deemed safe to use.	5	4	20	Cleint and Principal Contractor	This risks is still currently unresolved.	Open

Risk ID	Category	Risk Description	Who May be Harmed	Consequence	Likelihood	Risk score	Measures to Eliminate Risk	Measures to Reduce Risks	Consequence	Likelihood	Risk score	Owner	Residua	Closed)
006	Health and Safety	Nature of the Site - Topography.	All	4	3	12	The risks associate with the existing nature of the site can not be eliminated.	Building is pre existing in an urban environment with multiple levels and overhanging canopies. Ground levels vary greatly from front to rear but are generally flat. Access for construction is limited and cannot be altered. Existing public access NCP is located under the building and accessed via ramps. Contractors are to familiarise themselves with existing site access and constraints and develop method statements for safe working practices and approval prior to construction. Contractors to familiarise themselves with all floor levels including those below the service yard to understand site constraints.	4	1	4	Principal Contractor	If all control measures are observed any residual risks are considered to be negligible.	Open
007	Health and Safety	Legionella	All	5	4	20	There is a risk of legionella contact with stagnent water in existing plumbing systems.	Most of the mechanical elements will have been removed by others, however the Principal Contractor should remain vigillant. The Principal Contractor must ensure that all appropriate control measures are in place including a robust safe system of work to manage the potential for contact with legionella, including drainng all water from systems and not allpowing the water to become an aerosol. Where water remains, chlorination of systems and flushing regimes must continue.	5	1	5	Principal Contractor	If all control measures are observed any residual risks are considered to be negligible.	Open
008	Health and Safety	Site Security.	All	4	2	8	The risks asociated with the security of the site can be eliminated (so far as is reasonably practicable0 by the means suggested in this document. (see adjacent tab).	The security of the site must be maintained at all times. The overall site has 24/7 manned security provision via the site owner. The Contractor will need to liaise with them re security of the entrance and exit gates to the service yard, which are generally kept closed other than for allowing accepted vehicle access (see also Constraints Plans). Site security is not however there to act as a gateman on behalf of the Contractor, they are generally based in an internal office, where there are CCTV camera feeds. The Contractor will also be responsible for the appropriate security / temporary fencing or the like for anything outside of the service yard including any roadside offloading if applicable to the Contractor's proposed logistics methodology.	4	1	4	Client and Principal Contractor	If all control measures are observed any residual risks are considered to be negligible.	Open
009	Health and Safety	Firr Safety (General).	All	5	4	20	The riska ssociated with fire can not be totally eliminated, but can however, be reduced to the lowest possibel level by adequate control measures introduced by the Principal Contractor.	The fire safety of the building must be maintained at all times. Although the hotel and adjacent office buildings and retail units are left vacant there will be visiting designers, contractors, and the like as well as on site security and maintenance personnel attending to or inspecting various matters. The MCC car park is also operational, open to the public, accessed off in/out ramps of Blackfriars and leading below the service yard level beneath the hotel. Therefore, due consideration needs to be given to maintain all escape routes and muster points for these areas. Any hot works must be appropriately managed with a permit system utilised. Appendix F of the pre-construction information document holds the most recent fire risk assessment for the building.	5	1	5	Principal Contractor	If all control measures are observed any residual risks are considered to be negligible.	Open
010	Health and Safety	Environmentl Considerations.	All	4	3	12	Risk can not be eliminated.	There is a possibility of run off from construction works into the adjacent River. Further task specific risk assessments to be carried out as appropriate and the site wide development team to contact Environment Agency and water authority to establish design parameters. Principal Contractor to ensure robust control measures are observed in line with guidance to prevent contamination in the first instance and have procedures established should	4	1	4	Principal Contractor	If all control measures are observed any residual risks are considered to be negligible.	Open
011	Health and Safety	Protection of the Public.	All	4	3	12	This risk can not be eliminated.	The site is located within a busy city centre with adjacent premises including shop and offices. It can be expected that there will be high levels of pedestrian and vehicular traffic throughout the works. This must be a key consideration when implementing site logistical arrnagements, with focus being construction traffic movement. As the works are internal and existing site securiy is in place it is considered that the security of the site should not pose any unacceptable risk.	4	1	4	Principal Contractor	If all control measures are observed any residual risks are considered to be negligible.	Open
012	Health and Safety	Surrounding Construction Sites.	All	3	3	9	This risk can not be eliminated.	There are adjacent construction sites including premier house and a resoidential scheme, further to this other construction works could be commenced during the course of these	3	1	3	Principal Contractor	If all control measures are observed any residual risks are considered to be negligible.	Open
013	Health and Safety	Pigeon Guano - Pitacossis.	All	4	4	16	This risk can not be eliminated.	Full Environmental clean of known pigeon guano affected areas are to be planned as part of the works.	3	2	6	Principal Contractor	Upon works being completed safely, there should be no residual risks	Open
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Risk ID	Category	Risk Description	Who May be Harmed	Consequence	Likelihood	Risk score	Measures to Eliminate Risk	Measures to Reduce Risks	Consequence	Likelihood	Risk score	Owner	Residua (Open/ Closed)
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041						0					0		
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APPENDIX I

Covid-19 Guidance

Construction Leadership Council

Construction Sector - Site Operating Procedures
Protecting Your Workforce During Coronavirus (Covid-19)

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Current Guidance

Social Distancing

Workers should maintain a distance of two metres, or one metre with risk mitigation where two metres is not viable.

Construction can continue to operate; however, any additional local authority restrictions must be complied with.

National guidance on social distancing in **England**, **Scotland**, **Wales** and **Northern Ireland** should be adhered to off-site.

Going to Work

Workers must work from home if they can. Those who cannot work from home, which includes workers in construction, manufacturing, logistics and distribution, should go to work.

Workplaces that are open should be **Covid-19 secure**.

Face Coverings

In accordance with **The Use of Face Coverings in Construction**, where workers on site are not required to wear Respiratory Protective Equipment (RPE) and their workplace (which may include welfare and changing facilities, site offices or site meeting rooms) meets all of the criteria below, their employer should make face coverings available and they should be worn in:

- An enclosed space;
- Where social distancing isn't always possible; and
- Where they come into contact with others they do not normally meet.

In line with Government guidance on premises providing hospitality, face coverings must be worn in canteens except when seated at a table to eat or drink.

Introduction

These Site Operating Procedures (SOP) are based on Government guidance on Working safely during Coronavirus (Covid-19) - Construction and other outdoor work in England; other restrictions and advice may apply in Scotland, Wales and Northern Ireland, as well as in areas subject to a localised lockdown. The objective is to introduce consistent measures on construction sites of all types and sizes and employers and individuals should make every effort to comply.

Where workers enter people's homes, they should follow the Government guidance on Working in Other People's Homes.

The HSE is the relevant enforcing authority for occupational health and safety legislation and guidance to control public health risks in the construction sector. If a site is not complying with the latest Government advice on Coronavirus (Covid-19), it may be subject to enforcement action.

Construction sites need to ensure they are protecting their workforce and minimising the risk of spread of Coronavirus (Covid-19) infection. This includes considering how personnel travel to and from site.

Government guidance for employers in England states "*where the social distancing guidelines cannot be followed in full, even through redesigning a particular activity, businesses should consider whether that activity needs to continue for the business to operate, and, if so, take all the mitigating actions possible to reduce the risk of transmission between staff*".

The health and safety requirements of any construction activity must not be compromised. If an activity cannot be undertaken safely, it should not take place.

Organisations must have in place effective arrangements for monitoring and reviewing their compliance with Government and industry guidance.

The workforce should be reminded during inductions and daily briefings of the specific social distancing and Coronavirus (Covid-19) control measures necessary to protect them, their colleagues, families and the UK population.

When to Go to Work

It is important to understand the following guidelines by which workers should or should not travel to work as outlined below.

Social distancing	Workers in the construction industry should follow the guidance on Social Distancing. Where they cannot work from home, they must follow guidance on Meeting With Others Safely and Safer Travel while travelling to and from work and while at work. Anyone who is clinically extremely vulnerable to Coronavirus (Covid-19) should follow the latest guidance on shielding.
Self-isolation	Anyone who has: • symptoms of Coronavirus (Covid-19); • received a positive Coronavirus (Covid-19) test result; • a member of their household or support bubble showing symptoms of Coronavirus (Covid-19) or with a positive test result; • returned from a country that is not on the travel corridor list; or • been contacted by the NHS Test & Trace Service; must follow the guidance on self-isolation and should not come to site. It is a legal requirement to self-isolate in the event of a positive test result or when told to do so by NHS Test & Trace
If someone falls ill	If a worker develops symptoms of Coronavirus (Covid-19) whilst at work, they should: • Ensure their manager or supervisor is informed • Return home immediately • Avoid touching anything

	• Cough or sneeze into a tissue and put it in a bin, or if they do not have tissues, cough and sneeze into the crook of their elbow. They should get a Coronavirus (Covid-19) test. They must follow Stay at home: guidance for households with possible or confirmed coronavirus (COVID-19) infection and not return to site until they have received a negative test result or, in the event of a positive test result, until they have completed their period of self-isolation and are no longer unwell. Sites that identify five or more cases within 14 days will need to contact their local Public Health England protection team. Further information can be found in the 'What to do if a worker has Covid-19 or has to self-isolate' flowchart.

Travel to Work

Using Private Vehicles

Wherever possible workers should try not to share a vehicle with those outside their household or support bubble.

If workers have no option but to share transport, they should try to:

- Share with the same individuals and with the minimum number of people (up to a maximum of 6) at any one time
- Keep the windows open
- Travel side by side or behind other people, rather than facing them, where seating arrangements allow
- Maximise the distance between people
- Wear a face covering
- The vehicle should be cleaned between journeys, especially touch points, using gloves and standard cleaning products.

Using Public Transport

Where public transport is the only option for workers, they:

- Should try to avoid travelling during peak times (05:45 - 08:15 and 16:00 - 17:30); and
- Must wear a face covering.

Sites should consider:

- Changing and staggering site hours to reduce congestion on public transport
- Parking arrangements for additional vehicles and bicycles
- Providing facilities such as lockers and showers
- Providing hand cleaning facilities at entrances and exits. This should be soap and water wherever possible or hand sanitiser if soap and water are not available
- How someone taken ill would get home.

Driving at Work

When travelling at work or between site locations, workers should travel alone. If workers have no option but to share a vehicle, then they should follow the Government guidance on Working Safely during Coronavirus (Covid-19) - Vehicles, which provides information for people who work in or from vehicles, including couriers, mobile workers, lorry drivers, on-site transit and work vehicles, field forces and similar.

Site Access and Egress Points

- Stop all non-essential visitors
- Consider introducing staggered start and finish times to reduce congestion and contact at all times
- Plan and manage site access and egress points to enable and control social distancing – you may need to change the number of access points, either increase to reduce congestion or decrease to enable monitoring, including in the case of emergencies
- Introduce one-way systems
- Allow plenty of space between people waiting to enter site
- Use signage:
    - such as floor markings, to ensure current social distancing requirements are maintained between people when queuing
    - reminding workers not to attend if they have symptoms of Coronavirus (Covid-19) and to follow guidelines
- Require all workers to wash their hands for 20 seconds using soap and water when entering and leaving the site
- Regularly clean common contact surfaces in reception, office, access control and delivery areas e.g. entry systems, scanners, turnstiles, screens, telephone handsets and desks, particularly during peak flow times
- Reduce the number of people in attendance at site inductions and consider holding them outdoors wherever possible
- Where loading and offloading arrangements on site will allow it, delivery drivers should remain in their vehicles. Where drivers are required to exit their vehicle, they should wash or sanitise their hands before handling any materials
- Drivers must be provided with access to suitable toilet and hand washing facilities and made aware of the social distancing measures in place
- Consider arrangements for monitoring compliance.

Hand Washing

- Allow regular breaks to wash hands
- Provide additional hand washing facilities (e.g. pop ups) to the usual welfare facilities, particularly on a large spread out site or where there are significant numbers of personnel on site, including plant operators
- Ensure adequate supplies of soap and fresh water are readily available and kept topped up at all times
- Provide hand sanitiser (minimum 60% alcohol based) where hand washing facilities are unavailable
- Regularly clean the hand washing facilities
- Provide suitable and sufficient rubbish bins for hand towels with regular removal and disposal.

Toilet Facilities

- Restrict the number of people using toilet facilities at any one time (e.g. use a welfare attendant) and use signage, such as floor markings, to maintain current social distancing requirements
- Wash or sanitise hands before and after using the facilities
- Enhance the cleaning regimes for toilet facilities, particularly door handles, locks and the toilet flush
- Portable toilets should be cleaned and emptied more frequently
- Provide suitable and sufficient rubbish bins for hand towels with regular removal and disposal.

Canteens and Rest Areas

Face coverings must be worn in canteens (where food is served), except when seated at a table to eat or drink, and Government guidance on Keeping workers and customers safe during Covid-19 in restaurants should be followed. This Food Standards Agency Checklist may also be helpful.

- Consider increasing the number or size of facilities available on site if possible
- The capacity should be clearly identified at the entry to each facility, and where necessary attendants provided to supervise compliance with social distancing measures
- Break times should be staggered to reduce congestion and contact at all times
- Drinking water should be provided with enhanced cleaning measures of the tap mechanism introduced
- Frequently clean surfaces that are touched regularly, using standard cleaning products e.g. kettles, refrigerators, microwaves
- Hand cleaning facilities or hand sanitiser should be available at the entrance to any room where people eat and should be used by workers when entering and leaving the area
- Seating and tables should be reconfigured to reduce face to face interactions
- All rubbish should be put straight in the bin and not left for someone else to clear up
- Tables and chairs should be cleaned between each use
- Crockery, eating utensils, cups etc. should be disposable or washed and dried between use
- Payments should be taken by contactless card wherever possible
- Canteen staff should wash their hands often with soap and water for at least 20 seconds before and after handling food
- Canteen staff and workers may use the same rest areas if they apply the same social distancing measures
- Consider arrangements for monitoring compliance.

Changing Facilities, Showers and Drying Rooms

- Consider increasing the number or size of facilities available on site if possible
- Based on the size of each facility, determine how many people can use it at any one time to maintain current social distancing requirements
- Restrict the number of people using these facilities at any one time e.g. use a welfare attendant
- Introduce staggered start and finish times to reduce congestion and contact at all times
- Introduce enhanced cleaning of all facilities throughout the day and at the end of each day
- Provide suitable and sufficient rubbish bins in these areas with regular removal and disposal.

Work Planning to Avoid Close Working

Sites and work need to be planned and organised to avoid crowding and minimise the risk of spread of infection by following Government guidance and the advice within these Site Operating Procedures.

Hierarchy of Controls

If you are not able to work whilst maintaining current social distancing requirements, you should consider whether the activity should continue and, if so, risk assess it using the hierarchy of controls below and against any sector-specific guidance. The results of risk assessments should be shared with the workforce and this poster displayed in the workplace.

Eliminate	• Workers who are unwell with symptoms of Coronavirus (Covid-19) should not travel to or attend the workplace • Rearrange tasks to enable them to be done by one person, or in a way that maintains current social distancing requirements • Avoid skin to skin contact and face to face working • Stairs should be used in preference to lifts or hoists and consider one ways systems • Consider alternative or additional mechanical aids to reduce worker interface ***Site Meetings*** • Only absolutely necessary meeting participants should attend • Attendees should maintain current social distancing requirements • Rooms should be well ventilated / windows opened to allow fresh air circulation • Hold meetings in open areas where possible
Reduce	**Risk mitigation, where current social distancing requirements cannot be maintained, could include the following:** • Minimise the frequency and time workers are working together • Minimise the number of workers involved in tasks • Workers should work side by side, or facing away from each other, rather than face to face • Lower the worker capacity of lifts and hoists to reduce congestion and contact at all times • Regularly clean common touchpoints, doors, buttons, handles, vehicle cabs, tools, equipment etc. • Increase ventilation in enclosed spaces • Workers should wash their hands before and after using any equipment
Isolate	Keep groups of workers: • Together in teams e.g. do not change workers within teams • As small as possible • Away from other workers where possible
Control	• Consider introducing an enhanced authorisation process • Provide additional supervision to monitor and manage compliance
PPE	• Coronavirus (COVID-19) needs to be managed through social distancing, hygiene and the hierarchy of control and not through the use of PPE • Workplaces should not encourage the precautionary use of extra PPE to protect against Coronavirus (COVID-19)
Behaviours	The measures necessary to minimise the risk of spread of infection rely on everyone in the industry taking responsibility for their actions and behaviours Encourage an open and collaborative approach between workers and employers on site where any issues can be openly discussed and addressed

First Aid and Emergency Service Response

The primary responsibility is to preserve life and first aid should be administered if required and until the emergency services attend.

- When planning site activities, the provision of adequate first aid resources must be agreed between the relevant parties on site
- Emergency plans including contact details should be kept up to date
- Consideration must also be given to potential delays in emergency services response, due to the current pressure on resources
- Consider preventing or rescheduling high-risk work or providing additional competent first aid or trauma resources.

Cleaning

Enhanced cleaning procedures should be in place across the site, particularly in communal areas and at touch points including:

- Taps and washing facilities
- Toilet flush and seats
- Door handles and push plates
- Hand rails on staircases and corridors
- Lift and hoist controls
- Machinery and equipment controls
- All areas used for eating must be thoroughly cleaned at the end of each break and shift, including chairs, door handles, vending machines and payment devices.
- Telephone equipment
- Key boards, photocopiers and other office equipment
- Rubbish collection and storage points should be increased and emptied regularly throughout and at the end of each day.

Staying COVID-secure

We confirm we have complied with the government's guidance on managing the risk of COVID-19

FIVE STEPS TO SAFER WORKING TOGETHER

- We have carried out a COVID-19 risk assessment and shared the results with the people who work here
- We have cleaning, handwashing and hygiene procedures in line with guidance
- We have taken all reasonable steps to help people work safely from a COVID-19 Secure workplace or work from home
- We have taken all reasonable steps to maintain a 2m distance in the workplace. Where people cannot keep 2m apart we have ensured at least a 1m distance and taken all the mitigating actions possible to manage transmission risk
- We have taken all reasonable steps to provide adequate ventilation in enclosed spaces

Signed on behalf of employer _____ Employer representative signature

Employer _____ Employer name Date _____

Who to contact: _____ Your Health and Safety Representative

(or the Health and Safety Executive at www.hse.gov.uk or 0300 003 1647)

HM Government

Working safely during COVID-19 in construction and other outdoor work

Guidance for employers, employees and the self-employed

11 May 2020

HM Government

Introduction

This document is to help employers, employees and the self-employed in the UK understand how to work safely during the COVID-19 pandemic, keeping as many people as possible 2 metres apart from those they do not live with. We hope it gives you freedom within a practical framework to think about what you need to do to continue, or restart, operations during the COVID-19 pandemic. We understand how important it is to work safely and support your workers' health and wellbeing during the COVID-19 pandemic. The government is clear that workers should not be forced into an unsafe workplace.

This document has been prepared by the Department for Business, Energy and Industrial Strategy (BEIS) with input from firms, unions, industry bodies and the devolved administrations in Wales, Scotland and Northern Ireland, and in consultation with Public Health England (PHE) and the Health and Safety Executive (HSE).

Public health is devolved in Northern Ireland, Scotland and Wales; this guidance should be considered alongside local public health and safety requirements and legislation in Northern Ireland, Scotland and Wales. For advice to businesses in other parts of the UK please see guidance set by the Northern Ireland Executive, the Scottish Government, and the Welsh Government.

We expect that this document will be updated over time. This version is up to date as of 11 May 2020. You can check for updates at www.gov.uk/workingsafely. If you have any feedback for us, please email workingsafely@beis.gov.uk.

This document is one of a set of documents about how to work safely in different types of workplace. This one is designed to be relevant for people who work in or run outdoor working environments.

How to use this guidance

This document sets out guidance on how to work safely. It gives practical considerations of how this can be applied in the workplace.

Each business will need to translate this into the specific actions it needs to take, depending on the nature of their business, including the size and type of business, how it is organised, operated, managed and regulated.

This guidance does not supersede any legal obligations relating to health and safety, employment or equalities and it is important that as a business or an employer you continue to comply with your existing obligations, including those relating to individuals with protected characteristics. It contains non-statutory guidance to take into account when complying with these existing obligations. When considering how to apply this guidance, take into account agency workers, contractors and other people, as well as your employees.

To help you decide which actions to take, you need to carry out an appropriate COVID-19 risk assessment, just as you would for other health and safety related hazards. This risk assessment must be done in consultation with unions or workers.

What do we mean by 'construction and other outdoor work'?

Working outdoors includes many people in construction, energy and utilities, farming and agriculture (including seasonal labour), forestry, waste management, other infrastructure, railway services and street and highway services.

HM Government

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HM Government

1. Thinking about risk

Objective: That all employers carry out a COVID-19 risk assessment.

Everyone needs to assess and manage the risks of COVID-19. As an employer, you also have a legal responsibility to protect workers and others from risk to their health and safety. This means you need to think about the risks they face and do everything reasonably practicable to minimise them, recognising you cannot completely eliminate the risk of COVID-19.

You must make sure that the risk assessment for your business addresses the risks of COVID-19, using this guidance to inform your decisions and control measures. A risk assessment is not about creating huge amounts of paperwork, but rather about identifying sensible measures to control the risks in your workplace. If you have fewer than five workers, or are self-employed, you don't have to write anything down as part of your risk assessment. Your risk assessment will help you decide whether you have done everything you need to. There are interactive tools available to support you from the Health and Safety Executive (HSE) at https://www.hse.gov.uk/risk/assessment.htm.

Employers have a duty to consult their people on health and safety. You can do this by listening and talking to them about the work and how you will manage risks from COVID-19. The people who do the work are often the best people to understand the risks in the workplace and will have a view on how to work safely. Involving them in making decisions shows that you take their health and safety seriously. You must consult with the health and safety representative selected by a recognised trade union or, if there isn't one, a representative chosen by workers. As an employer, you cannot decide who the representative will be.

At its most effective, full involvement of your workers creates a culture where relationships between employers and workers are based on collaboration, trust and joint problem solving. As is normal practice, workers should be involved in assessing workplace risks and the development and review of workplace health and safety policies in partnership with the employer.

Employers and workers should always come together to resolve issues. If concerns still cannot be resolved, see below for further steps you can take.

Where the enforcing authority, such as the HSE or your local authority, identifies employers who are not taking action to comply with the relevant public health legislation and guidance to control public health risks, they will consider taking a range of actions to improve control of workplace risks. For example, this would cover employers not taking appropriate action to socially distance, where possible. The actions the HSE can take include the provision of specific advice to employers through to issuing enforcement notices to help secure improvements.

How to raise a concern:

- Contact your employee representative.
- Contact your trade union if you have one.
- Use the HSE form available at https://www.hse.gov.uk/contact/concerns.htm
- Contact HSE by phone on 0300 003 1647.

HM Government

1.1 Managing risk

Objective: To reduce risk to the lowest reasonably practicable level by taking preventative measures, in order of priority.

Employers have a duty to reduce workplace risk to the lowest reasonably practicable level by taking preventative measures. Employers must work with any other employers or contractors sharing the workplace so that everybody's health and safety is protected. In the context of COVID-19 this means working through these steps in order:

- In every workplace, increasing the frequency of handwashing and surface cleaning.
- Businesses and workplaces should make every reasonable effort to enable working from home as a first option. Where working from home is not possible, workplaces should make every reasonable effort to comply with the social distancing guidelines set out by the government (keeping people 2m apart wherever possible).
- Where the social distancing guidelines cannot be followed in full, in relation to a particular activity, businesses should consider whether that activity needs to continue for the business to operate, and if so, take all the mitigating actions possible to reduce the risk of transmission between their staff.
- Further mitigating actions include:
  - Increasing the frequency of hand washing and surface cleaning.
  - Keeping the activity time involved as short as possible.
  - Using screens or barriers to separate people from each other.
  - Using back-to-back or side-to-side working (rather than face-to-face) whenever possible.
  - Reducing the number of people each person has contact with by using ‘fixed teams or partnering’ (so each person works with only a few others).
- Finally, if people must work face-to-face for a sustained period with more than a small group of fixed partners, then you will need to assess whether the activity can safely go ahead. No one is obliged to work in an unsafe work environment.
- In your assessment you should have particular regard to whether the people doing the work are especially vulnerable to COVID-19.

The recommendations in the rest of this document are ones you should consider as you go through this process. You could also consider any advice that has been produced specifically for your sector, for example by trade associations or trades unions.

If you have not already done so, you should carry out an assessment of the risks posed by COVID-19 in your workplace as soon as possible. If you are currently operating, you are likely to have gone through a lot of this thinking already. We recommend that you use this document to identify any further improvements you should make.

HM Government

1.2 Sharing the results of your risk assessment

You should share the results of your risk assessment with your workforce. If possible, you should consider publishing the results on your website (and we would expect all employers with over 50 workers to do so). Below you will find a notice you should display in your workplace to show you have followed this guidance.

Staying COVID-19 Secure in 2020

We confirm we have complied with the government's guidance on managing the risk of COVID-19

FIVE STEPS TO SAFER WORKING TOGETHER

- We have carried out a **COVID-19 risk assessment** and shared the results with the people who work here
- We have **cleaning, handwashing and hygiene procedures** in line with guidance
- We have taken all reasonable steps to **help people work from home**
- We have taken all reasonable steps to **maintain a 2m distance** in the workplace
- Where people cannot be 2m apart, we have done everything practical to **manage transmission risk**

Employer _____ Date _____

Who to contact: Your Health and Safety Representative

(or the Health and Safety Executive at www.hse.gov.uk or 0300 003 1647)

HM Government

2. Who should go to work

Objective:

That everyone should work from home, unless they cannot work from home.

Steps that will usually be needed:

- [ ] Consider who is needed on site, for example, support staff should work from home if at all possible.
- [ ] Planning for the minimum number of people needed to be on site to operate safely and effectively, for example, workers deemed necessary to carry out physical works, supervise work, or conduct work in order to operate safely.
- [ ] Monitoring the wellbeing of people who are working from home and helping them stay connected to those operating in an outdoor environment, especially if the majority of their colleagues are on-site.
- [ ] Keeping in touch with off-site workers on their working arrangements including their welfare, mental and physical health and personal security.
- [ ] Providing equipment for people to work from home safely and effectively, for example, remote access to work systems.

HM Government

2.1 Protecting people who are at higher risk

Objective: To protect clinically vulnerable and clinically extremely vulnerable individuals.

- Clinically extremely vulnerable individuals (see definition in Appendix) have been strongly advised not to work outside the home.
- Clinically vulnerable individuals, who are at higher risk of severe illness (for example, people with some pre-existing conditions, see definition in Appendix), have been asked to take extra care in observing social distancing and should be helped to work from home, either in their current role or in an alternative role.
- If clinically vulnerable (but not extremely clinically vulnerable) individuals cannot work from home, they should be offered the option of the safest available on-site roles, enabling them to stay 2m away from others. If they have to spend time within 2m of others, you should carefully assess whether this involves an acceptable level of risk. As for any workplace risk you must take into account specific duties to those with protected characteristics, including, for example, expectant mothers who are, as always, entitled to suspension on full pay if suitable roles cannot be found. Particular attention should also be paid to people who live with clinically extremely vulnerable individuals.

Steps that will usually be needed:

- ☐ Providing support for workers around mental health and wellbeing. This could include advice or telephone support.
- ☐ See current guidance for advice on who is in the clinically extremely vulnerable and clinically vulnerable groups.

2.2 People who need to self-isolate

Objective: To make sure individuals who are advised to stay at home under existing government guidance do not physically come to work. This includes individuals who have symptoms of COVID-19 as well as those who live in a household with someone who has symptoms.

Steps that will usually be needed:

- ☐ Enabling workers to work from home while self-isolating if appropriate.
- ☐ See current guidance for employees and employers relating to statutory sick pay due to COVID-19.
- ☐ See current guidance for people who have symptoms and those who live with others who have symptoms.

HM Government

2.3 Equality in the workplace

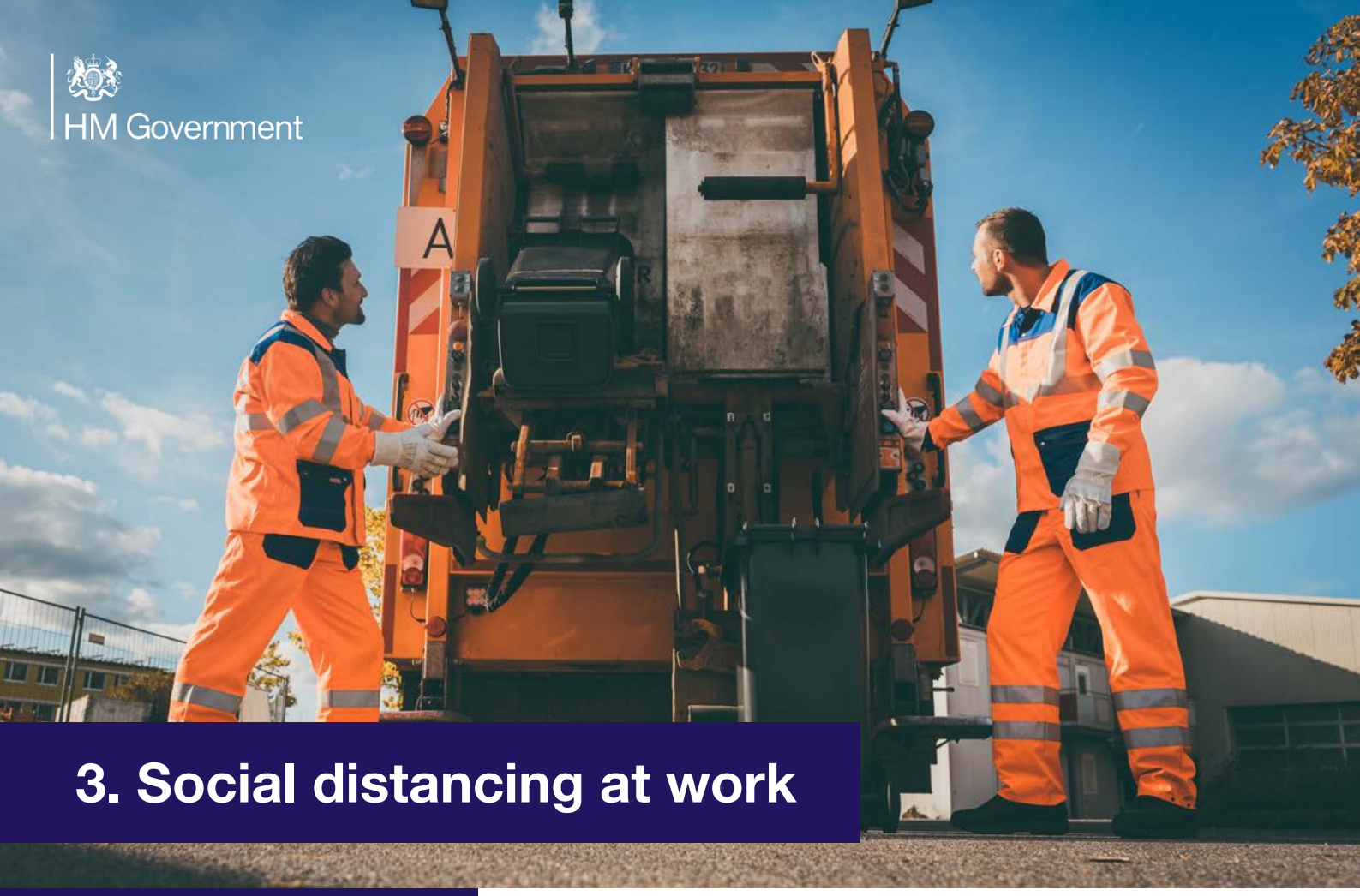
Objective: To treat everyone in your workplace equally.

- In applying this guidance, employers should be mindful of the particular needs of different groups of workers or individuals.
- It is breaking the law to discriminate, directly or indirectly, against anyone because of a protected characteristic such as age, sex or disability.
- Employers also have particular responsibilities towards disabled workers and those who are new or expectant mothers.

Steps that will usually be needed:

- ☐ Understanding and taking into account the particular circumstances of those with different protected characteristics.
- ☐ Involving and communicating appropriately with workers whose protected characteristics might either expose them to a different degree of risk, or might make any steps you are thinking about inappropriate or challenging for them.
- ☐ Considering whether you need to put in place any particular measures or adjustments to take account of your duties under the equalities legislation.
- ☐ Making reasonable adjustments to avoid disabled workers being put at a disadvantage, and assessing the health and safety risks for new or expectant mothers.
- ☐ Making sure that the steps you take do not have an unjustifiable negative impact on some groups compared to others, for example those with caring responsibilities or those with religious commitments.

HM Government



3. Social distancing at work

Objective:

To maintain 2m social distancing wherever possible, including while arriving at and departing from work, while in work and when travelling between sites.

- You must maintain social distancing in the workplace wherever possible.
- Where the social distancing guidelines cannot be followed in full in relation to a particular activity, businesses should consider whether that activity needs to continue for the business to operate, and, if so, take all the mitigating actions possible to reduce the risk of transmission between their staff. Mitigating actions include:
  - Further increasing the frequency of hand washing and surface cleaning.
  - Keeping the activity time involved as short as possible.
  - Using screens or barriers to separate people from each other.
  - Using back-to-back or side-to-side working (rather than face-to-face) whenever possible.
  - Reducing the number of people each person has contact with by using 'fixed teams or partnering' (so each person works with only a few others).
- Social distancing applies to all parts of a business, not just the place where people spend most of their time, but also entrances and exits, break rooms, canteens and similar settings. These are often the most challenging areas to maintain social distancing.

HM Government

3.1 Coming to work and leaving work

Objective: To maintain social distancing wherever possible, on arrival and departure and to ensure handwashing upon arrival.

Steps that will usually be needed:

- [ ] Staggering arrival and departure times at work to reduce crowding into and out of the workplace, taking account of the impact on those with protected characteristics.
- [ ] Providing additional parking or facilities such as bike-racks to help people walk, run, or cycle to work where possible.
- [ ] Limiting passengers in corporate vehicles, for example, work minibuses. This could include leaving seats empty.
- [ ] Reducing congestion, for example, by having more entry points to the workplace.
- [ ] Using markings and introducing one-way flow at entry and exit points.
- [ ] Providing handwashing facilities, or hand sanitiser where not possible, at entry and exit points.
- [ ] Providing alternatives to touch-based security devices such as keypads.
- [ ] Defining process alternatives for entry/exit points where appropriate, for example, deactivating pass readers at turnstiles in favour of showing a pass to security personnel at a distance.

HM Government

3.2 Moving around buildings and worksites

Objective: To maintain social distancing wherever possible, while people travel through the workplace.

Steps that will usually be needed:

- [ ] Reducing movement by discouraging non-essential trips within buildings and sites. For example, restricting access to some areas, encouraging use of telephones where permitted, and cleaning them between use.
- [ ] Reducing job rotation and equipment rotation, for example, single tasks for the day.
- [ ] Implementing one-way systems where possible on walkways around the workplace.
- [ ] Using signage such as ground markings or being creative with other objects to mark out 2m to allow controlled flows of people moving throughout the site.
- [ ] Reducing occupancy of vehicles used for onsite travel, for example, shuttle buses, and when needed, social distancing measures should be followed within the vehicles.
- [ ] Separating sites into working zones to keep different groups of workers physically separated as much as practical.
- [ ] Planning site access and ‘area of safety’ points to enable social distancing.
- [ ] Reducing the number of people in attendance at site inductions and consider holding them outdoors wherever possible with social distancing.
- [ ] Regulating use of high traffic areas including corridors, lifts, turnstiles and walkways to maintain social distancing.

HM Government

3.3 Making the main workplace safe for people who work statically

Objective: To maintain social distancing between people who work in one place.

- It is recognised that in outdoor workplaces it might be rare to have a fixed or static place of work. However, there may be some situations where this is the case.
- For people who work in one place, workstations should allow them to maintain social distancing wherever possible.
- Workstations should be assigned to an individual as much as possible. If they need to be shared, they should be shared by the smallest possible number of people.
- If it is not possible to keep workstations 2m apart then businesses should consider whether that activity needs to continue for the business to operate, and if so take all mitigating actions possible to reduce the risk of transmission.

Steps that will usually be needed:

- [ ] Changing layouts to allow people to work further apart from each other.
- [ ] Only where it is not possible to move workstations further apart, arranging people to work side by side or facing away from each other rather than face-to-face.
- [ ] Only where it is not possible to move workstations further apart, using screens to separate people from each other.
- [ ] Using a consistent pairing system if people have to work in close proximity, for example, during two-person working, lifting or maintenance activities that cannot be redesigned.

HM Government

3.4 Meetings

Objective: To reduce or eliminate transmission due to face-to-face meetings and maintain social distancing in meetings.

Steps that will usually be needed:

- [ ] Using remote working tools to avoid in-person meetings.
- [ ] Only absolutely necessary participants should attend meetings and should maintain 2m separation throughout.
- [ ] Avoiding transmission during meetings, for example, avoid sharing pens and or other objects.
- [ ] Providing hand sanitiser in meeting rooms.
- [ ] Holding meetings outdoors or in well-ventilated rooms whenever possible.
- [ ] For areas where regular meetings take place, use floor signage to help people maintain social distancing.

Social distancing during meetings outdoors

3.5 Common areas

Objective: To maintain social distancing while using common areas.

Steps that will usually be needed:

- [ ] Staggering break times to reduce pressure on break rooms or places to eat.
- [ ] Using safe outdoor areas for breaks.
- [ ] Creating additional space by using other parts of the workplace freed up by remote working.
- [ ] Reconfiguring seating and tables to maintain spacing and reduce face-to-face interactions.

HM Government

3.6 Accidents, security and other incidents

Objective: To prioritise safety during incidents.

In an emergency, for example, an accident, fire or break-in, people do not have to stay 2m apart if it would be unsafe.

People involved in the provision of assistance to others should pay particular attention to sanitation measures immediately afterwards including washing hands.

HM Government

4. Managing your customers, visitors and contractors

HM Government

4.1 Manage contacts

Objective: To minimise the number of unnecessary visits to the worksite.

Steps that will usually be needed:

- [ ] Where site visits are required, site guidance on social distancing and hygiene should be explained to visitors on or before arrival.
- [ ] Encouraging visits via remote connection/working where this is an option.
- [ ] Limiting the number of visitors at any one time.
- [ ] Determining if schedules for essential services and contractor visits can be revised to reduce interaction and overlap between people.
- [ ] Maintaining a record of all visitors, if this is practical.

Visitor signing in

HM Government

4.2 Providing and explaining available guidance

Objective: To make sure people understand what they need to do to maintain safety.

- Ensuring public notices are visible and help inform workers, customers, visitors, contractors and the public to maintain social distancing whilst near the workplace.
- There is a high likelihood in some areas that working outdoors will draw the attention of the public. Visible signage may be used to inform the public of the type of work that is being performed.

Steps that will usually be needed:

- [ ] Providing signage to inform the public on what work you are doing.
- [ ] Providing signage at entrances to the worksite to remind the public and workers to maintain social distancing.
- [ ] Providing signage on rights of way that cross your workplace to remind the public to maintain social distancing.
- [ ] Establishing host responsibilities relating to COVID-19 and providing any necessary training for people who act as hosts for visitors.

Uniform signage for workers to provide clear messaging

HM Government

5. Cleaning the workplace

5.1 Before reopening

Objective: To make sure that any site or location that has been closed or partially operated is clean and ready to restart, including:

- Conducting a risk assessment for all sites, or part of sites, that have been closed, before restarting work.
- Carrying out cleaning procedures and providing hand sanitiser, before restarting work.

HM Government

5.2 Keeping your workplace clean

Objective: To keep the workplace clean and prevent transmission by touching contaminated surfaces.

Steps that will usually be needed:

- [ ] Frequent cleaning of work areas and equipment between uses, using your usual cleaning products.
- [ ] Frequent cleaning of objects and surfaces that are touched regularly, such as buckets, site equipment and control panels, and making sure there are adequate disposal arrangements.
- [ ] Clearing workspaces and removing waste and belongings from the work area at the end of a shift.
- [ ] Sanitisation of all hand tools, controls, machinery and equipment after use.
- [ ] If you are cleaning after a known or suspected case of COVID-19 then you should refer to the specific guidance.

5.3 Hygiene – handwashing, sanitation facilities and toilets

Objective: To help everyone keep good hygiene through the working day.

Steps that will usually be needed:

- [ ] Providing additional handwashing facilities, for example, pop-ups, particularly on a large site or where there are significant numbers of personnel on site.
- [ ] Using signs and posters to build awareness of good handwashing technique, the need to increase handwashing frequency, avoid touching your face and to cough or sneeze into a tissue which is binned safely, or into your arm if a tissue is not available.
- [ ] Providing regular reminders and signage to maintain hygiene standards.
- [ ] Providing hand sanitisers in multiple locations in addition to washrooms.
- [ ] Setting clear use and cleaning guidance for toilets to ensure they are kept clean and social distancing is achieved as much as possible.
- [ ] Enhancing cleaning for busy areas.
- [ ] Special care should be taken for cleaning of portable toilets.
- [ ] Providing more waste facilities and more frequent rubbish collection.
- [ ] Where possible, providing paper towels as an alternative to hand dryers in handwashing facilities

HM Government

5.4 Changing rooms and showers

Objective: To minimise the risk of transmission in changing rooms and showers.

Steps that will usually be needed:

- [ ] Where shower and changing facilities are required, setting clear use and cleaning guidance for showers, lockers and changing rooms to ensure they are kept clean and clear of personal items and that social distancing is achieved as much as possible.
- [ ] Introducing enhanced cleaning of all facilities regularly during the day and at the end of the day.

5.5 Handling equipment, materials, waste, and onsite vehicles

Objective: To reduce transmission through contact with objects that come into the workplace and vehicles at the worksite.

Steps that will usually be needed:

- [ ] Cleaning procedures for the parts of shared equipment you touch after each use, thinking about equipment, tools and vehicles, for example, pallet trucks and forklift trucks.
- [ ] Encouraging increased handwashing and introducing more handwashing facilities for workers handling goods and merchandise or providing hand sanitiser where this is not practical.
- [ ] Regular cleaning of vehicles that workers may take home.
- [ ] Regular cleaning of reusable delivery boxes.

HM Government

6. Personal protective equipment (PPE) and face coverings

HM Government

6. Personal Protective Equipment (PPE) and face coverings

PPE protects the user against health or safety risks at work. It can include items such as safety helmets, gloves, eye protection, high-visibility clothing, safety footwear and safety harnesses. It also includes respiratory protective equipment, such as face masks.

Where you are already using PPE in your work activity to protect against non-COVID-19 risks, you should continue to do so.

At the start of this document we described the steps you need to take to manage COVID-19 risk in the workplace. This includes working from home and staying 2m away from each other in the workplace if at all possible. When managing the risk of COVID-19, additional PPE beyond what you usually wear is not beneficial. This is because COVID-19 is a different type of risk to the risks you normally face in a workplace, and needs to be managed through social distancing, hygiene and fixed teams or partnering, not through the use of PPE.

The exception is clinical settings, like a hospital, or a small handful of other roles for which Public Health England advises use of PPE. For example, first responders and immigration enforcement officers. If you are in one of these groups you should refer to the advice at:

https://www.gov.uk/government/publications/coronavirus-covid-19-personal-protective-equipment-ppe-plan/covid-19-personal-protective-equipment-ppe-plan

and

https://www.gov.uk/government/publications/covid-19-decontamination-in-non-healthcare-settings/covid-19-decontamination-in-non-healthcare-settings.

Workplaces should not encourage the precautionary use of extra PPE to protect against COVID-19 outside clinical settings or when responding to a suspected or confirmed case of COVID-19.

Unless you are in a situation where the risk of COVID-19 transmission is very high, your risk assessment should reflect the fact that the role of PPE in providing additional protection is extremely limited. However, if your risk assessment does show that PPE is required, then you must provide this PPE free of charge to workers who need it. Any PPE provided must fit properly .

HM Government

6.1 Face coverings

There are some circumstances when wearing a face covering may be marginally beneficial as a precautionary measure. The evidence suggests that wearing a face covering does not protect you, but it may protect others if you are infected but have not developed symptoms.

A face covering can be very simple and may be worn in enclosed spaces where social distancing isn't possible. It just needs to cover your mouth and nose. It is not the same as a face mask, such as the surgical masks or respirators used by health and care workers. Similarly, face coverings are not the same as the PPE used to manage risks like dust and spray in an industrial context. Supplies of PPE, including face masks, must continue to be reserved for those who need them to protect against risks in their workplace, such as health and care workers, and those in industrial settings like those exposed to dust hazards.

It is important to know that the evidence of the benefit of using a face covering to protect others is weak and the effect is likely to be small, therefore face coverings are not a replacement for the other ways of managing risk, including minimising time spent in contact, using fixed teams and partnering for close-up work, and increasing hand and surface washing. These other measures remain the best ways of managing risk in the workplace and government would therefore not expect to see employers relying on face coverings as risk management for the purpose of their health and safety assessments.

Wearing a face covering is optional and is not required by law, including in the workplace. If you choose to wear one, it is important to use face coverings properly and wash your hands before putting them on and taking them off.

Employers should support their workers in using face coverings safely if they choose to wear one. This means telling workers:

- Wash your hands thoroughly with soap and water for 20 seconds or use hand sanitiser before putting a face covering on, and after removing it.
- When wearing a face covering, avoid touching your face or face covering, as you could contaminate them with germs from your hands.
- Change your face covering if it becomes damp or if you've touched it.
- Continue to wash your hands regularly.
- Change and wash your face covering daily.
- If the material is washable, wash in line with manufacturer's instructions. If it's not washable, dispose of it carefully in your usual waste.
- Practise social distancing wherever possible.

You can make face-coverings at home and can find guidance on how to do this and use them safely on GOV.UK.

HM Government

7. Managing your workforce

HM Government

7.1 Shift patterns and working groups

Objective: To change the way work is organised to create distinct groups and reduce the number of contacts each worker has.

Steps that will usually be needed:

- As far as possible, where people are split into teams or shift groups, fixing these teams or shift groups so that where contact is unavoidable, this happens between the same people.
- Identifying areas where people have to directly pass things to each other, such as shared tools, materials or job instructions, and finding ways to remove direct contact, for example, by using drop-off points or transfer zones.
- For those workers who are required to travel and stay away from home in onsite accommodation, creating fixed groups of workers so that where contact is unavoidable, this happens between the same people.
- Minimising worker congregation at bottlenecks such as timeclocks, entrances and exits and maintaining social distancing during shift handovers.

HM Government

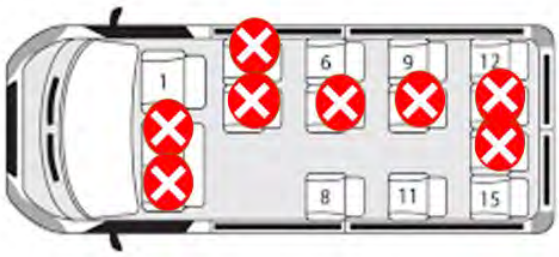
7.2 Work-related travel

7.2.1 Cars, accommodation and visits

Objective: To avoid unnecessary work travel and keep people safe when they do need to travel between locations.

Steps that will usually be needed:

- [ ] Minimising non-essential travel – consider remote options first.
- [ ] Minimising the number of people travelling together in any one vehicle, using fixed travel partners, increasing ventilation when possible and avoiding sitting face-to-face.
- [ ] Cleaning shared vehicles between shifts or on handover.
- [ ] Where workers are required to stay away from their home, centrally logging the stay and making sure any overnight accommodation meets social distancing guidelines.



Seating arrangements to maximise distance between workers

7.2 Work-related travel

7.2.2 Deliveries to other sites

Objective: To help workers delivering to other sites such as markets or customers' premises to maintain social distancing and hygiene practices.

Steps that will usually be needed:

- [ ] Putting in place procedures to minimise person-to-person contact during deliveries to other sites.
- [ ] Maintaining consistent pairing where two-person deliveries are required.
- [ ] Minimising contact during payments and exchange of documentation, for example, by using electronic payment methods and electronically signed and exchanged documents.

HM Government

7.3 Communications and training

7.3.1 Returning to work

Objective: To make sure all workers understand COVID-19 related safety procedures.

Steps that will usually be needed:

- [ ] Providing clear, consistent and regular communication to improve understanding and consistency of ways of working.
- [ ] Engaging with workers and worker representatives through existing communication routes to explain and agree any changes in working arrangements.
- [ ] Developing communication and training materials for workers prior to returning to site, especially around new procedures for arrival at work.

7.3 Communications and training

7.3.2 Ongoing communications and signage

Objective: To make sure all workers on site are kept up to date with how safety measures are being implemented or updated.

Steps that will usually be needed:

- [ ] Ongoing engagement with workers (including through trades unions or employee representative groups) to monitor and understand any unforeseen impacts of changes to working environments.
- [ ] Awareness and focus on the importance of mental health at times of uncertainty. The government has published guidance on the mental health and wellbeing aspects of coronavirus (COVID-19).
- [ ] Using simple, clear messaging to explain guidelines using images and clear language, with consideration of groups for which English may not be their first language.
- [ ] Using visual communications, for example, whiteboards or signage, to explain safe working practices around the working site to reduce the need for face-to-face communications.
- [ ] Communicating approaches and operational procedures to suppliers, customers or trade bodies to help their adoption and to share experience.

8. Inbound and outbound goods

Objective:

To maintain social distancing and avoid surface transmission when goods enter and leave the site especially in high volume situations, for example, builders' yards or despatch areas.

Steps that will usually be needed:

- [ ] Revising pick-up and drop-off collection points, procedures, signage and markings.
- [ ] Minimising unnecessary contact at gatehouse security, yard and warehouse, for example, non-contact deliveries where the nature of the product allows for use of electronic pre-booking.
- [ ] Considering methods to reduce frequency of deliveries, for example by ordering larger quantities less often.
- [ ] Where possible and safe, having single workers load or unload vehicles.
- [ ] Where possible, using the same pairs of people for loads where more than one is needed.
- [ ] Enabling drivers to access welfare facilities when required, consistent with other guidance.
- [ ] Encouraging drivers to stay in their vehicles where this does not compromise their safety and existing safe working practice, such as preventing drive-aways.

HM Government

Where to obtain further guidance

COVID-19: what you need to do

https://www.gov.uk/coronavirus

Support for businesses and employers during coronavirus (COVID-19)

https://www.gov.uk/coronavirus/business-support

General guidance for employees during coronavirus (COVID-19)

https://www.gov.uk/guidance/guidance-and-support-for-employees-during-coronavirus-covid-19

COVID-19: HSE guidance on gloves

https://www.hse.gov.uk/skin/employ/gloves.htm.

COVID-19: HSE guidance on mask fittings

https://www.hse.gov.uk/news/face-mask-ppe-rpe-coronavirus.htm

COVID-19: Department of Health & Social Care guidance on masks

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/879221/Coronavirus_COVID-19_-_personal_protective_equipment_PPE_plan.pdf

Appendix

Definitions

Common Areas	The term 'common area' refers to areas and amenities which are provided for the common use of more than one person including canteens, reception areas, meeting rooms, areas of worship, toilets, gardens, fire escapes, kitchens, fitness facilities, store rooms, laundry facilities.
Clinically extremely vulnerable	Clinically extremely vulnerable people will have received a letter telling them they are in this group, or will have been told by their GP. Guidance on who is in this group can be found here: https://www.gov.uk/government/publications/guidance-on-shielding-and-protecting-extremely-vulnerable-persons-from-covid-19/guidance-on-shielding-and-protecting-extremely-vulnerable-persons-from-covid-19
Clinically vulnerable people	Clinically vulnerable people include those aged 70 or over and those with some underlying health conditions, all members of this group are listed in the 'clinically vulnerable' section here: https://www.gov.uk/government/publications/full-guidance-on-staying-at-home-and-away-from-others/full-guidance-on-staying-at-home-and-away-from-others

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APPENDIX J

Construction (Design and Management) Regulations 2015 – Schedule 2

SCHEDULE 2 Minimum welfare facilities required for construction sites

Schedule 2

Regulation 4(2)(b), 13(4)(c) and 15(11)

Sanitary conveniences

1.— *(1) Suitable and sufficient sanitary conveniences must be provided or made available at readily accessible places.*

(2) So far as is reasonably practicable, rooms containing sanitary conveniences must be adequately ventilated and lit.

(3) So far as is reasonably practicable, sanitary conveniences and the rooms containing them must be kept in a clean and orderly condition.

(4) Separate rooms containing sanitary conveniences must be provided for men and women, except where and so far as each convenience is in a separate room, the door of which is capable of being secured from the inside.

Washing facilities

2.— *(1) Suitable and sufficient washing facilities, including showers if required by the nature of the work or for health reasons, must, so far as is reasonably practicable, be provided or made available at readily accessible places.*

(2) Washing facilities must be provided—

(a) in the immediate vicinity of every sanitary convenience, whether or not also provided elsewhere; and
(b) in the vicinity of any changing rooms required by paragraph 4, whether or not provided elsewhere.

(3) Washing facilities must include—

(a) a supply of clean hot and cold, or warm, water (which must be running water so far as is reasonably practicable);
(b) soap or other suitable means of cleaning; and
(c) towels or other suitable means of drying.

(4) Rooms containing washing facilities must be sufficiently ventilated and lit.

(5) Washing facilities and the rooms containing them must be kept in a clean and orderly condition.

(6) Subject to paragraph (7), separate washing facilities must be provided for men and women, except where they are provided in a room the door of which is capable of being secured from inside and the facilities in each room are intended to be used by only one person at a time.

Schedule 2

(7) Sub-paragraph (6) does not apply to facilities which are provided for washing hands, forearms and the face only.

Drinking water

3.— *(1) An adequate supply of wholesome drinking water must be provided or made available at readily accessible and suitable places.*

(2) Where necessary for reasons of health or safety, every supply of drinking water must be conspicuously marked by an appropriate sign.

(3) Where a supply of drinking water is provided, a sufficient number of suitable cups or other drinking vessels must also be provided, unless the supply of drinking water is in a jet from which persons can drink easily.

Changing rooms and lockers

4.— *(1) Suitable and sufficient changing rooms must be provided or made available at readily accessible places if a worker—*

(a) has to wear special clothing for the purposes of construction work; and
(b) cannot, for reasons of health or propriety, be expected to change elsewhere.

(2) Where necessary for reasons of propriety, there must be separate changing rooms for, or separate use of rooms by, men and women.

(3) Changing rooms must—

(a) be provided with seating; and
(b) include, where necessary, facilities to enable a person to dry any special clothing and any personal clothing or effects.

(4) Suitable and sufficient facilities must, where necessary, be provided or made available at readily accessible places to enable persons to lock away—

(a) any special clothing which is not taken home;
(b) their own clothing which is not worn during working hours; and
(c) their personal effects.

Facilities for rest

5.— *(1) Suitable and sufficient rest rooms or rest areas must be provided or made available at readily accessible places.*

(2) Rest rooms and rest areas must—

(a) be equipped with an adequate number of tables and adequate seating with backs for the number of persons at work likely to use them at any one time;
(b) where necessary, include suitable facilities for any woman at work who is pregnant or who is a nursing mother to rest lying down;

Appendix B

Site Hoarding access/egress detail

Hoarding to Hotel Site – 2.4m high solid timber

Double Gate, steel mesh, 4m wide

Pedestrian Site Gate – IN/OUT

Hoarding to separate Construction Soft Strip access from restaurant seating area

Pedestrian Site Gate – IN/OUT

Deansgate

Mesh panel section

Vehicle Site Gate - OUT

Site Off-loading compound

Vehicle Site Gate - IN

DOM'S External Seating

Pedestrian Crossing Closed

Minimum Clear Width 3.25m

Black Friars Street

Pedestrian Crossing closed

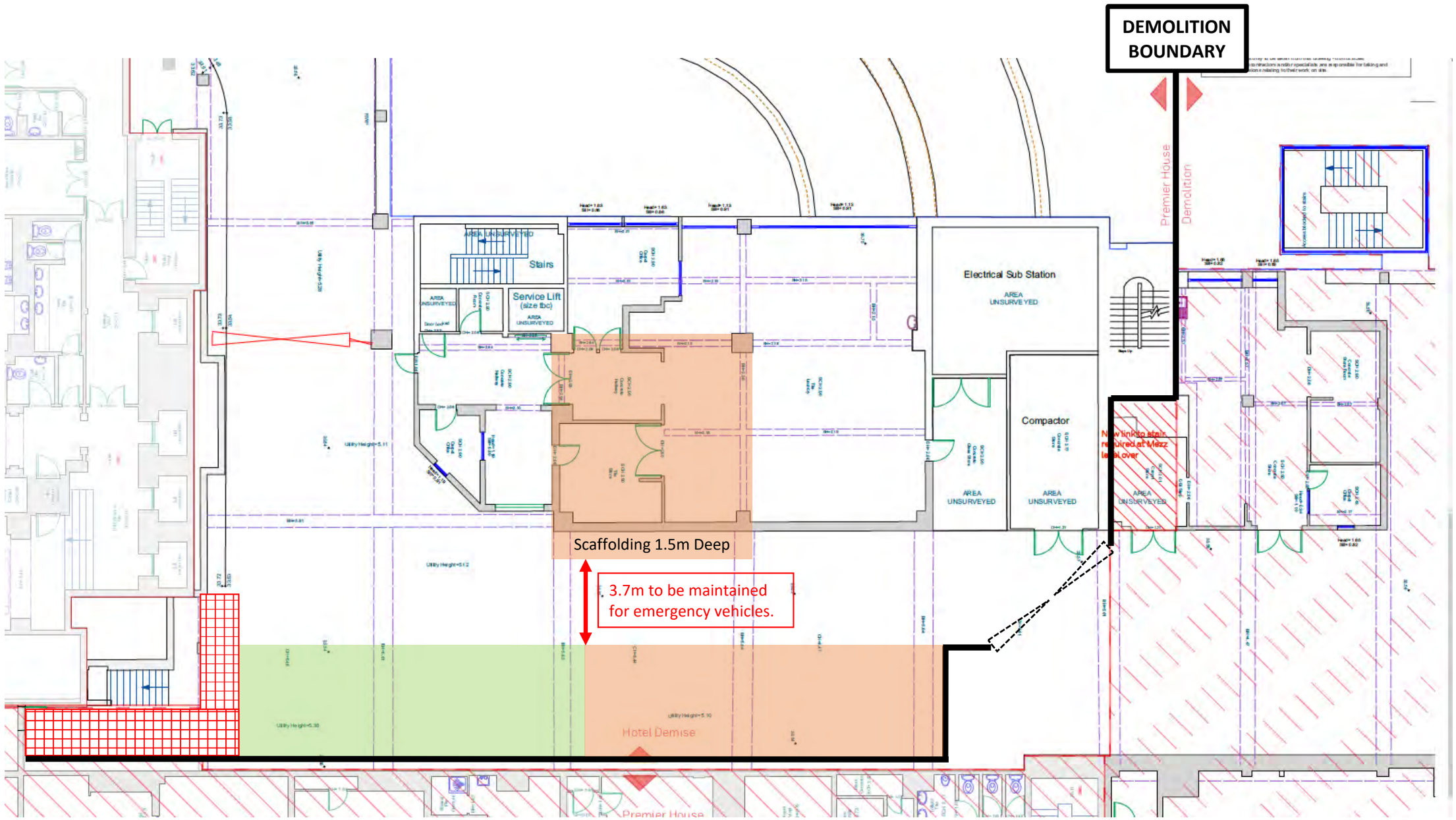
Concertina Vehicle Barrier to direct traffic around island but allows construction traffic to access gate

VCB providing fixed physical barrier closing pedestrian crossing

Appendix C

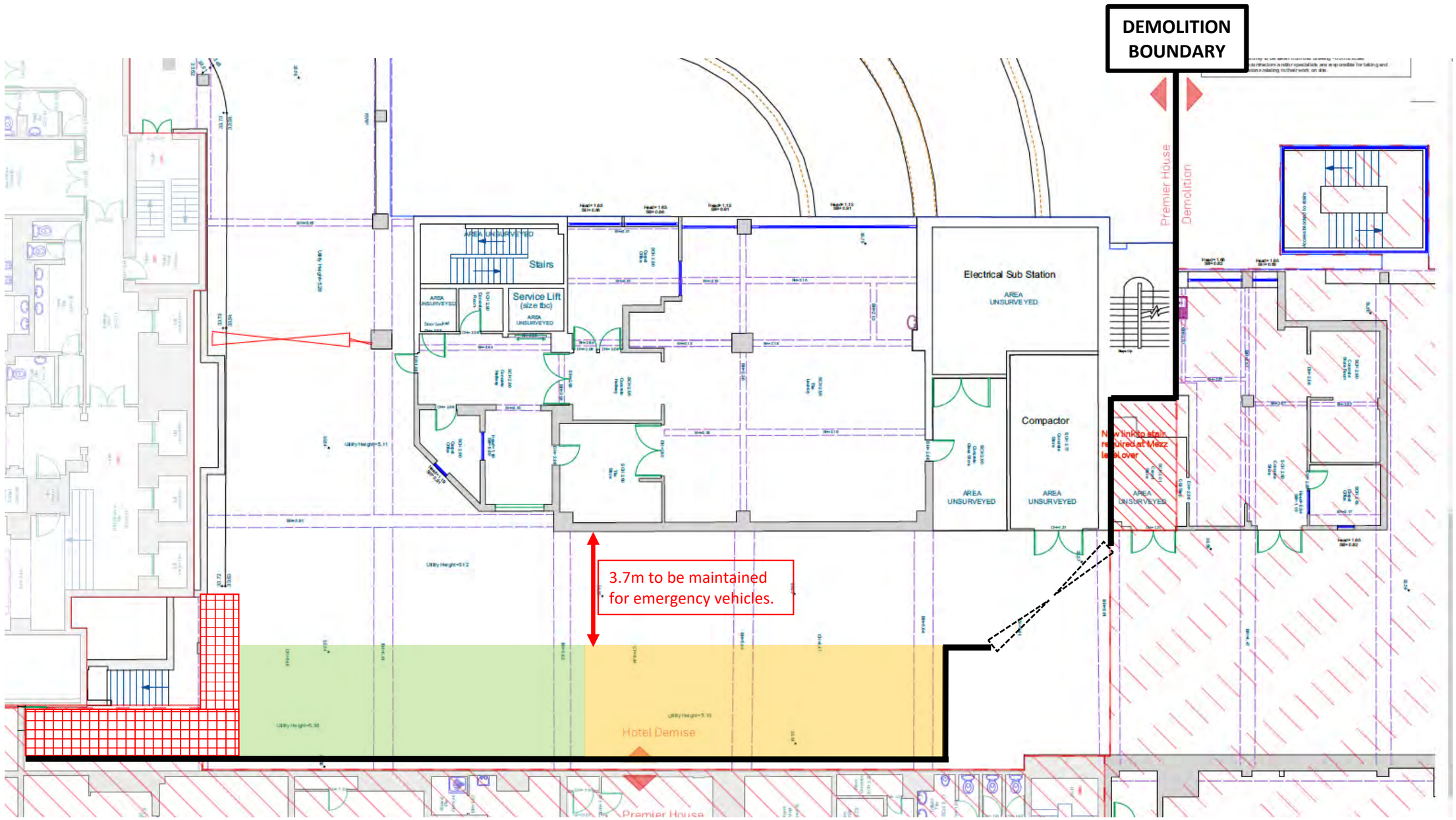
Constraint Drawings

Phase 4 - From 25th August 2021 to 1st November 2021



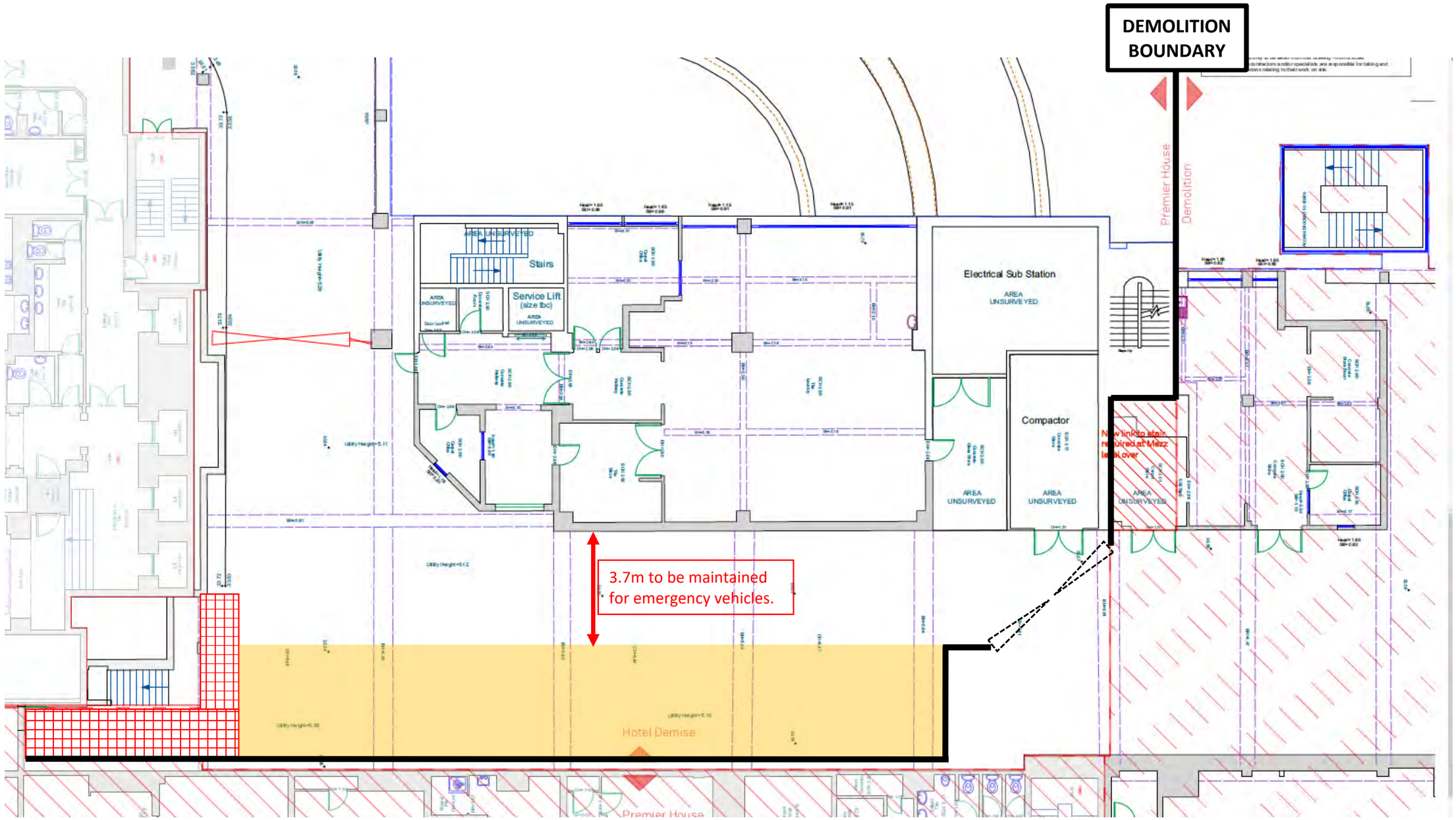
PEL - LV Panel Works	Calma - LV Room Works	NEG - Hotel Windows
From: 12 July 2021	**From:** 6 September 2021	**From:** 25 August 2021
To: 29 October 2021	**To:** 1 November 2021	**To:** 9 February 2022

Phase 5 - From 2nd November 2021 to 9th February 2022



NEG - Hotel Windows	Calma – Hotel Main Works
From: 25 August 2021	**From:** 2 November 2021
To: 9 February 2022	**To:** 9 February 2022

Phase 6 - From 10th February 2022 to Q4 2023



Calma – Hotel Main Works
From: 10 February 2022
To: Q4 2023

Site Constraints- Key

- (a.) Secure 2.40m high hoarding / sheeted fencing c/w water barriers
- (b.) Secure 2.40m high vehicle gates, managed deliveries entrance & exit
- (c.) Secure 2.40m high pedestrian gate, controlled entrance & exit for contractor workforce
- (d.) Managed 2 way in/out access to rear residual service yard area for waste / materials storage
- (e.) Possible location for temporary scissor lift/hoist to move materials via mezzanine roof areas
- (f.) Area subject to separate demolition & construction works

River Irwell

Area of Scaffold

Heras Fence

Emergency Vehicles Out

Blackfriars Street

Victoria Bridge Street

Deansgate

out

in

vehicle deliveries

existing hotel access

hotel demise

Emergency Vehicles in

Notes:
Rev A- 15/04/21: Minor amendment to fence-line.

Project Name: Renaissance		Title: Hotel- Block 3 Construction Management Plan- Site Constraints			
Drawn: RG	Checked: DB	Status: Planning	Project: 150	Drawing No: B3_02_1219	Rev: A
Details: 13/04/21		Issued for Planning		Scale: 1:250 @A1	

Jon Matthews Architects
22 City Tower, Picadilly Plaza, New York St, Manchester, M1 4BT 0161 974 3690

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Appendix D

F10

Notification of construction project

About the location of the site

Modified Date: 26/08/2021

Address of the construction site	RENAISSANCE MANCHESTER HOTEL, BLACKFRIARS STREET, MANCHESTER, ENGLAND, M3 2EQ
In which local authority is the site address?	Manchester City Council

About the project

Description of project	Refurbishment: Refurbishment commercial
Description of the construction work	Full refurbishment including but not limited to installation of Joinery, Wall and Floor Finishes, Mechanical / Electrical services, Erection of fixed / static scaffold, the installation of cradles, followed by the replacement of windows and curtain walling, and installation of client supplied Furniture Fixtures and Equipment across the whole hotel internal areas along with the construction of a roof top terrace and external works.
No of people on site	15
No of contractors on site	5
Start Date	12/07/2021
Time Allowed by Client (in weeks)	170
Duration (in weeks)	163

About those involved in the project

Name	Deansgate SOF Alliance HotelCo Limited	**Role**	Client
Email	dowens@starwood.com	**Tel. Number**	07545 926 404
Address	DEANSGATE SOF ALLIANCE HOTELCO LIMITED, 2ND FLOOR, 1 EAGLE PLACE, LONDON, ENGLAND, SW1Y 6AF		

Name	AA PROJECTS LIMITED	**Role**	Principal Designer
Email	john nicholson@aaprojects.co.uk	**Tel. Number**	0113 457 0027
Address	AA PROJECTS LIMITED, 1 AIRE STREET, LEEDS, ENGLAND, LS1 4PR		

Name	CALMA GROUP	**Role**	Principal

			Contractor
Email	Christopher.Stafford@calmagroup.co.uk	**Tel. Number**	0141 447 4714
Address	CALMA GROUP, G.11, RED TREE MAGENTA GLASGOW ROAD, SHAWFIELD ROAD, GLASGOW, SCOTLAND, G73 1SA		

Name	Synergy Architects	**Role**	Designer
Email	dbeard@synergyarchitects.co.uk	**Tel. Number**	01926 450391
Address	SYNERGY ARCHITECTS, 8 EUSTON PLACE, LEAMINGTON SPA, ENGLAND, CV32 4LN		

Name	MJM Consulting	**Role**	Designer
Email	Rob.short@mjmc.co.uk	**Tel. Number**	07720 461161
Address	M J M C GROUP OF COMPANIES, SOUTHGATE HOUSE, 38 SOUTHGATE, WAKEFIELD, ENGLAND, WF1 1TL		

Declaration details

Name	Marc Warner
Declaration	I have been asked by the client to notify on their behalf, and they have confirmed they are aware of their duties
Date	26/08/2021
Confirmation Email	marcwarner@aaprojects.co.uk

Client Signature (Can be used for your own records, ONLY if required)

Declaration (as stated above)

Name:

Declaration Signature:

Date:

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Appendix E

Covid Risk Assessment

Risk Assessment

Title	Covid risk assessment		**Location**	Treehouse Hotel Blackfriars Street Manchester M3 2EQ				
Risk Assessment No:	CV001		**Date**	20.9.21	**Revision Number**	02		
Supervisor of works	David Natusch			**Shift Manager**				
Persons Exposed	**Employees**	**X**	**Other workers**	**X**	**Public**		**Visitors**	**X**
	Vulnerable persons		**New/Expectant mothers**		**Young Persons**		**Others not specified**	

Likelihood
1 – Very unlikely
2 – Unlikely
3 – Likely
4 – Very Unlikely
5 – Almost Certain

Severity
1 – No Injury
2 – Minor injury/illness
3 – 7 Day injury/illness
4 – Life changing injury/illness
5 – Fatality/disabling injury

Matrix

Low	**Medium**	**High**

Residual risk outcomes and further measures		
High	**Medium**	**Low**
Where the risk level after risk assessment is in the **Medium** to **High** category, a permit to work system MUST be put in place in addition to the risk assessment (Severity is still 4-5)	Where the risk level after risk assessment is in the Medium category, it would indicate that constant supervision of the task is required in addition to the risk assessment (Severity 3-4)	Where the risk level after risk assessment is in the **Low** category, ensure adequate intervals of supervision to ensure compliance (Severity 1-3)

Hazards Risks	**Control Measures**	**Factors of Harm**		**Residual Risks (L X S)**	**Additional Control Measures Required**
		Likelihood (1-5)	**Severity (1-5)**		

Hazards	Control Measures	Factors of Harm		Residual Risks (L X S)	Additional Control Measures Required
		L	S		
Overcrowding on site Increased transmission of infections leading to mild to severe illness and possible death	• Reduce the workforce to the lowest practicable number. If a worker can work from home, they should. Flexible homeworking will still reduce transmission • Introduce staggered hours to reduce foot fall at entrances, public transport and reduce dependency on infrastructure • Where increased footfall may cause queues, PC must manage the queuing process with physical measures to allow for social distancing • Welfare areas on site will require supervision to monitor and enforce distancing measures at busier times by the PC • PC provides hand washing areas where possible and not rely on hand sanitiser wholly	**2**	**5**	**10**	Where physical measures are not possible, PC to use floor stickers, painted grids and signage to raise awareness of social distancing in those areas, these can include one way walkways throughout site Persons having breaks should all face the same direction whilst in canteen PC to implement rigorous and solid cleaning routines and where possible, have established worker(s) to carry out this process Hand sanitiser stations are to be implemented PC to ensure regular tool box talks and Covid-19 awareness training sessions are being given by Contractors to their workers
Contractor and worker contact Increased transmission of infections leading to mild to severe illness and possible death	• PC should liaise with Contractors and workers to assess programme and tasks to reduce transmission as far as is practicable. This may mean slowing activities down to reduce amount of workers carrying out the task or reducing to essential activities where possible • Tasks that are able to be undertaken with distancing can be implemented, however, PC and Contractors must be mindful of locations on site bringing different challenges to distancing measures	**2**	**5**	**10**	

Hazards	Control Measures	Factors of Harm		Residual Risks (L X S)	Additional Control Measures Required
		L	S		
	• Essential tasks that must be done without social distance rules will need risk assessing for transmission of Covid-19 by the PC and Contractor • PC and Contractor to allow workers use of mobile phones to reduce contact between supervisors, office users and other staff				
Worker contact Increased transmission of infections leading to mild to severe illness and possible death	• Keep the time allocated for the task is as short as possible, this may mean breaking tasks up into smaller parts • Where physical measures are not possible, Contractors are to get Workers to use back-to-back or side-to-side working (rather than face-to-face) wherever possible • Increase breaks so the frequency of hand washing and surface cleaning can be undertaken • If working in teams is unavoidable (E.g. Lifting operations) Contractor to reduce the number of workers each person has contact with by using 'fixed teams or partnering' (so each Worker undertakes tasks with only a few others) • Face coverings provided by the PC or Contractor are optional in terms of PPE, they MAY reduce transmission if a Worker is shedding in the incubation stage, this must be assessed and Workers must be consulted • Face coverings can be a simple barrier and is not necessary to have surgical mask or FFFP3 for instance *These measures may decrease viral load if adhered to, severity of symptoms will be potentially less and therefore severity score is potentially lower	**2**	**5**	**5**	Contractor to use screens or barriers to separate people from each other where possible

Hazards	Control Measures	Factors of Harm		Residual Risks (L X S)	Additional Control Measures Required
		L	S		
Site office contact Increased transmission of infections leading to mild to severe illness and possible death	• PC and Contractors to ensure those that can work from home or employ flexible working methods should do so to reduce site office population • PC to ensure layouts are planned to increase social distancing measures, this can be moving desks, avoiding face to face work and layout to go side by side and including screening between desks • PC and Contractors to ensure cleaning regimes are employed before and after busy times of common areas and office appliances • PC and Contractor to avoid "Hot Desking" situations unless rigorous cleaning regimes, information and supervision have been established. If hot desking is unavoidable, assign desks to minimum number of persons • PC and Contractors to allow mobile phone contact for supervisors, workers and others to reduce office visits • Office users must be made aware of the risks of working in the site office and ensure they follow procedures set out by the PC and Contractors • Give constant reminders to office users of hygiene and distancing measures via paper and electronic methods of communication • Office users are to ensure their personal workstation is cleaned before and after use, this includes break times • Office users to ensure workstations are cleared of personal belongings at all times. Non-essential paperwork and items	**2**	**5**	**10**	

Hazards	Control Measures	Factors of Harm		Residual Risks (L X S)	Additional Control Measures Required
		L	S		
	to be kept to a minimum for ease of cleaning and reduction of transmission • Office users are to regularly wash hands and use hand sanitiser where there may be multiple users of appliances (i.e. Printers, fridges and kettles) • Use of wipes, hand gels and sprays will be under manufacturers guidance and if necessary, COSHH assessment				
Visitor contact Increased transmission of infections leading to mild to severe illness and possible death	• PC and Contractors to create an "essential visitors" list to be able to determine risk factor of visitor • PC and Contractors are to keep site visitors to a minimum and encourage remote visits where possible • PC and Contractors to provide ALL visitors with a guide on distancing and hygiene, either by induction, posters or leaflet • There are not provisions for PPE other than normal site policy, PC however can make visitor face covering necessary	**2**	**5**	**10**	
Movements around site Increased transmission of infections leading to mild to severe illness and possible death	• PC and Contractors are to reduce movement throughout the site by discouraging non-essential trips within building. For example, restricting access to some areas, encouraging use of telephones where permitted, and cleaning them between use • Contractors are to reduce job rotation and equipment rotation, for example, single tasks for the day • Contractors and PC are to reduce occupancy of vehicles used for travel	**2**	**5**	**10**	PC is to implement one-way systems where possible on walkways around the workplace PC to use signage such as ground markings or being creative with other objects to mark out 2m to allow controlled flows of people moving throughout the site

Hazards	Control Measures	Factors of Harm		Residual Risks (L X S)	Additional Control Measures Required
		L	S		
	• PC and Contractors to separate sites into working zones to keep different groups of workers physically separated as much as practical • Plan site access and 'area of safety' points to enable social distancing • Reduce the number of people in attendance at site inductions and consider holding them outdoors wherever possible with social distancing • PC is to regulate the use of high traffic areas including corridors, lifts, and walkways to maintain social distancing				
Contact with surfaces Increased transmission of infections leading to mild to severe illness and possible death	• Ensure frequent cleaning of common work areas and equipment between used, using the usual cleaning products • Ensure frequent cleaning of objects and surfaces that are touched regularly, such as buckets, site equipment and control panels, and making sure there are adequate disposal arrangements. • All workers and office users must clear workspaces, remove waste and belongings from the work area at the end of each shift • All workers and office users must sanitise all tools, controls, machinery and equipment after use • If a suspected case of COVID-19 has been detected on site, PC must refer to the specific government guidance	**2**	**5**	**10**	
Deliveries and product contact Increased transmission of	• Revise pick-up and drop-off collection points, procedures, signage and markings to increase distancing • Ensure unnecessary contact is reduced as far as is practicable at security, yard and storage areas. For example,	**1**	**5**	**5**	

Hazards	Control Measures	Factors of Harm		Residual Risks (L X S)	Additional Control Measures Required
		L	S		
infections leading to mild to severe illness and possible death	non-contact deliveries where the nature of the product allows for use of electronic pre-booking • PC and Contractors to consider methods to reduce frequency of deliveries, for example by ordering larger quantities less often • Where possible and safe, PC and Contractors to have single workers load or unload vehicles • Where not possible to have single workers unloading, PC and contractors to use the same pairs of people for loads where more than one is needed • PC to ensure ALL drivers have access to site welfare facilities when required, consistent with distancing and hygiene measures • PC and Contractors to encourage drivers to stay in their vehicles where this does not compromise their safety and existing safe working practice, such as preventing drive-away				
Using people lift which is a confined area Increased transmission of infections leading to mild to severe illness and possible death		**2**	**5**	**10**	Communicate that face coverings are to be worn in people lifts Face coverings to be worn in people lifts Hand sanitisers to be kept in people lifts Regular cleaning of people lifts of all key touch points The amount of people that can use a people lift at any one time to be restricted to 3 people

Hazards	Control Measures	Factors of Harm		Residual Risks (L X S)	Additional Control Measures Required
		L	S		

					Signs to be displayed around area highlighting social distancing Principal Contractor to hire cleaners to clean all contact point at least twice a day

Assessor:	**Name**	**Signature**	**Date**
	P Doughty	*P Doughty*	20.9.21

Hazards	Control Measures	Factors of Harm		Residual Risks (L X S)	Additional Control Measures Required
		L	S		

Task briefing Register

I understand and will agree to adhere to the contents of this PPE assessment (as highlighted by my supervisor). I have attended a site induction/briefing that explained the general site rules and necessary site specific arrangement.

Note: If you have any doubt about information given or contained in this assessment, ask for clarification.

Name	**Position**	**Signature**	**Date**

Hazards	Control Measures	Factors of Harm		Residual Risks (L X S)	Additional Control Measures Required
		L	S		

Appendix F

Routes to hospital

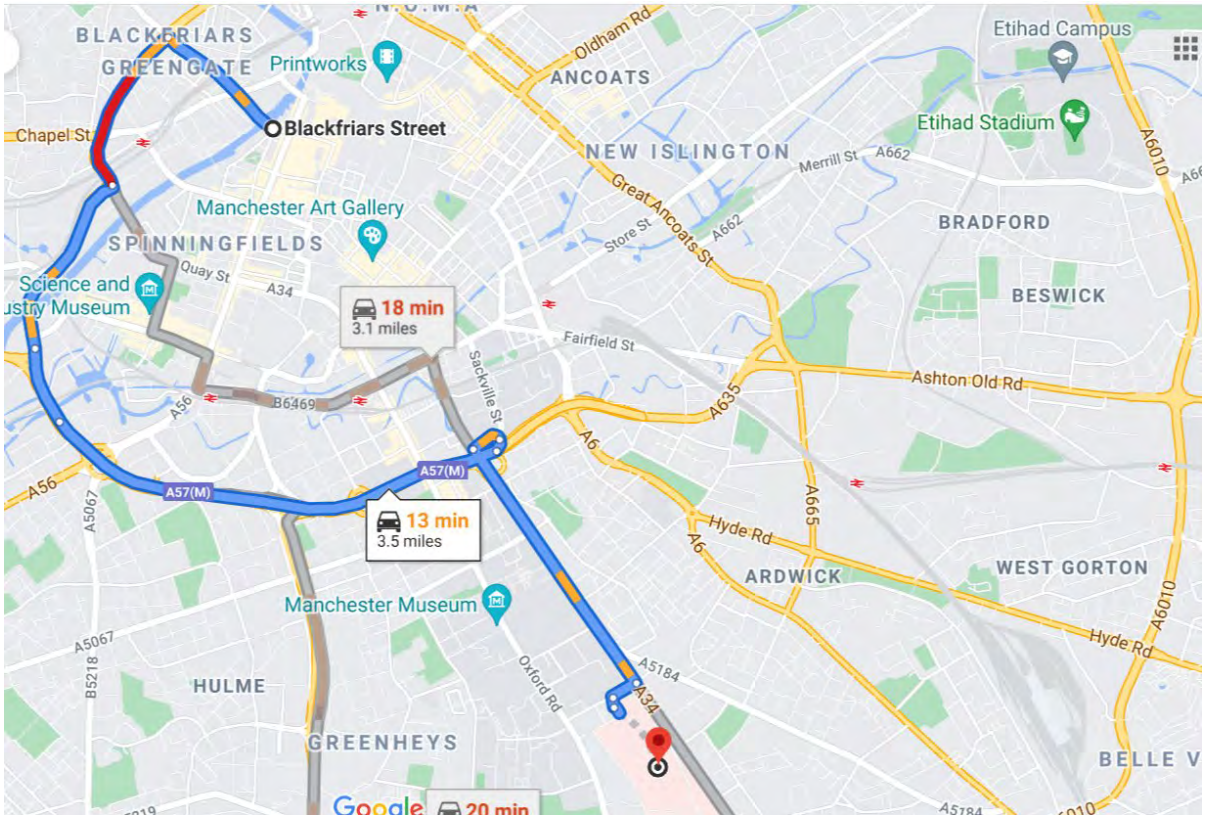
Nearest Hospital Routes

Manchester Royal Infirmary

Tel: 0161 276 1234

Address: Oxford Road, Manchester, Greater Manchester, M13 9WL

Website: https://mft.nhs.uk/mri/

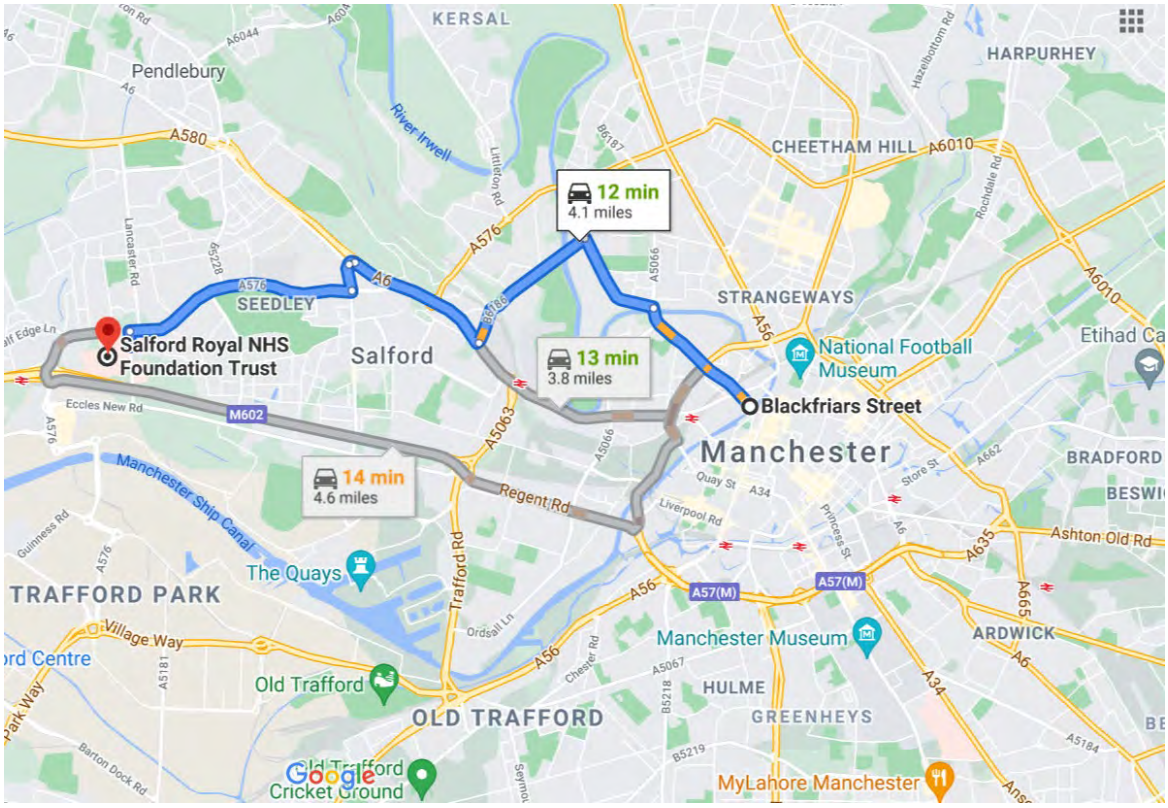


Salford Royal

Tel: 0161 789 7373

Address: Stott Lane, Salford, M6 8HD

Website: http://www.srft.nhs.uk



Appendix G

Traffic Management Plan

Traffic Management & Logistics Plan

Calma Group
Treehouse Hotel
Blackfriars Street
Manchester
M3 2EQ

Contents

Abbreviations 3
Review and amendments 4
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Abbreviations

H & S	Health & Safety
MHE	Manual handling equipment

Review and amendments

Review Date	Revision Number	Page Number	Comments / Amendments	Initials
Sep 2021	1		Initial review	
24 Sept	**2**		**Updated Company Logo**	

Reviewed and approved by		
Name	Paul Doughty	
Position	HS Consultant	
Signature	*PDoughty*	
Date	23.9.21	

The Traffic Management & Logistics plan is reviewed and revised and signed off as suitable for current activities by the Project Manager & H&S Manager.

The Traffic Management & Logistics plan including records and drawings should be reviewed at least monthly or more frequently if circumstances have changed.

1. Introduction

The Traffic Management and Logistics plan is used to document and demonstrate how the company, their suppliers and all interested parties will comply with legislation, discharge their duties and comply with industry standards and best practice in traffic and logistics management on their projects.

This document should be treated as live and updated / amended / reviewed at suitable intervals, typically every month or sooner if required.

This document is to be read in conjunction with the following:

- Project fire plan
- Construction Phase Plan
- Temporary works design, plan & guidance

And any other relevant project specific plans.

2. Project details

- Contractor details

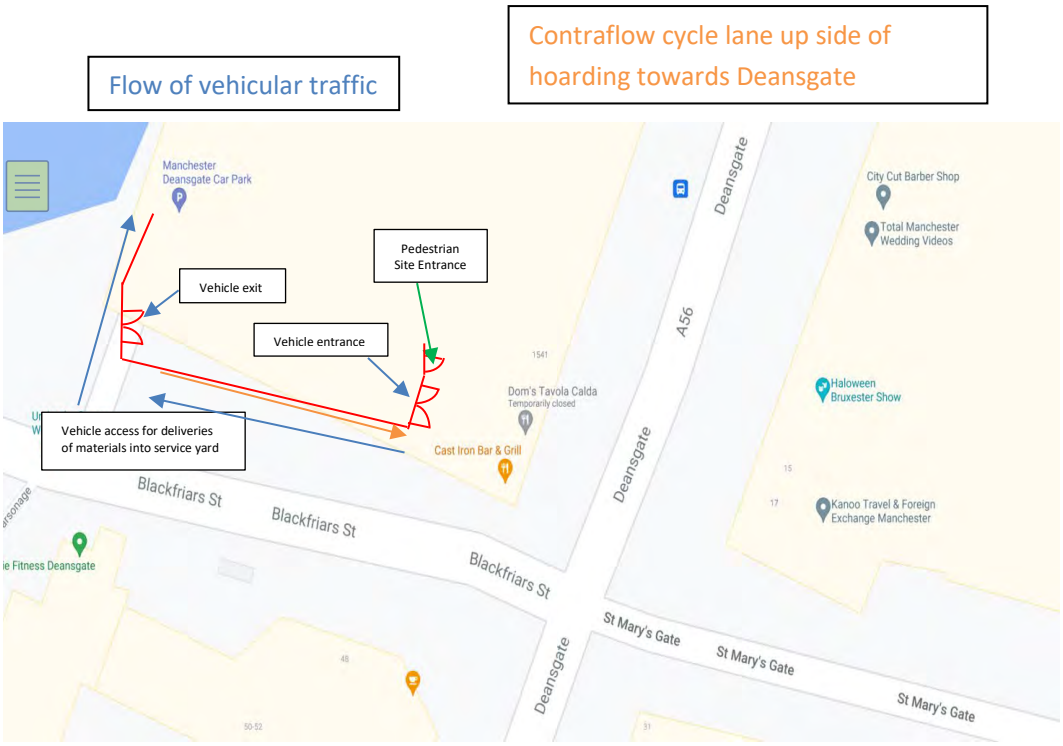
- Contractor 24hr emergency contact

- Location
  Treehouse Hotel (formerly the Renaissance Hotel)
  Blackfriars Street
  Manchester
  M3 2EQ

- Start and completion dates

- Working hours

- Project access & egress
  The site is accessed from Blackfriars Street via the pedestrian and vehicular entrances.



- Significant phases
  The hotel will undergo a soft strip removing false ceilings, doors, stripping out bathrooms, removal of air conditioning and replacement of external windows. Followed by refurbishment of all hotels accommodation areas.

3. Scope

3. Key considerations

- Incident management
  There is a Calma fire plan in place which will be reviewed at times. The overall development, Hotel and Premier House are two concurrently running projects, each with principal contractors with each PC controlling their own operational areas. Both principal contractors have fire plans. Coordination is regular and developed as the projects progress.

- Existing locations
  The Treehouse hotel is in the centre of Manchester and on the corner of a busy crossroads. Contractors are currently permitted to park in the car park level -1, which is accessed through the PP O'Connor site via Victoria Bridge Gate 1. Other contractors in larger vehicles may park in a variety of car parks around the centre of Manchester.

- Adjacent activities
  The hotel is located in the centre of Manchester's shopping area, with pubs, bars and restaurants operating long hours with a large footfall and heavy presence of vehicle movement immediately outside the hotel site entrance and surrounding area. The adjacent

site is the remainder of the construction bounded by Deansgate, Blackfriars St, the junction of Victoria/Deansgate and the River Irwell.

4. Roles & responsibilities

Project Manager

- Assist with planning and preparation of project traffic management strategy, and updating where required
- Make specific reference to the strategy in the project health & safety and environmental plan's
- Ensure a site specific risk assessment is carried out for all traffic activities (arrival, departure, (un)loading, movement, maintenance)
- Ensure a project induction is available to all pedestrians and drivers, which shows key routes, restrictions etc.
- Monitoring and reviewing health and safety performance of all parties
- Ensure there are adequate emergency procedures in place for all foreseeable events i.e. traffic issues, spills, medical evacuation, fire
- Ensure there is adequate lighting on all access routes and common user areas

Traffic Management Coordinator/Contractor

- Traffic management control
- Provide segregated pedestrian and vehicle routes
- Provision of materials / equipment to support the strategy
- Provision of competent resources
- Liaise with Principal Contractor with regard to production of traffic management strategy
- Performance measurement / feedback to CM team regarding traffic management strategy and contractor compliance
- Carry out risk assessment for traffic activities
- Facilitate deliveries and management of delivery / logistics strategy
- Provide wheel cleaning facilities and road sweeping arrangements if required

Contractors

- Comply with traffic management strategy
- Report issues with strategy
- Ensure all personnel attend project induction
- Provide competent workforce and supervision
- Investigate any accidents / incidents and ensure necessary control measures are put in place and communicated to the Principal contractor.
- Provide plant / equipment which complies with relevant statutory obligations

Drivers / plant operators

- Should be competent and trained to the appropriate standard required within the KHSS
- Drive with care and comply with the requirement of project strategy

- Use the correct equipment for the task, ensuring they are suitable for use, marked with safe working load, properly maintained, inspected and thoroughly examined regularly

5. Vehicle management

- Segregation
  Delivery vehicles and contractor vehicles may enter the site compound on Blackfriars Street via either Deansgate or St Marys Gate, which are part of the crossroads immediately outside the hotel. The Gates are marked to continue from the PP O'Connor Gate 3, on Deansgate to Gate 4, main Hotel Compound entrance, Gate 5 compound exit & Gate 6, the entrance to the service yard below the hotel.

  Any person in the site compound, site service yard, Deansgate car park and operating a vehicle for the purposes of the Treehouse hotel project will wear high visibility clothing.

  A trained banksman wearing high visibility clothing will control the movement of vehicles both in the site compound and will guide vehicles via the Deansgate car park entrance to the site service yard and back out onto Blackfriars Street. The route taken when accessing the car park towards the site compound is actually the exit route for the car park. So the banks man has to check for oncoming vehicles leaving the car park before actually guiding any vehicles to the site compound.

  Vehicle drivers should switch off their engines and phone the site manager to inform them of their arrival to site, at which point banksmen will be deployed to assist with pedestrian control as required.

  Deliveries should be timed to avoid peak traffic times.

- One-way systems
  Blackfriars street is a one-way system only for the duration of the project. The site compound operates a one-way system with access via the crossroads from either Deansgate or St Marys Gate.

- Routing
  Routing to the site will be from either Deansgate or St Marys Gate which are located on the crossroad outside the hotel.

- Signage
  Site access signage is displayed highlighting the site access point to the compound, the sign is located on the site compound vehicle access gate.

  Signage is displayed at the site compound entrance and in the Deansgate car park highlighting a speed limit of 5 mph for vehicles.

  Signage is displayed on the public areas of Blackfriars Street highlighting pedestrian and cyclist's routes.

- Spillage
  Spillage kits are available on site, should there be a leak of water or oil coming from the engine of any vehicle attending site. Any spillages will be moped up using the appropriate spill

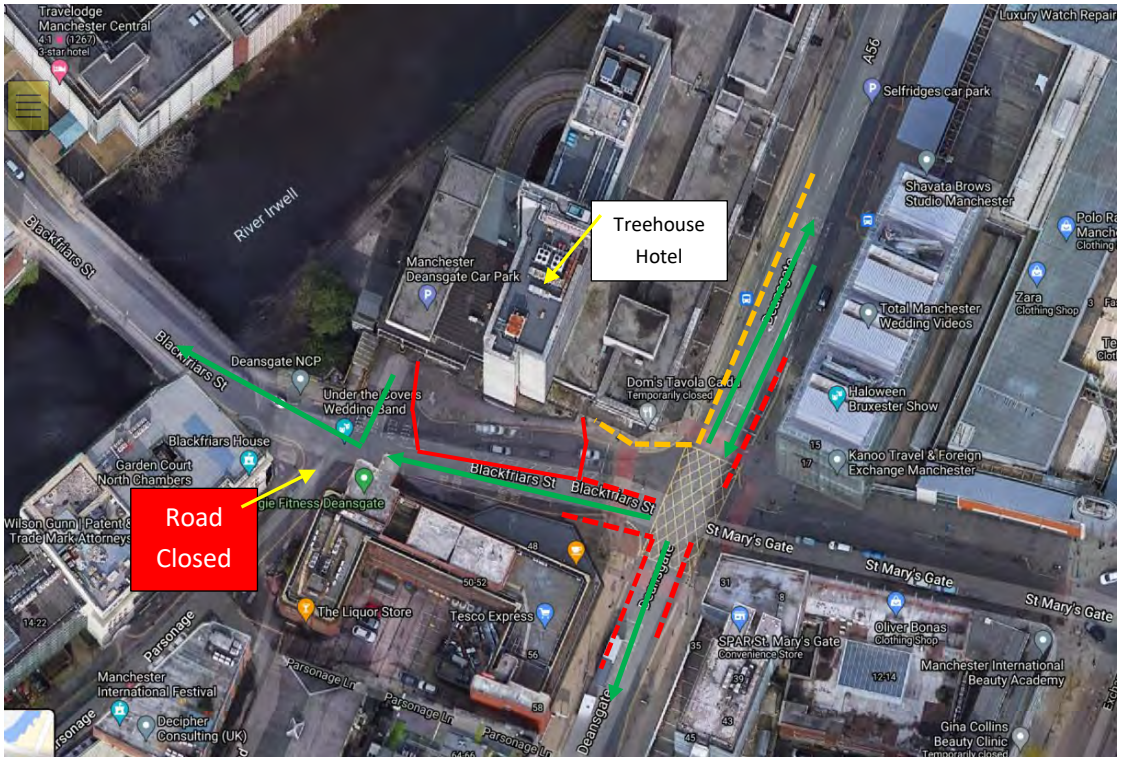
kit and disposed of in accordance with waste requirements either through a waste transfer note or waste consignment note.

- Driver inductions / Briefings
  Drivers upon arrival will be briefed of the site requirements by a site manager, and instructed by the banksman of the vehicular movement requirements which will be undertaken under the guidance of the banksman.

- Competent operatives i.e. banksman
  A trained banksman wearing high visibility clothing will be available for the duration of the project.

  Any persons operating a vehicle on the site working areas either the site compound or the service yard will be qualified to drive that class of vehicle.

  Operators of telehandlers will have received CPCS telehandler training and provided the principal contractor with their training documentation.



Hoardings	
Barriers	
PP O'Connor Site Hoarding	
Direction of flow - vehicles	

6. Vulnerable road user management

- Pedestrian segregation
  The construction project compound is enclosed by hoarding to the front of the hotel which has the site entrance with vehicle and pedestrian access from Deansgate and/or St Marys Gate from the crossroads.

  Public pedestrian access to the site is restricted with a key code lock on the pedestrian access gate. Pedestrian(contractors) accessing the site will cross in front of the large double gate into the site compound, this area is not used by the public and sectioned off by barriers and signage.

  The large double vehicle gates to the site are kept permanently closed and locked, any vehicles exiting the compound will exit through the one way system through the doubles gates at rear of compound onto Blackfriars Street taking them in the direction of Chapel Street.

  Pedestrian segregation for the workforce will be implemented by a pedestrian gate adjacent to the main site vehicle entrance.

  Were vehicles are to make their way to the site compound they will be under the guidance of a trained banksman wearing high visibility clothing. The banksman and driver of the vehicle will be aware they will be operating in the public area of Deansgate car park and when making their way to the site service yard will actually utilising the exit route from the car park.

  The banksman and vehicle driver will pay due care and attention to all members of the public whilst access and egressing the Deansgate car park.

  The vehicle banksman is to monitor and assist as required.

- Cyclist management
  A protected cycle lane runs alongside the site compound along and down Blackfriars Street to Chapel Street.

  This particular area is segregated from vehicles in Blackfriars Street which is a one system leading towards Chapel Street. There are road signs highlighting the cyclist route outside the site compound on Blackfriars Street.

  Additional lighting is in place attached the external area of the site compound hoarding.

- High pedestrian usage areas (shopping centres etc.)
  The Treehouse hotel is in the centre of Manchester’s shopping and entertainment area.

  Barriers and signage have been erected outside on the crossroads area of Blackfriars Street, Deansgate and St Marys Gate. This is to control and protect the vehicle traffic and pedestrians movement in this area.

  Pedestrians will have fewer crossing points at the crossroads with measures in place to ensure safe crossing at the crossroad points of St Mary Gate and Deansgate by utilising pedestrian crossing points at the traffic lights (crossing the pedestrian route between Greggs shop and Tesco store on Deansgate)

7. Delivery management

- Booking in process

  Every effort will be made by the contractors teams to get Deliveries in a just in time basis.

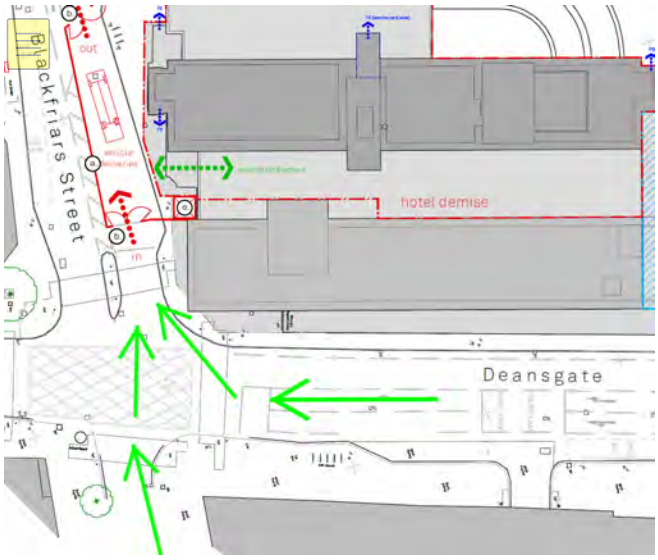
  When ordering materials we will inform our supplier of this site set up and who to call on arrival. We will let suppliers know of size restrictions on site and the fact that manoeuvres will be assisted by banksman. Out of hours deliveries will not be accepted and vehicles are not to be parked idling around the site boundary. Whenever practicable deliveries will be timed to avoid busy rush hour periods. A record of all deliveries will be held at the site office. Delivery notes for all deliveries will be held on site (these will include the points of the origin of the material). To note, a moffet type forklift is required to unload large trailers, there is not enough width in the compound to use a telehandler.

  A deliveries log for the site is controlled by Calma

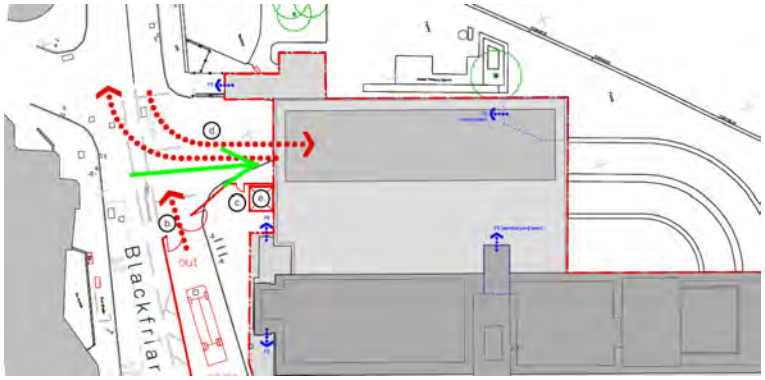
- Delivery routes

  Delivery vehicles will be either by -

  - Entering the site compound on Blackfriars Street from either Deansgate or St Marys Gate.



  - Entering the service yard in the Deansgate car park

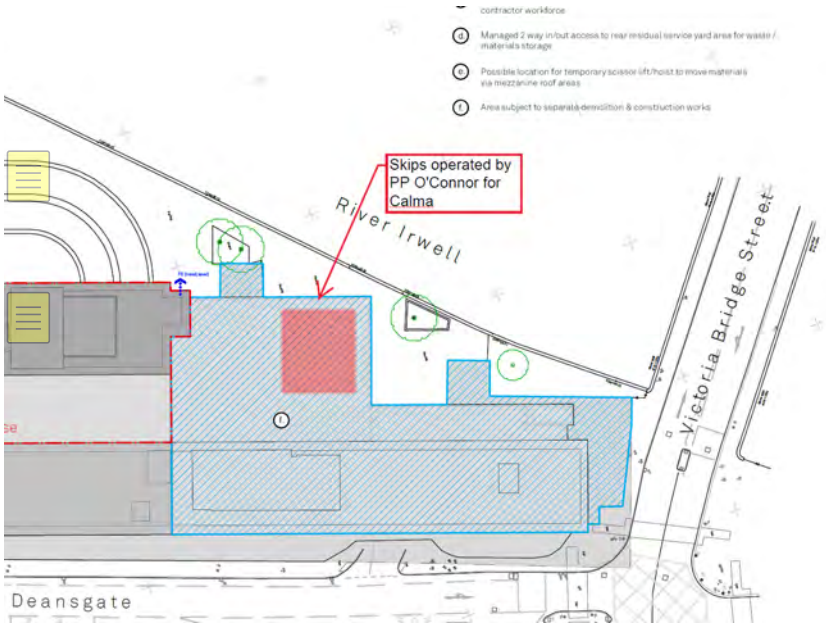


On arrival delivery vehicles will wait immediately outside the site compound entrance on Blackfriars Street or to the entrance of the Deansgate car park. See map in section 2.

The skips for the Treehouse Hotel refurbishment project which are utilised Calma are located in the service yard area which is controlled by another principal contractor (PP O'Connor).

Access to this particular area is through the PP O'Connor controlled operating area which is separate from the Calma operating area, skips are loaded from an opening in the slab above. Calma Operatives do not need to enter the PP O'Connor service yard to load skips.

PP O'Connor supply the skips in this area for Calma to dispose of their waste.



Skips used by NEG will be delivered and kept in the site compound away from vehicle thoroughfares, off the road way. If skips are required in the service yard, the skip vehicle is banked in to the yard to drop and pick up skips.

8. Material distribution / storage

- Vehicle banksmen will control onsite movement of plant and deliveries as well as site access though vehicle controlled gates.

- Allocated storage area on site for materials/equipment are located either in the site compound or the service yard. The service yard storage area is separated into two storage areas, one area for Calma and one area for NEG, these areas are separated by herras fencing.

- Unloading – will be carried out on the allocated offloading and turning area, ensuring restricted access.

- Where mechanical handling is required to unload vehicles this will be conducted with the use of a telehandler and operated by a CPCS telehandler qualified person.

- Materials will be stacked safety and as near to the point of use as possible. Waste from unpacking of materials will be put in the appropriate skip and the storage areas will be kept tidy to minimise trip hazards.

9. Interfaces

- Clients systems / procedures
  The interfaces will be managed through regular monthly/weekly meetings with the client and the other principal contractor (PP O'Connor) operating within the operating area.

- Emergency services
  The local emergency services will be consulted throughout the project and amendments made to fire and emergency procedures.

- External area
  The external area of the premises is in the centre of Manchester shopping and entertainment area with the vehicle, cycle and pedestrian routes being altered to include barriers, one way system on Blackfriars street, with signage and barriers erected. A new car park operator is yet to be appointed, when that is done, coordination meetings will take place.

10. Waste management

- The waste from the site refurbishment project is emptied into a skips located in the site compound and the service yard area under the control of PP O'Connor. Waste transfer notes are kept by the principal contractor in charge of the project.

- Hazardous materials will be disposed of in accordance with e hazardous waste regulations with waste consignment notes kept by the principal contractor.

- Were asbestos removal takes place those persons removing the asbestos will provide waste consignment notes to the principal contractor who will store them within their management system.

- Waste wheelie bins are located in the projects area to store construction waste which the contents are emptied into site skips.

- General waste bins are located in the canteen area.

11. Site communications

- Training
  A trained banksman wearing high visibility clothing is supplied by NEG and will control the movement of vehicles both in the site compound and will guide vehicles via the Deansgate car park entrance to the site service yard and back out onto Blackfriars Street. The route taken when accessing the car park towards the site compound is actually the exit route for the car park. So the banks man has to check for oncoming vehicles leaving the car park before actually guiding any vehicles to the site compound.

Operators of the telehandler located in the site compound will be CPCS telehandler trained. Those persons utilising the telehandler will undertake recorded pre-vehicle checks prior to utilising the telehandler and report any defects, damage or concerns to their respective supervisor prior to using the telehandler.

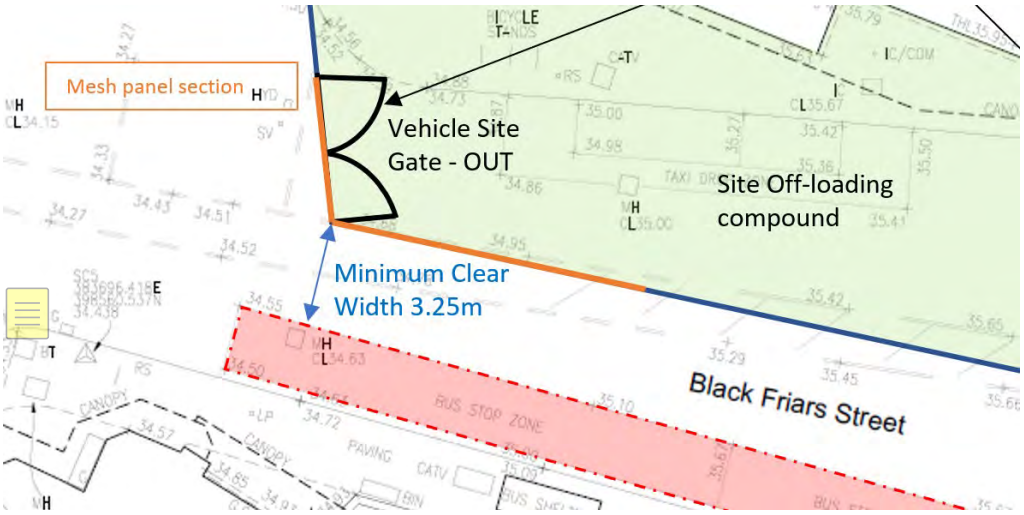
- Emergency procedures
  Emergency procedures are in place for the project, which are communicated on induction, which are reviewed and kept up to date.

- Emergency services
  Regular communications are to be established with the emergency services to ensure suitable measures are in place to deal with any emergency scenarios.

12. Hoardings

- Hoarding licenses

Hoardings are in place and surround the site compound which is to the front of the hotel, at the hotel entrance. The height of the hoardings are approximately 8 feet high. Mesh section of hoarding installed to provide improved visibility for cars entering and exiting the car park.



- Lighting requirements
  The site compound to the front of the hotel utilises the street lighting to the light the site compound in hours of darkness. Lighting exists within the cark park access route and site compound to light the areas. In hours of darkness drivers will use vehicles lights when being used.

  Lighting exists on the hoarding of the site compound and highlights access into the site compound for vehicles and pedestrians.

- Gates
  Vehicle access
  There are double gates to the front and rear of the site compound which are locked when not in use. These double gates are utilised for vehicle accessing into the site compound from either Deansgate or St Marys Gate.

A locked large single gate exists for vehicle access into the site service yard which is within the vicinity of the Deansgate car park under the hotel building

Pedestrian access
Pedestrian access to the site is via the key coded pedestrian gate located on Blackfriars Street. This is kept permanently locked with con tractors have the key code to access the site.

A locked pedestrian gate exists at the entrance to the service yard which is located under the hotel building.

13. Project risk register

The following risk register is populated with example hazards. The register is to be made specific to the project and reviewed on a regular basis or when significant changes to project occur.

Contact your project H & S manager should you require assistance completing this section.

Project traffic management and logistics risk register

Nr	Activity	Key Project-Specific Hazards	Risk rating	Key Project Specific Control Measures	Residual Risk	Additional comments / information
1.0	**Key considerations**				**Project specific**	
1.1	**Incident management**	Unplanned event occurring without the companies knowledge	H	Develop project emergency procedures /plans to include: • Fire • Security -Unauthorised entry • RTA's-spillages • Inclement weather • Accident and Incidents • Bomb threats • Theft		Relevent / specific project plans i.e CPP, Fire Plan etc.
1.2	**Existing locations**	Existing locations impacting on project delivery	H	• Liaison with local authority • Monitor external traffic movements • Review signage strategy and effectiveness of signage • Access – egress routes controlled at all times –public interface		
1.3	**Training / Competence**	Use of non-competent logistics / traffic management personnel	H	• All banksman to be competent • Banskman to be briefed on task specific RAMS, • Emergency procedures- trained in spill kit procedures		Recognised Competency Plant and Vehicle Marshaller Category A73 CPCS

Nr	Activity	Key Project-Specific Hazards	Risk rating	Key Project Specific Control Measures	Residual Risk	Additional comments / information
2.0	**Vehicle Management (Internal)**				**Project specific**	
2.1	**Vehicle segregation**	Moving vehicles mixing with site operatives	H	• Adequate signage-giving clear information to all contractors • vehicle drivers information to include vehicle and pedestrian routes via DMS • Access and Egress controlled at all times-public interface • Monitor traffic movements and effectiveness of signage		
2.2	**One way systems**	Mis-use ,bad management of traffic routes	H	• Clearly defined and signed routes, pre-planned routes to stop reversing • Use traffic light systems • Speed limits • Vehicles escorted at all times by contractor traffic marshal		
2.3	**Unloading areas**	Falling materials, vehicles striking contractors, speeding vehicles, weather conditions	H	• Drivers to adhere to speed limits • Exclusion zones clearly defined • Use of MHE • SSOW developed-lifting plans		

Nr	Activity	Key Project-Specific Hazards	Risk rating	Key Project Specific Control Measures	Residual Risk	Additional comments / information
3.0	**Vulnerable road user management (External)**				**Project specific**	
3.1	**Pedestrian segregation**	Pedestrians mixing with moving vehicles	H	• Warning signage, for pedestrians and delivery vehicles • Exclusion zones-Marshalled • All access/egress areas Marshalled at all times- adequate lighting in all areas		
3.2	**Vulnerable road users**	Vulnerable road users sustaining injury	H	• Emergency information available for all site staff-local hospital, ambulance , police numbers • Regular checks of policies /procedures		
3.3	**Non-use of designated vehicle routes**	RTA's, Traffic Jams,	H	• All deliveries to use DMS • Subcontractors to confirm routes to all delivery drivers including overseas drivers		

Nr	Activity	Key Project-Specific Hazards	Risk rating	Key Project Specific Control Measures	Residual Risk	Additional comments / information
4.0	**Delivery management**				**Project specific**	
4.1	**Unplanned deliveries**	Unscheduled deliveries preventing compliance with delivery schedule	H	• Logistics team to inform Construction team who will make final decision		Delivery management system (DMS)
4.2	**Delivery restrictions**	Deliveries cannot be undertaken Mixing deliveries with vulnerable road users	H	• Delivery timings to complied with • Good communications with all stake holders ensuring correct information on DMS ref size of vehicle, correct equipment to unload etc. • Good management of access/egress minimal disruption for all 3rd parties		

Nr	Activity	Key Project-Specific Hazards	Risk rating	Key Project Specific Control Measures	Residual Risk	Additional comments / information
5.0	**Material distribution / Storage**				**Project specific**	
5.1	**Material Storage**	Material stored with the potential to cause harm		• Designated lay down areas for all subcontractors, • Clearly defined with signage and barriers • Minimise build-up of excess materials by good planning		Project lifting strategy
5.2	**Vehicle movements**	Vehicles unable to unload		• Practical Planning using DMS • Equipment availability- for vertical and horizontal unloading		
5.3	**Unloading**	Unloading activity causing harm / damage		• Use of correct MHE for all unloading • Information for all deliveries on lifting plans • Exclusion zones/warning Signage		

Nr	Activity	Key Project-Specific Hazards	Risk rating	Key Project Specific Control Measures	Residual Risk	Additional comments / information
6.0	**Interfaces**				**Project specific**	
6.1	**3rd parties**	3rd party activities impacted by logistics activities	H	• Revise traffic management plan as job progresses • Review signage at regular intervals –for effectiveness • Review vehicle and pedestrian routes as job progresses • Liaise with local authority and all stakeholders ref site wide developments • Regular checks of Cycle safety routes		
6.2	**Neighbours**	Project neighbours contacting enforcing authority	H	• Review current complaints procedure • Regular meetings with local tenants association reviewing changes to access roads, parking facilities etc. • Comply with local authority noise, dust and nuisance requirements		

Nr	Activity	Key Project-Specific Hazards	Risk rating	Key Project Specific Control Measures	Residual Risk	Additional comments / information
7.0	**Waste management**				**Project specific**	
7.1	**Waste movement**	Accumulation of waste on project	H	• Regular disposal of waste-skip, compactors • Bins , Skips for provided for general waste • Bins located at prioritised areas-safe access and egress • Housekeeping completed after every task • Segregation of waste materials		
7.2	**Hazardous waste**	Hazardous waste causing harm	H	• Hazardous waste bins/containers provide and disposed of in line with site procedures • COSHH assessments developed		
7.3	**Manual handling**	Incorrect manual handling causing damage / injury	H	• Bins not to be overloaded-materials protruding • All waste containers to be inspected for damage at regular intervals • Access and Egress routes clear-		

Nr	Activity	Key Project-Specific Hazards	Risk rating	Key Project Specific Control Measures	Residual Risk	Additional comments / information
8.0	**Craneage / Hoist's**				**Project specific**	
8.1	**Lifting operations**	Unplanned lifting activities resulting in damage / harm	H	• All lifting operations to be planned- SSOW/ Lifting plans • All operatives involved in lifting operations -competent		Strategic lift plan
8.2	**Weather**	Inclement weather impacting lifting activities	H	• Regular weather checks for local areas • Flexibility in lifting programme /delivery schedule		

Nr	Activity	Key Project-Specific Hazards	Risk rating	Key Project Specific Control Measures	Residual Risk	Additional comments / information
9.0	**Site communications**				**Project specific**	
9.1	**Emergency procedures**	Lack of understanding of emergency procedures	H	• All operatives to carry out site induction training- refresher training • Emergency Information displayed on site notice boards –reviewed and updated regularly • Emergency procedures to be reviewed at regular intervals and communicated to all operatives		

Nr	Activity	Key Project-Specific Hazards	Risk rating	Key Project Specific Control Measures	Residual Risk	Additional comments / information
10.0	**Temporary services**				**Project specific**	
10.1	**Emergency lighting**	Insufficient emergency lighting	H	• Risk based assessment required for all escape routes		
10.2	**Lighting levels**	Insufficient lighting resulting in harm	H	• Lighting levels to be checked at regular intervals / time of year		
10.3	**Fire alarm maintenance**	Unplanned activation of fire alarm	H	• Weekly/daily inspections of fire points Records kept • Servicing and maintenance agreement required in accordance with equipment instructions		

Nr	Activity	Key Project-Specific Hazards	Risk rating	Key Project Specific Control Measures	Residual Risk	Additional comments / information
11.0	**Protection**				**Project specific**	
11.1	**Weather**	Damage to project	H	• Materials stored and secured safely • Winterisation process developed • Hoarding weekly checks completed		
11.2	**General damage**	Damage to finished / installed items	H	• Agreed protection methods in place • Process in place for hand overs of equipment and work areas • Permit to work in controlled areas		

Nr	Activity	Key Project-Specific Hazards	Risk rating	Key Project Specific Control Measures	Residual Risk	Additional comments / information
12.0	**Progressive cleaning**				**Project specific**	
12.1	**Cleaning activity**	Slips, trips & falls	H	• Warning signage prominently displayed where cleaning is taking place • All spillages cleaned up immediately • Access and Egress –designated walkways free from obstructions		
12.2	**Existing locations**	Accumulation of waste	H	• Strict waste disposal procedures in place • Segregation policy • Regular housekeeping carried out by all contractors		

Nr	Activity	Key Project-Specific Hazards	Risk rating	Key Project Specific Control Measures	Residual Risk	Additional comments / information
13.0	**Plant operation**				**Project specific**	
13.1	**Lifting equipment**	Failure of lifting equipment Unauthorised operation of lifting equipment	H	• SWL to be confirmed before lifting takes place • Only certificated/ competent persons to be used all lifting operations • Thorough examination and Inspection certificates available		
13.2	**Lifting accessories**	Failure of lifting accessories	H	• Associated lifting equipment's inspected as required by LOLER and makers instructions • Thorough examination and Inspection certificates available • Test lifts carried out • Only certificated/ competent persons to be used all lifting operations		
13.3	**Contractor coordination**	Conflicting lifting activities	H	• Daily co-ordination meeting to confirm lifting schedules • Planning in line with construction programme • Lifting plans to be approved		

Nr	Activity	Key Project-Specific Hazards	Risk rating	Key Project Specific Control Measures	Residual Risk	Additional comments / information
14.0	**Security arrangements**				**Project specific**	
14.1	**Trespassers**	Death / serious injury to trespasser	H	• 24 /7 security presence- trained in site specific emergency procedures • Warning signage prominently displayed • Security assessment reviewed as job progresses • External hoarding/barriers/gates and lighting inspection at regular intervals		
14.2	**Visitors**	Unauthorised visitors on site	H	• 24 /7 security presence - trained in site specific emergency procedures • Security assessment reviewed as job progresses • Warning signage prominently displayed • External hoarding/barriers/gates and lighting inspection at regular interval		
14.3	**Out of hours**	Unauthorised access to project	H	• 24 /7 security presence - trained in site specific emergency procedures • Warning signage prominently displayed • Security assessment reviewed as job progresses • External hoarding/barriers/gates and lighting inspection at regular intervals		

Appendix H

Emergency plan

EMERGENCY PLAN

Project Name:	Treehouse Hotel, Manchester
Project Number:	THM
Project Manager:	David Natusch

Revison 3 – 01/10/21 DN

Prepared by:
PB Safety

Unit 12, Glenmore Business Park,
Stanley Road,
Bedford,
MK42 0XY

pauld@pbsafety.org

Emergency Plan

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Emergency Plan

1.0 Introduction

In order to ensure the safety of it's employees, subcontractors, visitors and any other persons affected by our work as well as to comply with relevant legislative requirements, it is the policy of this company to put in place documented procedures regarding fire and emergency situations.

In order to satisfy these requirements, an Emergency Plan will be produced for every company workplace/ accommodation, whether fixed or temporary and will be regularly reviewed at intervals not exceeding every 12 months or following an incident, occurrence or change in situation which may warrant an earlier review of the document.

The nominated Emergency Marshall for the work areas will ensure that operatives with designated responsibilities, as detailed within this plan, will be thoroughly briefed on the details of their responsibilities, both general and emergency. The Manager and Emergency Marshall will also ensure that the details of the Emergency Plan are communicated to all persons in the on site including subcontractors, visitors and company staff.

The Emergency Plan is split into two distinct sections as detailed below:

Part 1 Fire & Emergency Plan:

The Fire & Emergency Plan details general information on the premises and the emergency equipment/procedures in place. It also covers the specific roles and responsibilities of staff members and the actions which are required in the event of a fire or similar emergency situation.

Part 2 Fire & Emergency Drawings:

Floor plans are contained as part of the plan (Superstate attachments) and are displayed around the work areas to ensure that everybody is aware of the locations of key items such as fire exits, fire fighting equipment and assembly points.

Emergency Plan

2.0 General Information

2.1 Accommodation Details

Project name:	Treehouse Hotel, Manchester			Project No:	THMUR
Responsible person:	David Natusch				
Address:	Black Friar Street, M3 2EQ				
Creator:	Paul Doughty				
Revision number:	02	Date prepared:	6.9.21	Review date:	6.9.22

2.2 Emergency Services Contact Details

Hospital:	Manchester Royal Infirmary, upper Brooke Street, Manchester, M13 9NZ	Fire service:	Manchester Central Community Fire Station Thompson St, Manchester M4 5FP
Police:	Police, Town Hall, Lloyd Street, Manchester, M60 2la	Other:	Emergency contacts David Natusch 07545259124 Kye Thomas 07534828924 Andrew Mathieson 07769 791863

3. Staff Roles

Roles and responsibilities (Section 1.4) read and understood.

3.1 Emergency Marshall

Print Name:	Signature	Date
Ricky Ferguson		
David Natusch		
Andrew Mathieson		
Ash Price		
Blake Fountain		

Emergency Plan

4. Staff Responsibilities

4.1 Emergency Marshall & Managers

General Responsibilities	Emergency Responsibilities
Familiarise themselves with, and brief others on, the emergency procedures contained within this plan. Provide continuous monitoring of the workplace and ensure that any hazards are controlled. Ensure that all persons entering the work areas are given an induction including the emergency arrangements for the workplace/site. Ensure that evacuation drills are undertaken every 1 month to simulate a fire emergency. Ensure that all weekly emergency checks & inspections are carried out and logged using Fire & Emergency Test & Inspection Register.	Fire/explosion (both unintentional and arson): Raise the alarm by the fastest means possible by activating the manual call points. All persons to evacuate the building use the stairs only – using the nearest and safest escape route. DO NOT USE THE LIFT IN THE EVENT OF AN EMERGENCY. Emergency marshals to check all areas. Do not use the lifts in event of emergency. Manager or emergency marshal to contact the Fire Service by dialling 999 **Collect signing in register, emergency plan records and report to the assembly point to carry out a roll call.** Conduct roll call and clarify all persons present. Take command until the Fire Service arrive and prevent re-entry into the building. Liaise with the Fire Service when they arrive, supply them with the emergency plan and inform them of result of roll call. Prevent re-entry into the building until the Fire Service advise that it is safe to do so Bomb threat: Assume ALL threats to be genuine Contact the emergency services immediately by dialling 999 and inform them that a bomb threat has been received Follow all instructions given by emergency services Floods predicted: Cancel all unnecessary works Where possible, remove all tools, equipment, materials, chemicals and waste from the accommodation or move to higher ground.

	Use sandbags or other type of barrier to protect remaining tools, equipment, materials, chemicals and/or waste After incident, arrange for inspections of all scaffolds, hoardings, plant and other structures/equipment which may have been damaged. Extreme winds/weather predicted: Cancel all unnecessary works and all external working at height Where possible, remove/bring inside materials and equipment Secure all remaining materials and equipment Check all hoardings, scaffolds and other similar structures After incident, arrange for inspections of all scaffolds, hoardings and other structures/equipment which may have been damaged.

Emergency Plan

General Responsibilities	Emergency Responsibilities
	Civil unrest (riot, protest) predicted: Contact local Police Station for detailed advice/information Cancel all non-essential works Secure work site as far as reasonably practicable to prevent unauthorised access Remove all unnecessary tools, equipment, materials and waste from the accommodation. Secure/lock away any tools, equipment, materials and/or waste which cannot be removed. Civil unrest (riot, protest) in immediate vicinity: Contact the police by calling 999 Cancel all works immediately and give order to evacuate site by safest means possible (standard Emergency Assembly Point may not be reachable so alternative point may have to be utilised) Collect signing in register and report to the assembly point to carry out roll call If required, liaise with the Police and inform them of result of roll call and nature of incident. Environmental emergency (various): Please refer to Project Environmental Plan for further instructions on accommodation specific arrangements for dealing with environmental emergencies.

4.2 Deputy Emergency Marshall(s)

General Responsibilities	Emergency Responsibilities
• Assist the Emergency Marshall in his duties as required • Familiarise themselves with the emergency procedures contained within this plan • Provide continuous monitoring of the accommodation and ensure that any hazards are controlled.	• Instruct staff to leave the building immediately by the nearest emergency fire exit when the fire alarm sounds • Supervise the evacuation process and check that all staff have vacated the area • Assist the Emergency Marshall in preventing re-entry to the building by staff and the public until it is safe to do so

4.3 First Aider(s)

General Responsibilities	Emergency Responsibilities
• Ensure that all accommodation first aid kit(s) are fully stocked at all times • Ensure that all accommodation first aid kit(s) are situated in their correct positions at all times. • Ensure that first aid signage is displayed as appropriate.	• Administer first aid to the injured person in accordance with the training that they have received. • Where necessary to call an ambulance or arrange for transporting to the nearest hospital.

5. Emergency Warning Systems

The following types of emergency warning systems are present in the work area:

5.1 Fire Warning System

Manual call points will be located throughout the premises and on final exits from the building.

Automatic fire detection points consisting of smoke detectors are located on every floor throughout the hallways outside accommodation rooms

In order to terminate the fire alarm

1. Notify the site manager
2. Ascertain what the problem is by contacting the fire alarm company and their estimated time scale for repair and/or check areas where alarm has been activated to determine what causes the alarm to sound.
3. Turn the fire alarm sounder off.
4. Record in fire log book that the fire alarm has been activated and record any recommendations.
5. Hold briefing sessions with all employees to emphasise importance of procedures, awareness and cascade this information to all others
6. Close down lockable areas once security checked and switch off power to non- essential items.
7. 2 Way Radios must be issued to members of staff carrying out checks.
8. Method of raising alarm i.e. operating manual call points or by activating the alarm via the main panel.

All staff and visitors are to be made aware that the fire alarms are tested each week. The fire alarm test will consist of an audible alarm and will last for 30 seconds

5.2 Notifying emergency services

The following action is to be taken in the event of a fire or explosion occurring on site:

1. the alarm is to be raised by activating eh call points and /or a verbal warning: “FIRE”, “FIRE”, “FIRE”;
2. the occupants are to be made aware of the alarm and the premises are to be evacuated; Muster point location is outside the building at the side of the site vehicle entrance, but not blocking access for emergency services.

The Fire Brigade are to be summoned immediately by dialling 999;

3. portable fire extinguishers are to be used in an attempt to put the fire out or to contain it. This is only to be undertaken if there is no risk to personnel;
4. Staff are to report their presence to the senior person at the assembly point;
5. Full details of the incident are to be passed to the Principals (Client, Directors) as soon as possible;

6. Emergency Equipment

The following types of emergency warning systems are present in workplace:

6.1 Fire Fighting Equipment

Tthe existing wet riser system has been drained down and replaced with a dry riser system with the inlet valve in the service yard and the outlet valves on ground floor up to level 12.

6.2 Fire Fighting Equipment

FIRE EQUIPMENT IS REGISTERED IN APPENDIX A by Orange Fire

Type of Equipment	Site Ref No	Location	Test Date Expiry:
CO2 FIRE EXTINGUISHER	1-36	Floors 1 to 12 located outside lifts and the two emergency exists.	April 2022
FOAM FIRE EXTINGUISHER	37-72	Floors 1 to 12 located outside lifts and the two emergency exists.	April 2022
CO2 FIRE EXTINGUISHER	73 - 75	ground floor corridor outside access / egress points	April 2022
FOAM FIRE EXTINGUISHER	76-79	ground floor corridor outside access / egress points	April 2022
CO2 FIRE EXTINGUISHER	80-86	Mezz floor corridor outside access / egress points	April 2022
FOAM FIRE EXTINGUISHER	86-92	Mezz floor corridor outside access / egress points	April 2022
		Note Specific locations as per separate floor plans	

6.3 Spill kits

Spill kits can are located in main reception/yard area, are only to be used by trained, competent persons. For full details of specific arrangements for dealing with fuel, chemical and other spillages, please refer to Project Environmental Plan

6.4 First aid kits

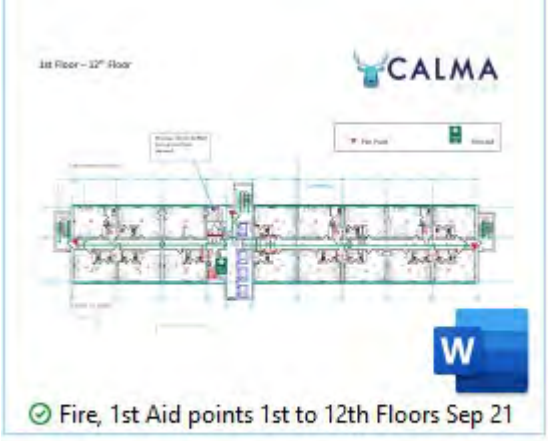
First aid kits/points are located at on each level and the in site office on mezzanine floor and in reception area of ground floor. The location of these first aid kits can be easily identified by the presence of the sign in fig. 1 below

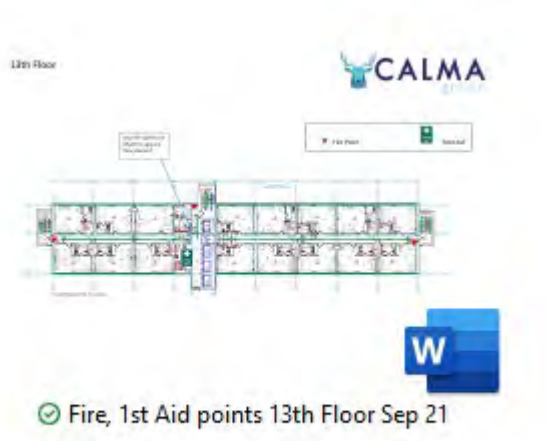
7. Emergency Evacuation

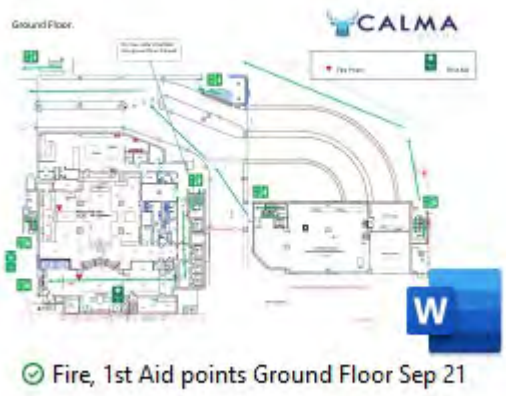
7.1 Emergency Exits & Plans

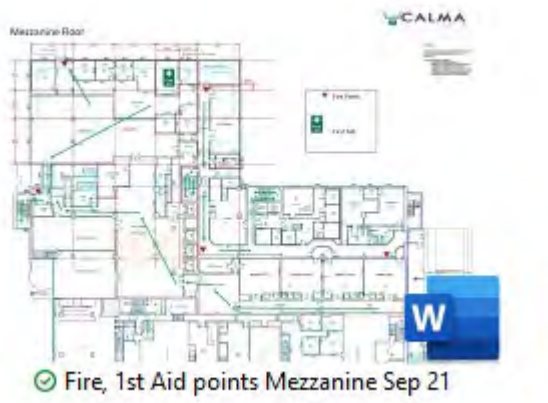
Emergency exits are located throughout the site. Full details of the locations of these exits are detailed on the emergency plan drawings which are displayed around the site. All exits will be clearly marked with running man signage detailed in fig. 2 below and will be kept clear of any obstructions at all times.

Appendix K - Fire Safety Plans









7.2 Emergency Assembly Points

The emergency assembled point is located by the main entrance to the Treehouse Hotel and can be easily identified by the presence of the sign in fig. 3 below. All operatives and visitors are to be made aware of the location of the assembly point and are to make their way here as soon as possible in the event of an emergency so that a roll call can be taken.

Fig 1: First Aid Point

Fig 2: Fire Exit

Fig 3: Assembly Point

Fig 4: Signing in Point

7.2 Signing In and Out

The signing in to site is strictly at these hours

Monday to Friday – 7.30am – 6.30pm
Saturday 8am – 2pm

There will be a security point and consists of a signing in and out sheet. The point can be easily located by the presence the sign in fig. 4 below. All staff as well as contractors and visitors are to sign in and out of the site/accommodation every time they enter/leave. The signing in and out book is located in the main reception on the ground floor.

Appendix I

FRA

FIRE RISK ASSESSMENT

Project Name:	Treehouse Hotel, Manchester – Ground Floor, Mezzanine Floor and Floors 1 - 13
Project Number:	THMUR
Project Manager:	David Natusch

Revision : 2
Date: 28/9/21

Prepared by:
PB Safety

Unit 12, Glenmore Business Park,
Stanley Road,
Bedford,
MK42 0XY

pauld@pbsafety.org

Fire Risk Assessment

General Information

Accommodation Details

Project name:	Treehouse Hotel, Manchester – Ground Floor, Mezzanine Floor and Floors 1 - 13			Project No:	THMUR
Responsible person:	David Natusch				
Address:	Black Friar Street, M3 2EQ				
Assessor:	Paul Doughty				
Revision number:	03	Date prepared:	24.9.21	Review date:	31.1.22

Emergency Services Contact Details

Hospital:	Manchester Royal Infirmary, upper Brooke Street, Manchester, M13 9NZ	Fire service:	Manchester Central Community Fire Station Thompson St, Manchester M4 5FP
Police:	Police, Town Hall, Lloyd Street, Manchester, M60 2la	Other:	Emergency contacts Kye Thomas 07534828924 Andrew Mathieson 07769 791863 David Natusch 07922 488588

Fire Risk Assessment

Fire Risk Assessment

General Information

The Premises		
1	Number of floors:	15
2	Approximate floor area:	
3	Brief details of construction:	Steel structure with external cladding
4	Use of premises:	Hotel/guest accommodation – construction project – complete refurbishment of hotel

Details of Occupants		
1	Approximate maximum number:	Approximately 51 – contractors from different contract companies
2	Approximate number of employees at any one time:	51
3	Maximum number of members of public at any one time:	NA

Details of Special Risk Occupants		
1	Sleeping occupants:	NA
2	Disabled occupants:	0
3	Occupants in remote areas and lone workers:	0
4	Young persons:	0
5	Others:	0

Previous Loss Experience (e.g. due to fire, explosion, flooding etc)	
1	No incidents recorded

Other Relevant Information	
1	Adjacent building has ongoing Demolition/Construction work – no control possible requires regular liaison with lead construction manager
2	risk of fire from the car park (underneath the hotel) Fire Protection to remain in place during construction– no control

Fire Risk Assessment

Relevant Fire and Emergency Legislation and Guidance	
1	The following fire safety legislation and guidance applies to these premises:
	FPA Joint code of practice for fire prevention on construction sites 9th edition 2015 Construction (Design and Management) Regulations 2015 Regulatory Reform (Fire Safety) Order 2005
2	The above legislation is enforced by:
	Fire Authority and HSE
3	Other legislation that makes significant requirements for emergency arrangement in these premises (other than the Building Regulations 2000):
4	The legislation detailed above is enforced by:
	Fire Authority
5	Additional comments:

Fire Risk Assessment

Details of Fire Hazards and Their Control / Elimination

No.	Potential Hazard	Y	N	Controls Measures
1	Fixed installation(s) Wet riser converted to Dry Riser - the inlet valve in the service yard and the outlet valves on ground floor up to level 12		✓	Periodically inspected and tested – require evidence Regular inspection of inlet and outlet to ensure no damage or blocked access.
2	Portable electrical equipment		✓	Portable appliance testing required
3	Electrical leads	✓		Fully unwound to prevent overheating.
4	Is smoking permitted in or around premises?	✓		Designated smoking area(s) in service yard which is outside
5	Are portable electric heaters used in the premises?	✓		Portable electrical heater are used in low risk environment such as site office and are turned off at the end of each days and are only used in cold conditions.
6	Are portable gas powered heaters used in the premises?			NA
7	Are fixed heating installations used in the premises?		✓	Server room - air conditioning to be turned on and vent required in door to server room, alternative would be to disconnect/shut down server room on mezzanine floor. Require housekeeping exercise in server room.
8	Are electronic cooking appliances such as kettles and microwaves present?		✓	Kettles and microwaves used however require portable appliance testing. Require fire blanket for kitchen area.
9	Are fridges and/or freezers present?		✓	Fridge present in the mezzanine canteen floor which require portable appliance testing.
10	Are gas cooking appliance such as cookers or hobs present?			N/A
11	Is equipment used for frying or deep-fat frying present?			N/A
12	In the event of a power failure, will there be enough ambient/natural light to enable safe evacuation of the premises?		✓	Require lighting in some areas (example as look at lifts on mezzanine floor – the area to the right requires lighting in place). Emergency lighting system in place on ground and mezzanine floors but require evidence of service of emergency lighting.
13	Is temporary 110v lighting used?		✓	NA
14	Will combustible waste be produced?	✓		Cleared regularly. Not stored near to sources of ignition. Access and egress routes to be kept clear. Require regular cleaning of waste in all areas.
15	Are any flammable liquids, materials or substances stored? (eg diesel & petrol)	✓		Small amount of diesel in plastic manufacturers container stored in NEG metal portacabin in site compound. Require copy of COSHH assessment.
16	Are any explosive liquids, materials or substances stored?		✓	Require utilisation of suitable extraction for electric chop saw when cutting wood on 8th floor.
17	Are any compressed gas cylinders/canisters stored? (eg LPG & acetylene)			N/A

18	Are compressed oxygen cylinders stored?			N/A
19	Is temporary site accommodation in use?	✓		Calma utilising room on mezzanine floor for office on site and NEG utilise a metal portacabin in the site compound.
20	Is hot work being undertaken?	✓		Controlled via permit procedure. Fire watches undertaken. Combustibles removed and extinguishers present. Covers are fitted over the detector heads when dust is generated from activities. This is in line with permits and are removed at end of each day by permit requirer/permit issuer/security.

Additional Notes:
Require evidence of portable appliance testing. Require evidence of fixed wire testing in date. Require additional lighting and /or restrict access into certain areas. Server room - air conditioning to be turned on and vent required in door to server room. Require housekeeping exercise in server room. Require suitable extraction for chop saw

Fire Risk Assessment

Fire Protection Measures

No.	Potential Hazard	Y	N	Controls Measures
1	Are fire exits required?		✓	Escape routes and fire exits to be kept clear at all times. Final exits doors signed Some directional signage in place, however require more directional signage. Details of exits briefed during inductions. Floor maps identify final fie escape routes from building.
2	Emergency assembly point required?	✓		Details of assembly point briefed during inductions. Assembly point outside main reception entrance inside site compound.
3	Is there a potential for fire spread within the building?	✓		Fire doors kept closed. Combustible materials not allowed to build up. All coverings to be fire retardant.
4	Is there a potential for fire spread outside of the building?	✓		Combustible materials not allowed to build up and stored away from buildings. All coverings to be fire retardant.
5	Manual alarm system required?		✓	Manual call points located throughout. Call points for ground and mezzanine floors are existing fire alarm for the hotel, however these will be replaced with wireless system. Floors 1-13, the call points (located on middle of each floor) and detectors are wireless. Require additional wireless manual call points by each stairwells.
6	Automatic alarm system required?	✓		Fire system active on ground and mezzanine floor – these will be replaced with a wireless system. Ensure that alarms can be heard by all persons. Linked systems used where necessary. Test weekly and require service evidence.
7	Fire extinguishers required?		✓	Extinguishers throughout floors. Require additional fire extinguishers in line with maps produced highlighting location of extinguishers Require fire blanket in canteen for microwaves.
8	Hose reels required?		✓	NA

Additional Notes:

Require more emergency signs. Require evidence of manual call point system and fire alarm system serviced for ground and mezzanine floors. Require additional fire alarm call points by stairwells Test the fire alarm system on regular basis. Require additional fire extinguishers by stairwells. Require fire blanket for canteen area.

Fire Risk Assessment

Management of Fire Safety

No.	Potential Hazard	Y	N	Controls Measures
1	Need to summon fire and rescue service	✓		Responsibility for summoning and liaising with fire and rescue service clearly documented within Plan and is with the manager and emergency marshall. Adjacent construction/demolition site to have communication set up for emergency notification.
2	Potential confusion during evacuation (emergency marshals)	✓		Responsibility for managing evacuation and carrying roll call clearly documented within Plan – this is with the manager and emergency marshall ensure muster point is clearly marked so no confusion with adjacent construction site personnel.
3	Potential confusion during evacuation (occupants)	✓		All staff to sign in. Assembly point is clearly signed and location briefed during induction. Drills undertaken every 6 months.
3	Potential for confusion over roles and responsibilities	✓		All persons named with responsibilities to read and sign to confirm their understanding
4	Evacuation of disabled persons			N/A
5	Use of fire extinguishers		✓	Training to be provided. Extinguishers to be kept clean and labels legible. Only to be used for small, easily manageable fires – extinguishers to be located in key areas.
6	Failure of fire fighting equipment, (dry Riser)	✓		Equipment inspected daily signs of damage or vandalism. Equipment to be positioned away from potential sources of damage where possible Using signage identify the live status on the working floors
7	Failure of alarm system	✓		Alarms to be tested weekly to ensure they function. Wireless fire alarm system to be implemented on ground and mezzanine floors.
8	Failure of emergency lighting system		✓	Emergency lighting system in place and requires servicing for ground and mezzanine floors.
9	Failure of sprinkler system		✓	Sprinkler system active but requires service
10	Failure of other emergency systems	✓		Wet riser converted to Dry riser, (confirm by regular inspection that the system has not been damaged)
11	Blocking of escape routes	✓		Escape routes to be kept clear at all times. Checked daily.
12	Blocking of emergency exits	✓		Emergency exists to be kept clear at all times. Checked daily.

Additional Notes:

Sprinkler system, emergency lighting and fire alarm system require evidence of service
Regular visual inspection of Dry riser system
Require training in use of fire extinguishers

Require training for fire Marshalls

Other Potential Hazards and Controls

No.	Potential Hazard	Y	N	Controls measures
1	Does the area have a history of adverse/extreme weather?			NA
2	Does the area have a history of flooding?			NA
3	Does the area have a history of civil unrest?			NA
4	Is the accommodation in a location which may be likely to be the target of protests (eg within a testing centre)?			NA
5	Is the nature of the accommodation itself likely to spark any civil unrest? (For example, has there been protest against construction of the accommodation?)			NA
6	Does the area have a history of receving bomb threats?			NA
7	Do the premises have a history of arson?			NA
8	risk of fire from Adjacent Construction/Demoliton site	y		Set up communication route of emergency situation with adjacent management, unable to control the fire risk, regular review of the interface areas between sites to confirm fire integrity
9	risk of fire from the car park (underneath the hotel)	y		Set up communication route of emergency situation with adjacent car park management, unable to control the fire risk regular review of the interface areas between sites to confirm fire integrity

Additional Notes:
Set up communication route of emergency situation with adjacent construction and car park management, to warn each other of fire / emergency situation

8.6 Overall Premises Risk Rating

(**H**=High, **M**=Medium, **L**=Low, NA=Not Applicable)

	Fire	Arson	Bomb Threat	Flood	Extreme Weather	Civil Unrest	Other (Specify)
Before control measures	**M**	**L**	**L**	**L**	**L**	**L**	**NA**
After control measures	**L**	**L**	**L**	**L**	**L**	**L**	**NA**

Appendix J

Site safety rules

SITE SAFETY RULES

General Rules

- Signing in/out: Everybody entering or leaving site must sign in/out. This includes when leaving site temporarily during the day (e.g. for lunch).
- Inductions: All operatives are required to attend a site specific induction prior to commencing any work which will be carried out by the Site Management Team.
- Training: All operatives attending site should be competent and fully trained. Evidence of this will be required at the site specific induction. Some examples of this are CSCS/CPCS cards (or equivalent), PASMA cards, IPAF cards, CISRS cards, FASET, JIB etc.
- PPE: Whilst on site, hard hats, boots, gloves and clean high visibility vests must be worn at all times. Other task-specific PPE specified by risk assessments and method statements must be used as indicated. It is the responsibility of the contractors to ensure all of their staff and subcontractors have correct, fit for purpose PPE with them at all times.
- Dress code: All contractors must wear long trousers and short/long sleeved tops as a minimum or as risk assessed. Sleeveless tops including vests, shorts of any type and bare torsos are not permitted on site at any time.
- Work Equipment: All work equipment is to either be labelled or a copy of it's maintenance schedule produced to confirm it's fit for purpose and recorded on the PUWER Register held by the Site Management Team.
- Risk Assessments & Method Statements: The Site Management Team will approve all risk assessments (RAMS) prior to work commencing. Operatives are not to commence any works until they have read, understood and signed their RAMS.
- Mobile Phones: Using mobile phones on site is prohibited except in designated areas.
- Radios etc: No Radios/CD Players are allowed anywhere on site.
- Welfare Facilities: Operatives are expected to treat all welfare facilities with respect. Anybody found deliberately damaging welfare facilities will be removed from site and subsequently be liable to being charged for making good
- Storage: Storage of materials, tools and other work equipment is only permitted in designated areas.
- Use of work equipment: No one is permitted to operate, adjust, interfere with or otherwise interact with any piece of machinery/equipment without the relevant qualifications and/or permission.
- Working at Height: Every employer shall ensure that work at height is:
  - Properly planned
  - Appropriately supervised
  - Carried out in a manner which is so far as is reasonably practicable safe

SITE SAFETY RULES

- Collective protection measures should take priority over individual protection
- Step ladders are only to be used for work of short duration, where there is no other safer alternative and a permit issued by the Site Management Team.

- Work Permits: Work permits must be obtained from the Site Manager before commencing any of the following tasks:
  - Hot work
  - Working on live services
  - Working in confined spaces
  - Excavations
  - Working from stepladders/hop-ups

- Emergency Procedures: All operatives must familiarise themselves with the site fire plan and any emergency procedures. Fire points are not to be moved or interfered with except in an emergency.

- Accident/Near Miss/Dangerous Occurrence Reporting: All accidents, near misses & dangerous occurrences, no matter how minor, must be reported to the Site Manager immediately who will then inform the Health & Safety department.

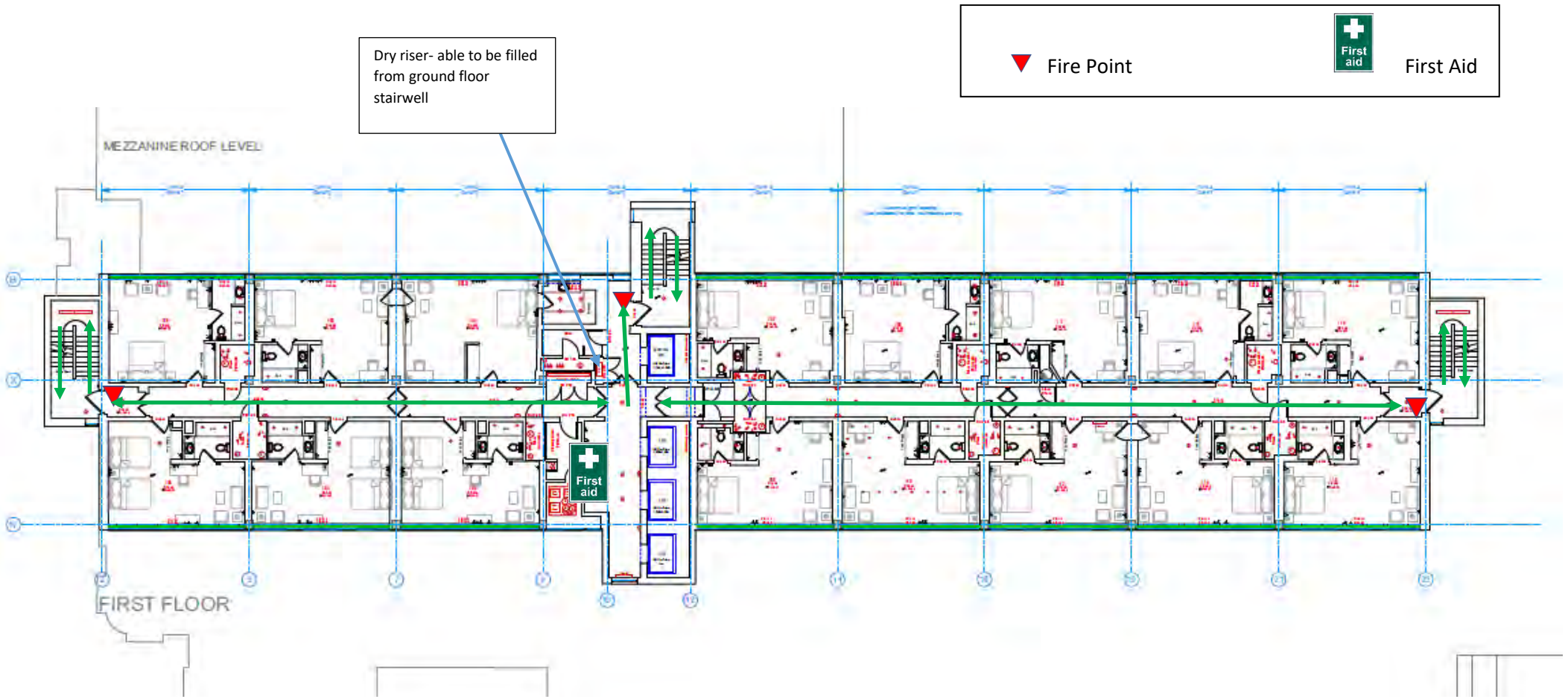
- Drugs & Alcohol: In accordance with Substance Misuse Policy. Anybody found to be under the influence of illegal drugs and/or alcohol will be immediately removed from site. In addition, any operative taking prescribed medication must notify the site management team. They must not operate machinery or plant if their medication prohibits it. Calma reserves the right to random substance testing within ALL work areas (Site and Office)
- Behaviour: Operatives will conduct themselves in a respectful, professional manner towards the Client's staff, visitors, members of the public and any occupants of surrounding premises.
- Smoking will be allowed in designated areas only. These will change as the project progresses and will be informed to all site staff prior to change via their supervisors.

- Discipline: Operatives will be verbally warned for minor disciplinary incidents on the first occasion. For a major disciplinary incident or secondary occurrence of a minor incident then a formal procedure will be carried out with the possibility of the operative being removed from site.

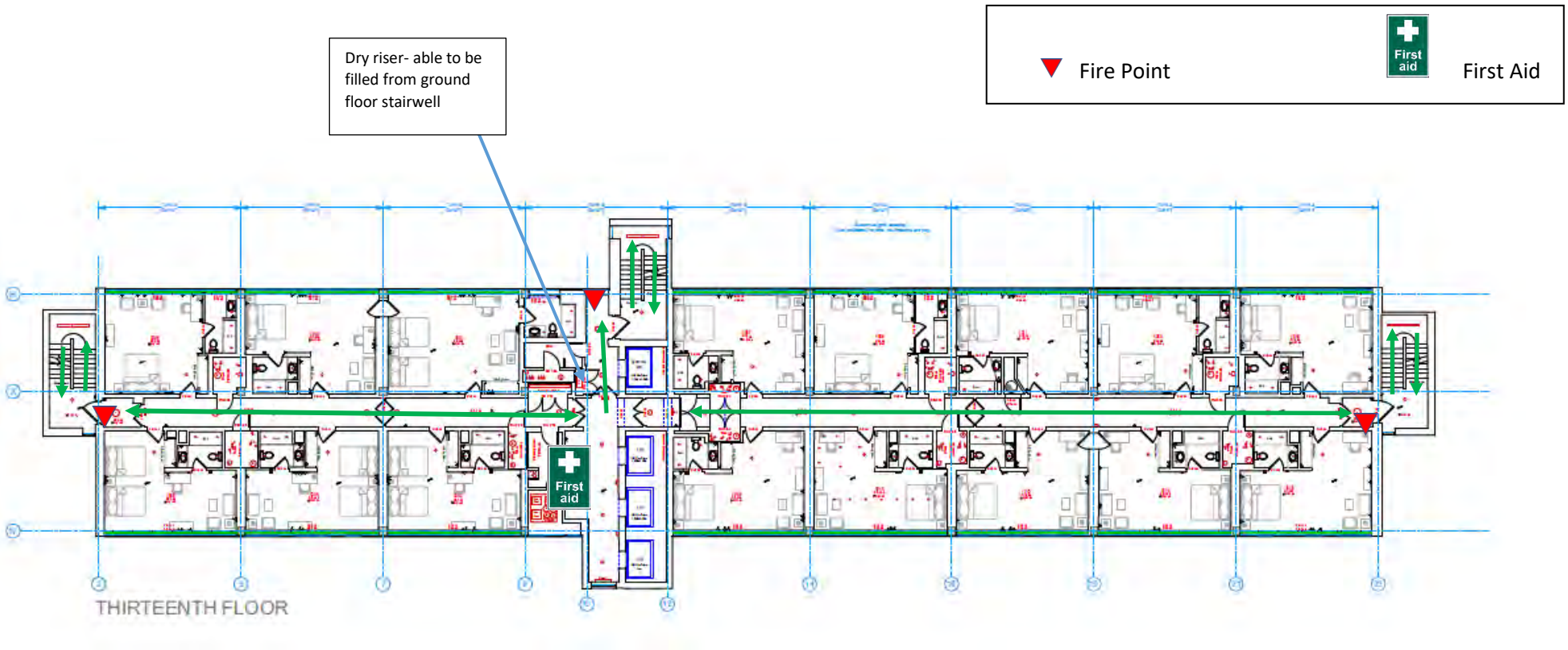
Appendix K

Fire Safety Plans

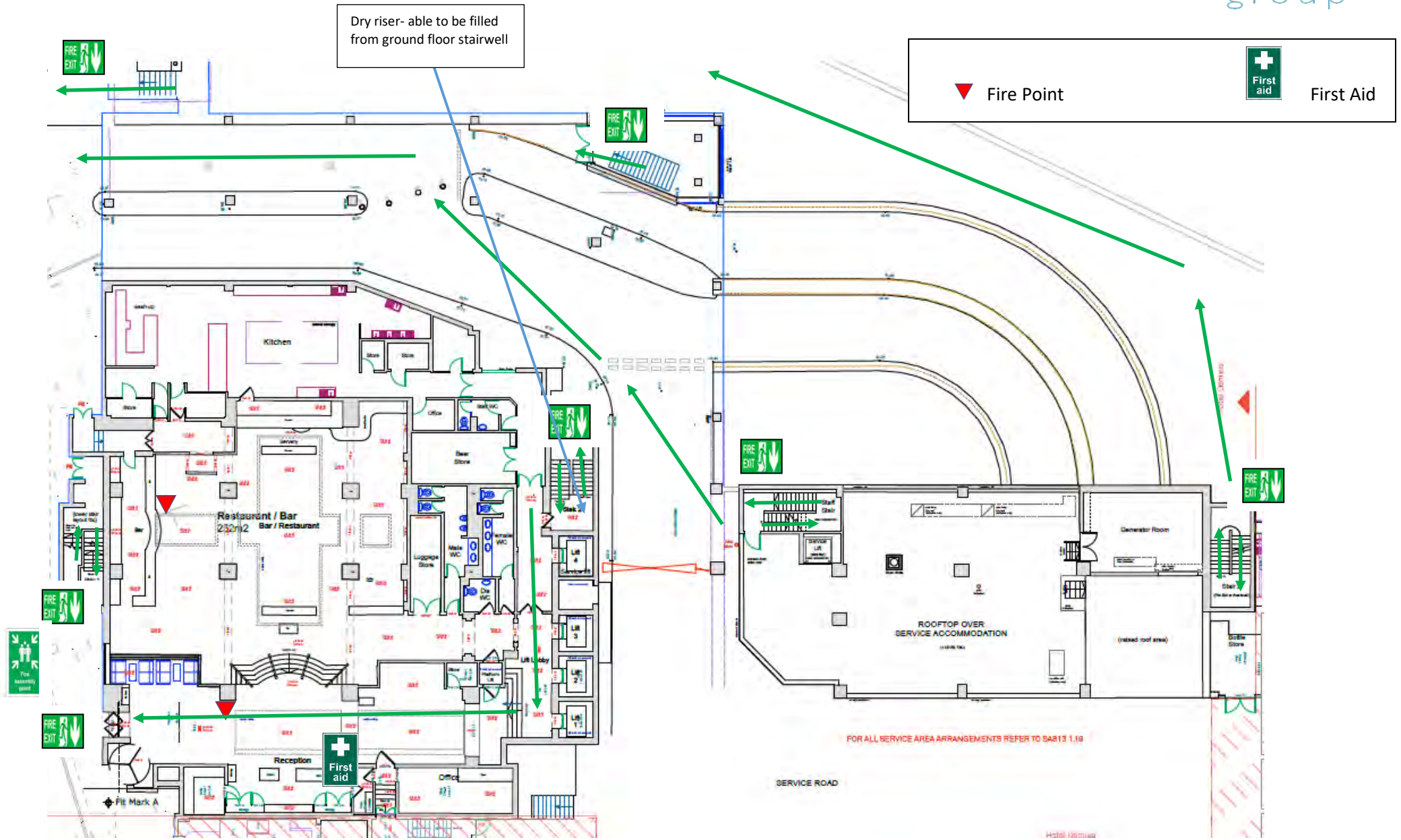
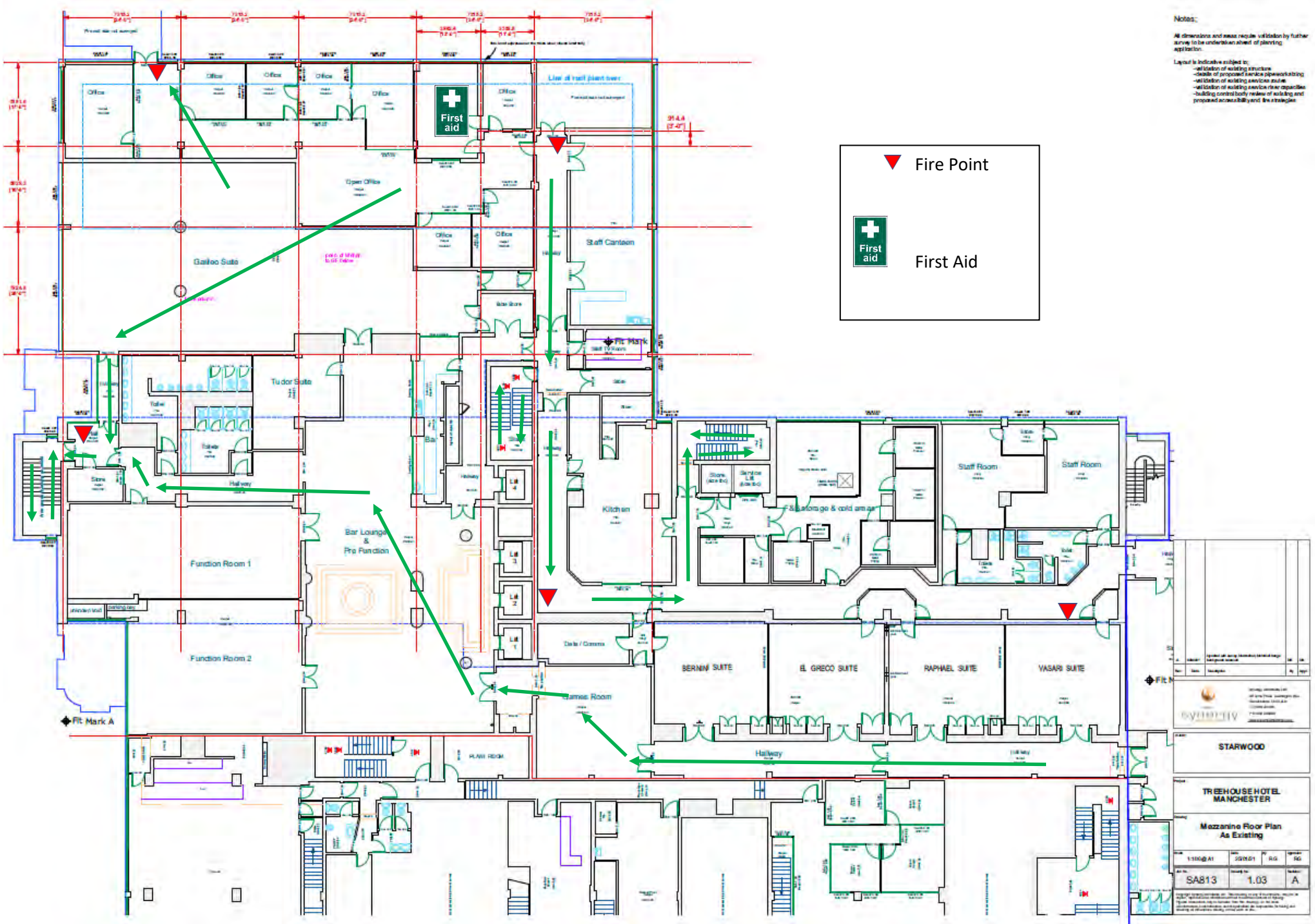
Fire, 1st Aid points 1st to 12th Floors Sep 21 – 12th Floor



Fire, 1st Aid points 13th Floor Sep 21



Fire, 1st Aid points Ground Floor Sep 21



Fire, 1st Aid points Mezzanine Sep 21 Floor