

REFURBISHMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS

CLIENT: Property Alliance Group Ltd

SITE: Premier House, 22 Deansgate, Manchester, M3 1PH



Job number	J048245	
Number of high risk materials	2	
Number of medium risk materials	6	
Number of low/ very low risk materials	73	
Issue	Date	Status
Version 1	11/02/2021	Issued

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
Remove	Premier house / 1st Floor / 1.0 - Board , Premier house / 1st Floor / 1.1 - Board , Premier house / 1st Floor / 1.1 - Composite , Premier house / 1st Floor / 1.11 - Board , Premier house / 1st Floor / 1.13 - Floor tiles and bitumen , 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 / 1.17 - Board , Premier house / 1st Floor / 1.18 - Board , Premier house / 1st Floor / 1.19 - Composite , Premier house / 1st Floor / 1.2 - Composite , Premier house / 1st Floor / 1.20 - Composite , Premier house / 1st Floor / 1.22 - Composite , Premier house / 1st Floor / 1.23 - Composite , Premier house / 1st Floor / 1.23 - Floor tiles and bitumen , 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 - Floor tiles and bitumen , Premier house / 1st Floor / 1.4 - Composite , 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 / 2nd Floor / 2.0 - Board , Premier house / 2nd Floor / 2.1 - Board , Premier house / 2nd Floor / 2.1 - Composite , 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 / 2.18 - Composite , Premier house / 2nd Floor / 2.19 - Board , Premier house / 2nd Floor / 2.2 - Composite , Premier house / 2nd Floor / 2.21 - Composite , Premier house / 2nd Floor / 2.22 - Composite , Premier house / 2nd Floor / 2.22 - Floor tiles and bitumen , 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 - Gaskets , Premier house / 2nd Floor / 2.27 - Board , Premier house / 2nd Floor / 2.27 - Gaskets , Premier house / 2nd Floor / 2.28 - Board , Premier house / 2nd Floor / 2.29 - Board , Premier house / 2nd Floor / 2.3 - Composite , Premier house / 2nd Floor / 2.30 - Board , Premier house / 2nd Floor / 2.5 - 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 - Gaskets , Premier house / External / E1 - Textiles , Premier house / External / E5 - Floor tiles and bitumen , Premier house / External / E6 - Gasket , Premier house / External / E7 - Cement, Premier house / External / E7 - Composite , Premier house / External / E7 -

	Textiles , Premier house / External / E8 - Composite , Premier house / External / E8 - Gaskets , Premier house / External / Stairs 1 - Board , Premier house / External / Stairs 1 - Floor tiles and bitumen
Restrict Access	None recorded
Inspect Prior to Disturbance	None recorded
Restrict access and remove	Premier house / 1st Floor / 1.32 - Board , Premier house / 2nd Floor / 2.30 - Board debris , Premier house / External / E6 - Board

Areas where no access recorded

Floor/ room
Premier house/Ground Floor/Electric room – live electric equipment

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 office building which has an estimated construction date of the 1950s and is internally lined with concrete ceilings with suspended plasterboard and ceiling tiles, board and plasterboard stud walls, timber doors and frame and concrete floors.

Use and occupation of site

The site is a commercial office building and was unoccupied at the time of the survey.

Scope of survey

This survey report covers all areas of the building. 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		Report index	
Client	Property Alliance Group Ltd	Section 1	Executive summary
Client address	Alliance House, Westpoint Enterprise Park, Clarence Avenue, Trafford Park, Manchester,M17 1QS	Section 2	Introduction
Client Contact	Dylan Williams	Section 3	General site information
Site address	Premier House, 22 Deansgate, Manchester,M3 1PH	Section 4	Survey results table
Type of Survey	Refurbishment Survey	Section 5	Conclusions and actions
Survey Start Date	28 Jan 2021	Section 6	Limitations of survey
Survey End Date	9 Feb 2021	Appendix A	Non-asbestos samples and assessments
Surveyor/s	Alex Haywood	Appendix B	Material assessment records & photographs
Job number	J048245	Appendix C	Certificates of bulk sample analysis
		Appendix D	Sample/ assessment location plans
		Appendix E	General observations

Report prepared by			
Alex Haywood	Surveyor	<i>A Haywood</i>	11 Feb 2021

Report verified by			
Fergus Hanrahan	Technical Reviewer	<i>F Hanrahan</i>	11 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	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 J048245 authorised on 27/01/2021, 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
Premier house	External / E1	0087	Textiles seal around large metal ducting	Textiles	Surface Sealed	Low Damage	3lm	Occasionally likely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Premier house	External / E1	0088	Textiles rops around viewing windows	Textiles	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Premier house	External / E1	0089	Textiles rope to hatches	Textiles	Surface Sealed	Low Damage	6lm	Occasionally likely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Premier house	External / E1	0090	Gaskets to pipework	Gaskets	Surface Sealed	Low Damage	50no.	Occasionally likely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Premier house	External / E5	0091	Floor tiles and bitumen to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	12m ²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Premier house	External / E6	0093	Board panels and debris to floor	Board	Surface Sealed	Low Damage	1m ²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Restrict access and remove
Premier house	External / E6	0099	Gasket to pipes	Gaskets	Surface Sealed	Low Damage	1no.	Occasionally likely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Premier house	External / E7	0096	Cement brake pads	Cement	Surface Sealed	Low Damage	2no.	Occasionally likely to be disturbed	Identified	Chrysotile	(4) Very low	-	Remove
Premier house	External / E7	0097	Textiles flash guard	Textiles	Surface Sealed	Low Damage	3no.	Occasionally likely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Premier house	External / E7	0098	Composite putty to electric boxes	Well Bound Material	Surface Sealed	Low Damage	3lm	Occasionally likely to be disturbed	Identified	Chrysotile	(4) 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
Premier house	External / E8	0102	Composite cowles	Well Bound Material	Surface Sealed	Low Damage	26no.	Occasionally likely to be disturbed	Identified	Chrysotile	(4) Very low	-	Remove
Premier house	External / E8	0107	Gaskets to pipes	Gaskets	Surface Sealed	Low Damage	6no.	Occasionally likely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Premier house	External / E8	0108	Gaskets to pipes in wall void	Gaskets	Surface Sealed	Low Damage	38no.	Occasionally likely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Premier house	External / Stairs 1	0109	Floor tiles and bitumen to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	80m ²	Occasionally likely to be disturbed	Strongly Presumed (091)	Chrysotile	(3) Very low	-	Remove
Premier house	External / Stairs 1	0112	Board panels	Board	Surface Sealed	Low Damage	8m ²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Premier house	Ground Floor / Electric room	0111	inaccessible	Unknown	-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Premier house	1st Floor / 1.0	0043	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	22m ²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Premier house	1st Floor / 1.1	0044	Board panel to doors	Board	Unsealed	Low Damage	4no.	Occasionally likely to be disturbed	Identified	Amosite	(7) Medium	-	Remove
Premier house	1st Floor / 1.1	0045	Composite putty to ducting	Well Bound Material	Surface Sealed	Low Damage	3lm	Occasionally likely to be disturbed	Identified	Chrysotile	(4) Very low	-	Remove
Premier house	1st Floor / 1.2	0046	Composite putty to ducting	Well Bound Material	Surface Sealed	Low Damage	3lm	Occasionally likely to be disturbed	Strongly Presumed (045)	Chrysotile	(4) 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
Premier house	1st Floor / 1.4	0048	Composite putty to ducting	Well Bound Material	Surface Sealed	Low Damage	3lm	Occasionally likely to be disturbed	Strongly Presumed (045)	Chrysotile	(4) Very low	-	Remove
Premier house	1st Floor / 1.5	0050	Board panel to doors	Board	Unsealed	Low Damage	5no.	Occasionally likely to be disturbed	Strongly Presumed (044)	Amosite	(7) Medium	-	Remove
Premier house	1st Floor / 1.6	0051	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	3m ²	Occasionally likely to be disturbed	Strongly Presumed (043)	Amosite	(6) Low	-	Remove
Premier house	1st Floor / 1.7	0053	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	3m ²	Occasionally likely to be disturbed	Strongly Presumed (043)	Amosite	(6) Low	-	Remove
Premier house	1st Floor / 1.8	0054	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	68m ²	Occasionally likely to be disturbed	Strongly Presumed (043)	Amosite	(6) Low	-	Remove
Premier house	1st Floor / 1.11	0055	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	22m ²	Occasionally likely to be disturbed	Strongly Presumed (043)	Amosite	(6) Low	-	Remove
Premier house	1st Floor / 1.13	0057	Floor tiles and bitumen to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	12m ²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
Premier house	1st Floor / 1.14	0058	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	3m ²	Occasionally likely to be disturbed	Strongly Presumed (043)	Amosite	(6) Low	-	Remove
Premier house	1st Floor / 1.15	0059	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	3m ²	Occasionally likely to be disturbed	Strongly Presumed (043)	Amosite	(6) Low	-	Remove
Premier house	1st Floor / 1.16	0060	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	68m ²	Occasionally likely to be disturbed	Strongly Presumed (043)	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
Premier house	1st Floor / 1.17	0061	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	12m ²	Occasionally likely to be disturbed	Strongly Presumed (043)	Amosite	(6) Low	-	Remove
Premier house	1st Floor / 1.18	0062	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	1m ²	Occasionally likely to be disturbed	Strongly Presumed (043)	Amosite	(6) Low	-	Remove
Premier house	1st Floor / 1.19	0064	Composite putty to ducting	Well Bound Material	Surface Sealed	Low Damage	3m	Occasionally likely to be disturbed	Strongly Presumed (045)	Chrysotile	(4) Very low	-	Remove
Premier house	1st Floor / 1.20	0066	Composite putty to ducting	Well Bound Material	Surface Sealed	Low Damage	2m	Occasionally likely to be disturbed	Strongly Presumed (045)	Chrysotile	(4) Very low	-	Remove
Premier house	1st Floor / 1.22	0067	Composite putty to ducting	Well Bound Material	Surface Sealed	Low Damage	3m	Occasionally likely to be disturbed	Strongly Presumed (045)	Chrysotile	(4) Very low	-	Remove
Premier house	1st Floor / 1.23	0070	Floor tiles and bitumen to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	12m ²	Occasionally likely to be disturbed	Strongly Presumed (057)	Chrysotile	(3) Very low	-	Remove
Premier house	1st Floor / 1.23	0071	Composite putty to ducting	Well Bound Material	Surface Sealed	Low Damage	3m	Occasionally likely to be disturbed	Strongly Presumed (045)	Chrysotile	(4) Very low	-	Remove
Premier house	1st Floor / 1.24	0072	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	14m ²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Premier house	1st Floor / 1.25	0073	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	3m ²	Occasionally likely to be disturbed	Strongly Presumed (072)	Amosite	(6) Low	-	Remove
Premier house	1st Floor / 1.26	0074	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	10m ²	Occasionally likely to be disturbed	Strongly Presumed (072)	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
Premier house	1st Floor / 1.27	0075	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	3m ²	Occasionally likely to be disturbed	Strongly Presumed (072)	Amosite	(6) Low	-	Remove
Premier house	1st Floor / 1.28	0076	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	3m ²	Occasionally likely to be disturbed	Strongly Presumed (072)	Amosite	(6) Low	-	Remove
Premier house	1st Floor / 1.29	0077	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	12m ²	Occasionally likely to be disturbed	Strongly Presumed (072)	Amosite	(6) Low	-	Remove
Premier house	1st Floor / 1.30	0078	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	48m ²	Occasionally likely to be disturbed	Strongly Presumed (072)	Amosite	(6) Low	-	Remove
Premier house	1st Floor / 1.31	0079	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	36m ²	Occasionally likely to be disturbed	Strongly Presumed (072)	Amosite	(6) Low	-	Remove
Premier house	1st Floor / 1.32	0081	Board walls below windows and behind heaters	Board	Surface Sealed	Medium Damage	34m ²	Occasionally likely to be disturbed	Strongly Presumed (072)	Amosite	(7) Medium	-	Remove
Premier house	1st Floor / 1.32	0082	Board debris to floor	Board	Unsealed lagging and sprays	High Damage	1m ²	Routinely disturbed	Identified	Amosite	(10) High	-	Restrict access and remove
Premier house	1st Floor / 1.32	0083	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	48m ²	Occasionally likely to be disturbed	Strongly Presumed (072)	Amosite	(6) Low	-	Remove
Premier house	1st Floor / 1.33	0085	Floor tiles and bitumen to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	12m ²	Occasionally likely to be disturbed	Strongly Presumed (057)	Chrysotile	(3) Very low	-	Remove
Premier house	2nd Floor / 2.0	0001	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	16m ²	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
Premier house	2nd Floor / 2.1	0002	Board panel to doors	Board	Unsealed	Low Damage	4no.	Occasionally likely to be disturbed	Identified	Amosite	(7) Medium	-	Remove
Premier house	2nd Floor / 2.1	0003	Composite putty to ducting	Well Bound Material	Surface Sealed	Low Damage	3lm	Occasionally likely to be disturbed	Identified	Chrysotile	(4) Very low	-	Remove
Premier house	2nd Floor / 2.2	0005	Composite putty to ducting	Well Bound Material	Surface Sealed	Low Damage	2lm	Occasionally likely to be disturbed	Strongly Presumed (003)	Chrysotile	(4) Very low	-	Remove
Premier house	2nd Floor / 2.3	0006	Composite putty to ducting	Well Bound Material	Surface Sealed	Low Damage	3lm	Occasionally likely to be disturbed	Strongly Presumed (003)	Chrysotile	(4) Very low	-	Remove
Premier house	2nd Floor / 2.5	0008	Board panel to doors	Board	Unsealed	Low Damage	5no.	Occasionally likely to be disturbed	Strongly Presumed (002)	Amosite	(7) Medium	-	Remove
Premier house	2nd Floor / 2.6	0009	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	3m ²	Occasionally likely to be disturbed	Strongly Presumed (001)	Amosite	(6) Low	-	Remove
Premier house	2nd Floor / 2.7	0011	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	3m ²	Occasionally likely to be disturbed	Strongly Presumed (001)	Amosite	(6) Low	-	Remove
Premier house	2nd Floor / 2.8	0012	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	12m ²	Occasionally likely to be disturbed	Strongly Presumed (001)	Amosite	(6) Low	-	Remove
Premier house	2nd Floor / 2.9	0013	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	9m ²	Occasionally likely to be disturbed	Strongly Presumed (001)	Amosite	(6) Low	-	Remove
Premier house	2nd Floor / 2.10	0014	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	9m ²	Occasionally likely to be disturbed	Strongly Presumed (001)	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
Premier house	2nd Floor / 2.11	0015	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	9m ²	Occasionally likely to be disturbed	Strongly Presumed (001)	Amosite	(6) Low	-	Remove
Premier house	2nd Floor / 2.12	0016	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	4m ²	Occasionally likely to be disturbed	Strongly Presumed (001)	Amosite	(6) Low	-	Remove
Premier house	2nd Floor / 2.13	0017	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	6m ²	Occasionally likely to be disturbed	Strongly Presumed (001)	Amosite	(6) Low	-	Remove
Premier house	2nd Floor / 2.15	0019	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	26m ²	Occasionally likely to be disturbed	Strongly Presumed (001)	Amosite	(6) Low	-	Remove
Premier house	2nd Floor / 2.16	0020	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	3m ²	Occasionally likely to be disturbed	Strongly Presumed (001)	Amosite	(6) Low	-	Remove
Premier house	2nd Floor / 2.17	0021	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	2m ²	Occasionally likely to be disturbed	Strongly Presumed (001)	Amosite	(6) Low	-	Remove
Premier house	2nd Floor / 2.18	0023	Composite putty to ducting	Well Bound Material	Surface Sealed	Low Damage	3lm	Occasionally likely to be disturbed	Strongly Presumed (003)	Chrysotile	(4) Very low	-	Remove
Premier house	2nd Floor / 2.19	0025	Board panel to doors	Board	Unsealed	Low Damage	1no.	Occasionally likely to be disturbed	Strongly Presumed (002)	Amosite	(7) Medium	-	Remove
Premier house	2nd Floor / 2.21	0026	Composite putty to ducting	Well Bound Material	Surface Sealed	Low Damage	2lm	Occasionally likely to be disturbed	Strongly Presumed (003)	Chrysotile	(4) Very low	-	Remove
Premier house	2nd Floor / 2.22	0029	Floor tiles and bitumen to floor	Vinyl Floor Tiles	Completely Sealed	Low Damage	8m ²	Occasionally likely to be disturbed	Identified	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
Premier house	2nd Floor / 2.22	0030	Composite putty to ducting	Well Bound Material	Surface Sealed	Low Damage	6m	Occasionally likely to be disturbed	Strongly Presumed (003)	Chrysotile	(4) Very low	-	Remove
Premier house	2nd Floor / 2.23	0031	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	12m ²	Occasionally likely to be disturbed	Strongly Presumed (001)	Amosite	(6) Low	-	Remove
Premier house	2nd Floor / 2.24	0032	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	4m ²	Occasionally likely to be disturbed	Strongly Presumed (001)	Amosite	(6) Low	-	Remove
Premier house	2nd Floor / 2.25	0033	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	6m ²	Occasionally likely to be disturbed	Strongly Presumed (001)	Amosite	(6) Low	-	Remove
Premier house	2nd Floor / 2.26	0034	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	48m ²	Occasionally likely to be disturbed	Strongly Presumed (001)	Amosite	(6) Low	-	Remove
Premier house	2nd Floor / 2.26	0035	Gaskets to pipes	Gaskets	Surface Sealed	Low Damage	3no.	Occasionally likely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Premier house	2nd Floor / 2.27	0036	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	14m ²	Occasionally likely to be disturbed	Identified	Amosite	(6) Low	-	Remove
Premier house	2nd Floor / 2.27	0037	Gaskets to pipes	Gaskets	Surface Sealed	Low Damage	3	Occasionally likely to be disturbed	Identified	Chrysotile	(5) Low	-	Remove
Premier house	2nd Floor / 2.28	0038	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	8m ²	Occasionally likely to be disturbed	Strongly Presumed (036)	Amosite	(6) Low	-	Remove
Premier house	2nd Floor / 2.29	0039	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	4m ²	Occasionally likely to be disturbed	Strongly Presumed (036)	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
Premier house	2nd Floor / 2.30	0040	Board walls below windows and behind heaters	Board	Surface Sealed	Low Damage	64m ²	Occasionally likely to be disturbed	Strongly Presumed (036)	Amosite	(6) Low	-	Remove
Premier house	2nd Floor / 2.30	0041	Board debris to floor	Board	Unsealed lagging and sprays	High Damage	1m ²	Routinely disturbed	Identified	Amosite	(10) High	-	Restrict access and remove

SECTION 5 - CONCLUSIONS AND ACTIONS

Asbestos Containing Materials and Specific Recommendations:

Fifty samples were taken on site, twenty-eight of which were confirmed to contain asbestos upon analysis. Fifty-three further assessments strongly presumed asbestos.

General Recommendations:

This was a refurbishment survey to all areas of the building.

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.

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
Premier house	External / E1	0086	Composite putty to screw holes in electric boxes	Well Bound Material	-	-	6m ²	-	Identified	No Asbestos Detected	
Premier house	External / E5	0092	Composite stairs nosing	Well Bound Material	-	-	16no.	-	Identified	No Asbestos Detected	
Premier house	External / E6	0094	Cement panels and debris to floor	Cement	-	-	1m ²	-	Identified	No Asbestos Detected	
Premier house	External / E6	0095	Bitumen packers under tanks	Bitumen	-	-	14lm	-	Identified	No Asbestos Detected	
Premier house	External / E8	0100	Cement panels around roof line	Cement	-	-	80m ²	-	Identified	No Asbestos Detected	
Premier house	External / E8	0101	Composite putty to doors	Well Bound Material	-	-	20lm	-	Identified	No Asbestos Detected	
Premier house	External / E8	0103	Bitumen felt to wall	Bitumen	-	-	80m ²	-	Identified	No Asbestos Detected	
Premier house	External / E8	0104	Bitumen felt to roof	Bitumen	-	-	120m ²	-	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	External / E8	0105	Cement pipe	Cement	-	-	1no.	-	Identified	No Asbestos Detected	
Premier house	External / E8	0106	Strawboard under felt to edge of roof	Board	-	-	80m²	-	Identified	No Asbestos Detected	
Premier house	External / Stairs 1	0110	Composite stairs nosing	Well Bound Material	-	-	80no.	-	Strongly Presumed (092)	No Asbestos Detected	continue down to entrance to hotel
Premier house	1st Floor / 1.2	0047	Floor tiles and bitumen to floor below units	Vinyl Floor Tiles	-	-	2lm	-	Identified	No Asbestos Detected	
Premier house	1st Floor / 1.4	0049	Floor tiles and bitumen to floor below units	Vinyl Floor Tiles	-	-	2lm	-	Strongly Presumed (047)	No Asbestos Detected	
Premier house	1st Floor / 1.6	0052	bitumen pad under sink	Bitumen	-	-	3no.	-	Identified	No Asbestos Detected	
Premier house	1st Floor / 1.13	0056	Composite stairs nosing	Well Bound Material	-	-	16no.	-	Identified	No Asbestos Detected	
Premier house	1st Floor / 1.18	0063	Bitumen pad under sink	Bitumen	-	-	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	1st Floor / 1.19	0065	Floor tiles and bitumen to floor below units	Vinyl Floor Tiles	-	-	3m ²	-	Strongly Presumed (047)	No Asbestos Detected	
Premier house	1st Floor / 1.22	0068	Floor tiles and bitumen to floor below units	Vinyl Floor Tiles	-	-	3m ²	-	Strongly Presumed (047)	No Asbestos Detected	
Premier house	1st Floor / 1.23	0069	Composite stairs nosing	Well Bound Material	-	-	16no.	-	Identified	No Asbestos Detected	
Premier house	1st Floor / 1.31	0080	Board breaching around window in double door	Board	-	-	2lm	-	Identified	No Asbestos Detected	
Premier house	1st Floor / 1.33	0084	Composite stairs nosing	Well Bound Material	-	-	16no.	-	Strongly Presumed (056)	No Asbestos Detected	
Premier house	2nd Floor / 2.2	0004	Floor tiles and bitumen to floor below units	Vinyl Floor Tiles	-	-	3lm	-	Identified	No Asbestos Detected	
Premier house	2nd Floor / 2.3	0007	Floor tiles and bitumen to floor below units	Vinyl Floor Tiles	-	-	1lm	-	Strongly Presumed (004)	No Asbestos Detected	
Premier house	2nd Floor / 2.6	0010	Bitumen pad under sink	Bitumen	-	-	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 / 2.14	0018	Composite stairs nosing	Well Bound Material	-	-	16no.	-	Identified	No Asbestos Detected	
Premier house	2nd Floor / 2.17	0022	Bitumen pad under sink	Bitumen	-	-	2no.	-	Identified	No Asbestos Detected	
Premier house	2nd Floor / 2.18	0024	Floor tiles and bitumen to floor below units	Vinyl Floor Tiles	-	-	2lm	-	Strongly Presumed (004)	No Asbestos Detected	
Premier house	2nd Floor / 2.21	0027	Floor tiles and bitumen to floor below units	Vinyl Floor Tiles	-	-	2lm	-	Strongly Presumed (004)	No Asbestos Detected	
Premier house	2nd Floor / 2.22	0028	Composite stairs nosing	Well Bound Material	-	-	18no.	-	Identified	No Asbestos Detected	
Premier house	2nd Floor / 2.30	0042	Gaskets to pipes	Gaskets	-	-	1no.	-	Identified	No Asbestos Detected	

APPENDIX B - MATERIAL ASSESSMENT RECORDS

Assessment details				Comments	Photograph
Building	Premier house	Floor/ room	2nd Floor / 2.0		
Assessment no.	0001	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	16m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	2nd Floor / 2.1		
Assessment no.	0002	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	4no.	Asbestos Type	Amosite		
Location/ position	Board panel to doors				
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	Premier house	Floor/ room	2nd Floor / 2.1		
Assessment no.	0003	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	3lm	Asbestos Type	Chrysotile		
Location/ position	Composite putty to ducting				
Surface treatment	Surface Sealed				
Product type	Well Bound Material				
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	
Building	Premier house	Floor/ room	2nd Floor / 2.2		
Assessment no.	0004	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Floor tiles and bitumen to floor below units				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	Premier house	Floor/ room	2nd Floor / 2.2		
Assessment no.	0005	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (003)	Condition	Low Damage		
Extent	2lm	Asbestos Type	Chrysotile		
Location/ position	Composite putty to ducting				
Surface treatment	Surface Sealed				
Product type	Well Bound Material				
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	Premier house	Floor/ room	2nd Floor / 2.3		
Assessment no.	0006	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (003)	Condition	Low Damage		
Extent	3lm	Asbestos Type	Chrysotile		
Location/ position	Composite putty to ducting				
Surface treatment	Surface Sealed				
Product type	Well Bound Material				
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	Premier house	Floor/ room	2nd Floor / 2.3		
Assessment no.	0007	Accessibility			
Material Risk					
Identification	Strongly Presumed (004)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Floor tiles and bitumen to floor below units				
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 / 2.5		
Assessment no.	0008	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (002)	Condition	Low Damage		
Extent	5no.	Asbestos Type	Amosite		
Location/ position	Board panel to doors				
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	
Building	Premier house	Floor/ room	2nd Floor / 2.6		
Assessment no.	0009	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	
Building	Premier house	Floor/ room	2nd Floor / 2.6		
Assessment no.	0010	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Bitumen pad under 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 / 2.7		
Assessment no.	0011	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	2nd Floor / 2.8		
Assessment no.	0012	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Low Damage		
Extent	12m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	2nd Floor / 2.9		
Assessment no.	0013	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Low Damage		
Extent	9m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	2nd Floor / 2.10		
Assessment no.	0014	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Low Damage		
Extent	9m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	2nd Floor / 2.11		
Assessment no.	0015	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Low Damage		
Extent	9m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	2nd Floor / 2.12		
Assessment no.	0016	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Low Damage		
Extent	4m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	2nd Floor / 2.13		
Assessment no.	0017	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Low Damage		
Extent	6m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	2nd Floor / 2.14		
Assessment no.	0018	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite stairs nosing				
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.	0019	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Low Damage		
Extent	26m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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					

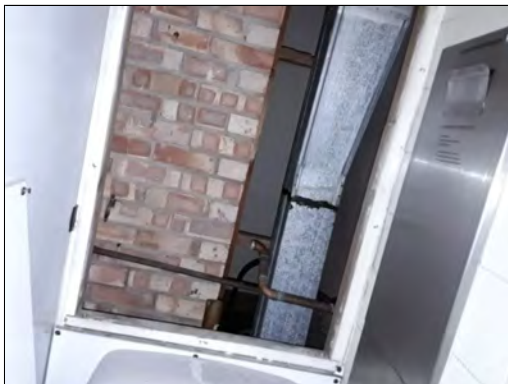
Assessment details				Comments	Photograph
Building	Premier house	Floor/ room	2nd Floor / 2.16		
Assessment no.	0020	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	2nd Floor / 2.17		
Assessment no.	0021	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Low Damage		
Extent	2m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	
Building	Premier house	Floor/ room	2nd Floor / 2.17		
Assessment no.	0022	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Bitumen pad under 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.	0023	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (003)	Condition	Low Damage		
Extent	3lm	Asbestos Type	Chrysotile		
Location/ position	Composite putty to ducting				
Surface treatment	Surface Sealed				
Product type	Well Bound Material				
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	Premier house	Floor/ room	2nd Floor / 2.18		
Assessment no.	0024	Accessibility			
Material Risk					
Identification	Strongly Presumed (004)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Floor tiles and bitumen to floor below units				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				



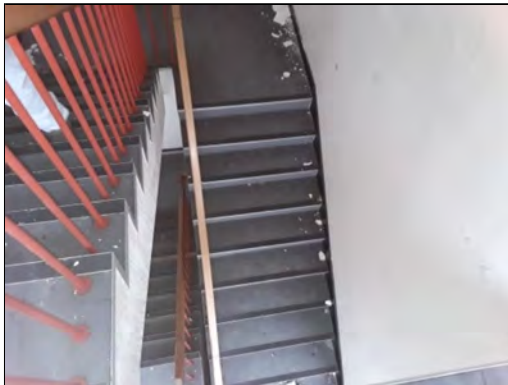
Assessment details				Comments	Photograph
Building	Premier house	Floor/ room	2nd Floor / 2.19		
Assessment no.	0025	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (002)	Condition	Low Damage		
Extent	1no.	Asbestos Type	Amosite		
Location/ position	Board panel to doors				
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	Premier house	Floor/ room	2nd Floor / 2.21		
Assessment no.	0026	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (003)	Condition	Low Damage		
Extent	2lm	Asbestos Type	Chrysotile		
Location/ position	Composite putty to ducting				
Surface treatment	Surface Sealed				
Product type	Well Bound Material				
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	Premier house	Floor/ room	2nd Floor / 2.21		
Assessment no.	0027	Accessibility			
Material Risk					
Identification	Strongly Presumed (004)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Floor tiles and bitumen to floor below units				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	Premier house	Floor/ room	2nd Floor / 2.22		
Assessment no.	0028	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite stairs nosing				
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.	0029	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	8m²	Asbestos Type	Chrysotile		
Location/ position	Floor tiles and bitumen 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	
Building	Premier house	Floor/ room	2nd Floor / 2.22		
Assessment no.	0030	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (003)	Condition	Low Damage		
Extent	6lm	Asbestos Type	Chrysotile		
Location/ position	Composite putty to ducting				
Surface treatment	Surface Sealed				
Product type	Well Bound Material				
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	Premier house	Floor/ room	2nd Floor / 2.23		
Assessment no.	0031	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Low Damage		
Extent	12m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	2nd Floor / 2.24		
Assessment no.	0032	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Low Damage		
Extent	4m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	2nd Floor / 2.25		
Assessment no.	0033	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Low Damage		
Extent	6m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	
Building	Premier house	Floor/ room	2nd Floor / 2.26		
Assessment no.	0034	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Low Damage		
Extent	48m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	2nd Floor / 2.26		
Assessment no.	0035	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	3no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets to pipes				
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	Premier house	Floor/ room	2nd Floor / 2.27		
Assessment no.	0036	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	14m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	2nd Floor / 2.27		
Assessment no.	0037	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	3	Asbestos Type	Chrysotile		
Location/ position	Gaskets to pipes				
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	Premier house	Floor/ room	2nd Floor / 2.28		
Assessment no.	0038	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (036)	Condition	Low Damage		
Extent	8m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	2nd Floor / 2.29		
Assessment no.	0039	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (036)	Condition	Low Damage		
Extent	4m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	
Building	Premier house	Floor/ room	2nd Floor / 2.30		
Assessment no.	0040	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (036)	Condition	Low Damage		
Extent	64m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	2nd Floor / 2.30		
Assessment no.	0041	Accessibility	Routinely disturbed		
Material Risk					
Identification	Identified	Condition	High Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Board debris to floor				
Surface treatment	Unsealed lagging and sprays				
Product type	Board				
Material risk	High	Material risk score	10		
Action	Restrict access and 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	
Building	Premier house	Floor/ room	2nd Floor / 2.30		
Assessment no.	0042	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Gaskets to pipes				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

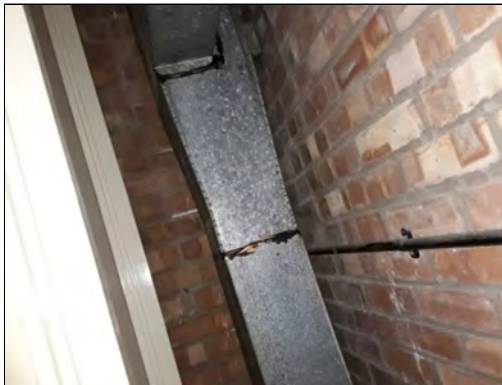
Assessment details				Comments	
Building	Premier house	Floor/ room	1st Floor / 1.0		
Assessment no.	0043	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	22m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	1st Floor / 1.1		
Assessment no.	0044	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	4no.	Asbestos Type	Amosite		
Location/ position	Board panel to doors				
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					

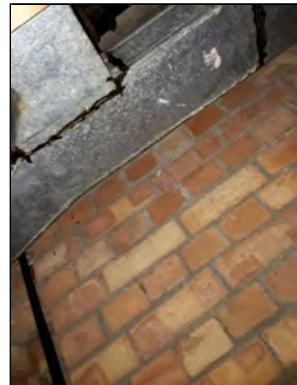
Assessment details				Comments	Photograph 
Building	Premier house	Floor/ room	1st Floor / 1.1		
Assessment no.	0045	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	3lm	Asbestos Type	Chrysotile		
Location/ position	Composite putty to ducting				
Surface treatment	Surface Sealed				
Product type	Well Bound Material				
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					

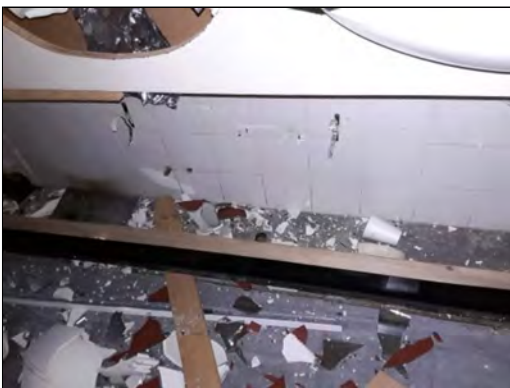
Assessment details				Comments	
Building	Premier house	Floor/ room	1st Floor / 1.2		
Assessment no.	0046	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (045)	Condition	Low Damage		
Extent	3lm	Asbestos Type	Chrysotile		
Location/ position	Composite putty to ducting				
Surface treatment	Surface Sealed				
Product type	Well Bound Material				
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					

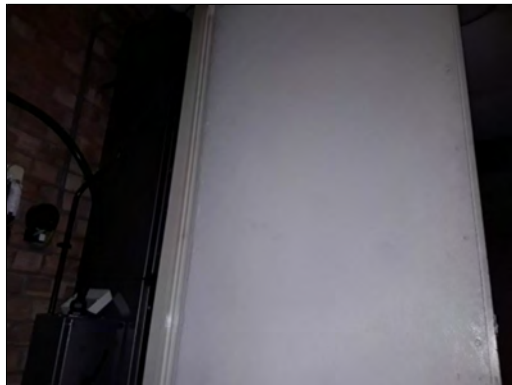
Assessment details				Comments	
Building	Premier house	Floor/ room	1st Floor / 1.2		
Assessment no.	0047	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Floor tiles and bitumen to floor below units				
Surface 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.	0048	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (045)	Condition	Low Damage		
Extent	3lm	Asbestos Type	Chrysotile		
Location/ position	Composite putty to ducting				
Surface treatment	Surface Sealed				
Product type	Well Bound Material				
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	Premier house	Floor/ room	1st Floor / 1.4		
Assessment no.	0049	Accessibility			
Material Risk					
Identification	Strongly Presumed (047)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Floor tiles and bitumen to floor below units				
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.	0050	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (044)	Condition	Low Damage		
Extent	5no.	Asbestos Type	Amosite		
Location/ position	Board panel to doors				
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	Premier house	Floor/ room	1st Floor / 1.6		
Assessment no.	0051	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (043)	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	
Building	Premier house	Floor/ room	1st Floor / 1.6		
Assessment no.	0052	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	bitumen pad under 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 / 1.7		
Assessment no.	0053	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (043)	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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					

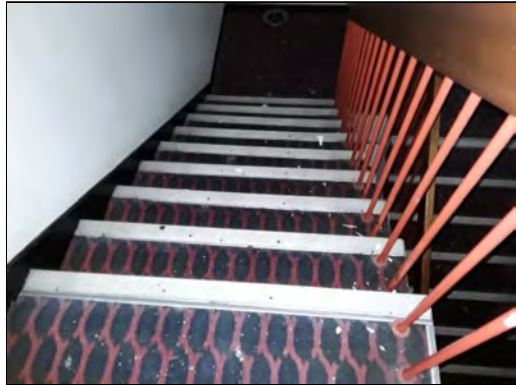
Assessment details				Comments	
Building	Premier house	Floor/ room	1st Floor / 1.8		
Assessment no.	0054	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (043)	Condition	Low Damage		
Extent	68m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	1st Floor / 1.11		
Assessment no.	0055	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (043)	Condition	Low Damage		
Extent	22m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	1st Floor / 1.13		
Assessment no.	0056	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite stairs nosing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	Premier house	Floor/ room	1st Floor / 1.13		
Assessment no.	0057	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	12m²	Asbestos Type	Chrysotile		
Location/ position	Floor tiles and bitumen 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	Premier house	Floor/ room	1st Floor / 1.14		
Assessment no.	0058	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (043)	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

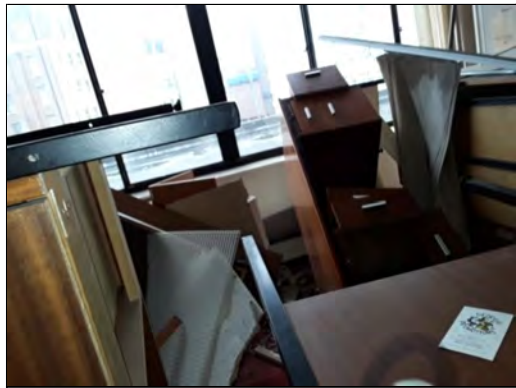
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	
Building	Premier house	Floor/ room	1st Floor / 1.15		
Assessment no.	0059	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (043)	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	
Building	Premier house	Floor/ room	1st Floor / 1.16		
Assessment no.	0060	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (043)	Condition	Low Damage		
Extent	68m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	
Building	Premier house	Floor/ room	1st Floor / 1.17		
Assessment no.	0061	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (043)	Condition	Low Damage		
Extent	12m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	1st Floor / 1.18		
Assessment no.	0062	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (043)	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	
Building	Premier house	Floor/ room	1st Floor / 1.18		
Assessment no.	0063	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Bitumen pad under 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.	0064	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (045)	Condition	Low Damage		
Extent	3lm	Asbestos Type	Chrysotile		
Location/ position	Composite putty to ducting				
Surface treatment	Surface Sealed				
Product type	Well Bound Material				
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	Premier house	Floor/ room	1st Floor / 1.19		
Assessment no.	0065	Accessibility			
Material Risk					
Identification	Strongly Presumed (047)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Floor tiles and bitumen to floor below units				
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.	0066	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (045)	Condition	Low Damage		
Extent	2lm	Asbestos Type	Chrysotile		
Location/ position	Composite putty to ducting				
Surface treatment	Surface Sealed				
Product type	Well Bound Material				
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	Premier house	Floor/ room	1st Floor / 1.22		
Assessment no.	0067	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (045)	Condition	Low Damage		
Extent	3lm	Asbestos Type	Chrysotile		
Location/ position	Composite putty to ducting				
Surface treatment	Surface Sealed				
Product type	Well Bound Material				
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	Premier house	Floor/ room	1st Floor / 1.22		
Assessment no.	0068	Accessibility			
Material Risk					
Identification	Strongly Presumed (047)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Floor tiles and bitumen to floor below units				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				



Assessment details				Comments	
Building	Premier house	Floor/ room	1st Floor / 1.23		
Assessment no.	0069	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite stairs nosing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	Premier house	Floor/ room	1st Floor / 1.23		
Assessment no.	0070	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (057)	Condition	Low Damage		
Extent	12m²	Asbestos Type	Chrysotile		
Location/ position	Floor tiles and bitumen 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	Premier house	Floor/ room	1st Floor / 1.23		
Assessment no.	0071	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (045)	Condition	Low Damage		
Extent	3lm	Asbestos Type	Chrysotile		
Location/ position	Composite putty to ducting				
Surface treatment	Surface Sealed				
Product type	Well Bound Material				
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	Premier house	Floor/ room	1st Floor / 1.24		
Assessment no.	0072	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	14m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	1st Floor / 1.25		
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 walls below windows and behind heaters				
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	Premier house	Floor/ room	1st Floor / 1.26		
Assessment no.	0074	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (072)	Condition	Low Damage		
Extent	10m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	1st Floor / 1.27		
Assessment no.	0075	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (072)	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	1st Floor / 1.28		
Assessment no.	0076	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (072)	Condition	Low Damage		
Extent	3m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				

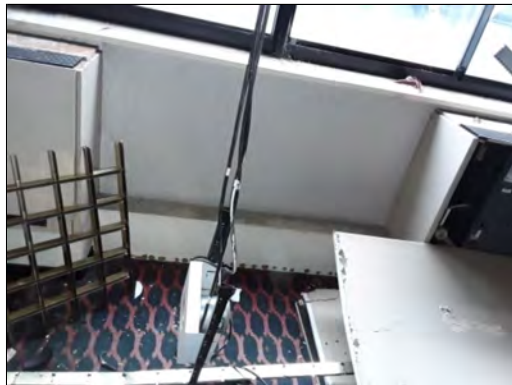
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Premier house	Floor/ room	1st Floor / 1.29		
Assessment no.	0077	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (072)	Condition	Low Damage		
Extent	12m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	
Building	Premier house	Floor/ room	1st Floor / 1.30		
Assessment no.	0078	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (072)	Condition	Low Damage		
Extent	48m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	1st Floor / 1.31		
Assessment no.	0079	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (072)	Condition	Low Damage		
Extent	36m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	1st Floor / 1.31		
Assessment no.	0080	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Board breaching around window in double 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 / 1.32		
Assessment no.	0081	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (072)	Condition	Medium Damage		
Extent	34m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Medium	Material risk score	7		
Action	Remove				

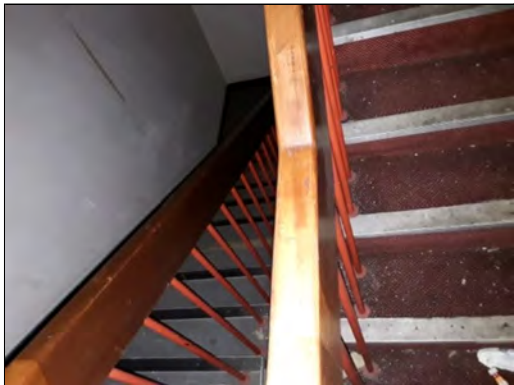
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph 
Building	Premier house	Floor/ room	1st Floor / 1.32		
Assessment no.	0082	Accessibility	Routinely disturbed		
Material Risk					
Identification	Identified	Condition	High Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Board debris to floor				
Surface treatment	Unsealed lagging and sprays				
Product type	Board				
Material risk	High	Material risk score	10		
Action	Restrict access and 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	1st Floor / 1.32		
Assessment no.	0083	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (072)	Condition	Low Damage		
Extent	48m²	Asbestos Type	Amosite		
Location/ position	Board walls below windows and behind heaters				
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	Premier house	Floor/ room	1st Floor / 1.33		
Assessment no.	0084	Accessibility			
Material Risk					
Identification	Strongly Presumed (056)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite stairs nosing				
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.	0085	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (057)	Condition	Low Damage		
Extent	12m²	Asbestos Type	Chrysotile		
Location/ position	Floor tiles and bitumen 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	
Building	Premier house	Floor/ room	External / E1		
Assessment no.	0086	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite putty to screw holes in electric boxes				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	Premier house	Floor/ room	External / E1		
Assessment no.	0087	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	3lm	Asbestos Type	Chrysotile		
Location/ position	Textiles seal around large metal ducting				
Surface treatment	Surface Sealed				
Product type	Textiles				
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	
Building	Premier house	Floor/ room	External / E1		
Assessment no.	0088	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	6lm	Asbestos Type	Chrysotile		
Location/ position	Textiles rops around viewing windows				
Surface treatment	Surface Sealed				
Product type	Textiles				
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					

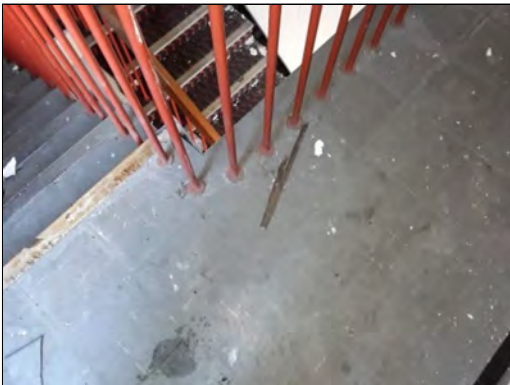
Assessment details				Comments	Photograph 
Building	Premier house	Floor/ room	External / E1		
Assessment no.	0089	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	6lm	Asbestos Type	Chrysotile		
Location/ position	Textiles rope to hatches				
Surface treatment	Surface Sealed				
Product type	Textiles				
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	Premier house	Floor/ room	External / E1		
Assessment no.	0090	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	50no.	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	Premier house	Floor/ room	External / E5		
Assessment no.	0091	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	12m²	Asbestos Type	Chrysotile		
Location/ position	Floor tiles and bitumen 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	
Building	Premier house	Floor/ room	External / E5		
Assessment no.	0092	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite stairs nosing				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	Premier house	Floor/ room	External / E6		
Assessment no.	0093	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	1m²	Asbestos Type	Amosite		
Location/ position	Board panels and debris to floor				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Restrict access and 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		
Assessment no.	0094	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Cement panels and debris to floor				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	Premier house	Floor/ room	External / E6		
Assessment no.	0095	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Bitumen packers under tanks				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	Premier house	Floor/ room	External / E7		
Assessment no.	0096	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2no.	Asbestos Type	Chrysotile		
Location/ position	Cement brake pads				
Surface treatment	Surface Sealed				
Product type	Cement				
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	
Building	Premier house	Floor/ room	External / E7		
Assessment no.	0097	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	3no.	Asbestos Type	Chrysotile		
Location/ position	Textiles flash guard				
Surface treatment	Surface Sealed				
Product type	Textiles				
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	
Building	Premier house	Floor/ room	External / E7		
Assessment no.	0098	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	3lm	Asbestos Type	Chrysotile		
Location/ position	Composite putty to electric boxes				
Surface treatment	Surface Sealed				
Product type	Well Bound Material				
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	Premier house	Floor/ room	External / E6		
Assessment no.	0099	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	1no.	Asbestos Type	Chrysotile		
Location/ position	Gasket to pipes				
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	
Building	Premier house	Floor/ room	External / E8		
Assessment no.	0100	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Cement panels around roof line				
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.	0101	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite putty to 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	External / E8		
Assessment no.	0102	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	26no.	Asbestos Type	Chrysotile		
Location/ position	Composite cowles				
Surface treatment	Surface Sealed				
Product type	Well Bound Material				
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	Premier house	Floor/ room	External / E8		
Assessment no.	0103	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Bitumen felt to wall				
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.	0104	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Bitumen felt to roof				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	Premier house	Floor/ room	External / E8		
Assessment no.	0105	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Cement pipe				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

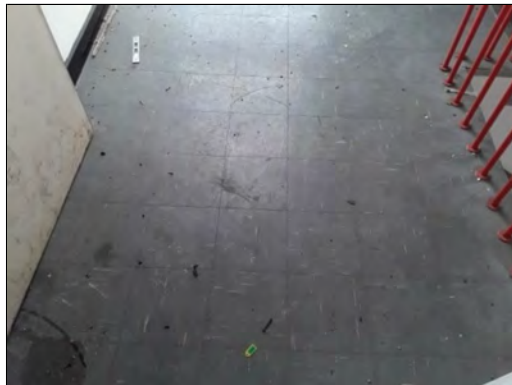
Assessment details				Comments	Photograph 
Building	Premier house	Floor/ room	External / E8		
Assessment no.	0106	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Strawboard under felt to edge 9f roof				
Surface 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.	0107	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	6no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets to pipes				
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	Premier house	Floor/ room	External / E8		
Assessment no.	0108	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	38no.	Asbestos Type	Chrysotile		
Location/ position	Gaskets to pipes in wall void				
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	Premier house	Floor/ room	External / Stairs 1	continue down to entrance to hotel	
Assessment no.	0109	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (091)	Condition	Low Damage		
Extent	80m²	Asbestos Type	Chrysotile		
Location/ position	Floor tiles and bitumen 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	Premier house	Floor/ room	External / Stairs 1	continue down to entrance to hotel	
Assessment no.	0110	Accessibility			
Material Risk					
Identification	Strongly Presumed (092)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Composite stairs nosing				
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	Ground Floor / Electric room	live electric equipment	
Assessment no.	0111	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	inaccessible				
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 / Stairs 1		
Assessment no.	0112	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	8m²	Asbestos Type	Amosite		
Location/ position	Board panels				
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					

APPENDIX C - CERTIFICATES OF BULK SAMPLE ANALYSIS



Analysis Report

Report Number: **J048245**

Issue Date: 05/02/2021

Private & Confidential:
Property Alliance Group Ltd
Alliance House
Westpoint Enterprise Park
Clarence Avenue
Trafford Park
Manchester
M17 1QS

Premises of Sample Origin:
Premier House
22 Deansgate
Manchester
M3 1PH

Analyst: Sally Sanderson

Sampled by: Alex Haywood

Date of Sample Receipt: 02/02/2021

Date of Analysis: 03/02/2021 -
04/02/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
1	CB002447	Board walls below windows and behind heaters	Amosite
2	CB002448	Board panel to doors	Amosite
3	CB002449	Composite putty to ducting	Chrysotile
4	CB002450	Floor tiles and bitumen to floor below units	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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Authorised Signatory:
Andrew Graham
Quality Manager

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Sampled by: Alex Haywood

Date of Sample Receipt: 02/02/2021

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04/02/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
10	CB002451	Bitumen pad under sink	NAD
18	CB002452	Composite stairs nosing	NAD
22	CB002453	Bitumen pad under sink	NAD
28	CB002455	Composite stairs nosing	NAD

Notes:

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Sampled by: Alex Haywood

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Date of Analysis: 03/02/2021 -
04/02/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
29	CB002456	Floor tiles and bitumen to floor	Chrysotile (In adhesive only)
35	CB002457	Gaskets to pipes	Chrysotile
36	CB002458	Board walls below windows and behind heaters	Amosite
37	CB002459	Gaskets to pipes	Chrysotile

Notes:

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Sampled by: Alex Haywood

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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
41	CB002460	Board debris to floor	Amosite
42	CB002461	Gaskets to pipes	NAD
43	CB002462	Board walls below windows and behind heaters	Amosite
44	CB002463	Board panel to doors	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: Alex Haywood

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04/02/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
45	CB002464	Composite putty to ducting	Chrysotile
47	CB002465	Floor tiles and bitumen to floor below units	NAD
52	CB002466	bitumen pad under sink	NAD
56	CB002467	Composite stairs nosing	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: Alex Haywood

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04/02/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
57	CB002468	Floor tiles and bitumen to floor	Chrysotile (In tile and adhesive)
63	CB002469	Bitumen pad under sink	NAD
69	CB002470	Composite stairs nosing	NAD
72	CB002471	Board walls below windows and behind heaters	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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Analyst: Sally Sanderson

Sampled by: Alex Haywood

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Date of Analysis: 03/02/2021 -
04/02/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
80	CB002472	Board breading around window in double door	NAD
82	CB002473	Board debris to floor	Amosite
86	CB002474	Composite putty to screw holes in electric boxes	NAD
87	CB002475	Textiles seal around 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.

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Analyst: Sally Sanderson

Sampled by: Alex Haywood

Date of Sample Receipt: 02/02/2021

Date of Analysis: 03/02/2021 -
04/02/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
88	CB002476	Textiles rops around viewing windows	Chrysotile
89	CB002477	Textiles rope to hatches	Chrysotile
90	CB002478	Gaskets to pipework	Chrysotile
91	CB002479	Floor tiles and bitumen to floor	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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Analyst: Sally Sanderson

Sampled by: Alex Haywood

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04/02/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
92	CB002480	Composite stairs nosing	NAD
93	CB002481	Board panels and debris to floor	Amosite
94	CB002482	Cement panels and debris to floor	NAD
95	CB002483	Bitumen packers under tanks	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: Alex Haywood

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Date of Analysis: 03/02/2021 -
04/02/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
96	CB002484	Cement brake pads	Chrysotile
97	CB002485	Textiles flash guard	Chrysotile
98	CB002486	Composite putty to electric boxes	Chrysotile
99	CB002487	Gasket to pipes	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: Sally Sanderson

Sampled by: Alex Haywood

Date of Sample Receipt: 02/02/2021

Date of Analysis: 03/02/2021 -
04/02/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
100	CB002488	Cement panels around roof line	NAD
101	CB002489	Composite putty to doors	NAD
102	CB002490	Composite cowles	Chrysotile
103	CB002491	Bitumen felt to 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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Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
104	CB002492	Bitumen felt to roof	NAD
105	CB002493	Cement pipe	NAD
106	CB002494	Strawboard under felt to edge 9f roof	NAD
107	CB002495	Gaskets to pipes	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

This report may only be replicated in its entirety. Copies of this report are held by Eton Environmental Group Ltd.



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

Certificate of Analysis	Issue No: 7	Form 103	Issue Date: 20/02/17	Issue by: Quality Manager
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Analysis Report

Report Number: **J048245**

Issue Date: 05/02/2021

Private & Confidential:
Property Alliance Group Ltd
Alliance House
Westpoint Enterprise Park
Clarence Avenue
Trafford Park
Manchester
M17 1QS

Premises of Sample Origin:
Premier House
22 Deansgate
Manchester
M3 1PH

Analyst: Sally Sanderson

Sampled by: Alex Haywood

Date of Sample Receipt: 02/02/2021

Date of Analysis: 03/02/2021 -
04/02/2021

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
108	CB002496	Gaskets to pipes in wall void	Chrysotile
112	CB002497	Board panels	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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Certificate of Analysis	Issue No: 7	Form 103	Issue Date: 20/02/17	Issue by: Quality Manager
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APPENDIX D - GENERAL OBSERVATIONS

Building	Room no.	Description	Comments
Premier house	E1	External – E1	Ceiling concrete, walls concrete, metal and copper pipes, aluminium and MMMF lagging, 2x boilers metal cylinder, electric boxes, floor concrete
Premier house	E2	External – E2	Ceiling concrete, walls concrete and brick, timber door, floor concrete
Premier house	E3	External – E3	Ceiling concrete, walls concrete and brick, timber door, floor concrete
Premier house	E4	External – E4	Ceiling concrete, walls concrete and brick, timber door, floor concrete
Premier house	E5	External – E5	Ceiling concrete, walls concrete and brick, timber door, floor concrete
Premier house	E6	External – E6	Ceiling concrete, walls concrete and brick, timber door, floor concrete, metal tank, metal pipe
Premier house	E7	External – E7	Ceiling concrete, walls concrete and brick, timber door, floor concrete
Premier house	E8	External – E8	walls concrete with cement panels, timber doors and windows, metal pipes, MMMF lagging, composite cowls, aluminium ducting and plant.,
Premier house	Stairs 1	External – Stairs 1	Ceiling concrete, walls concrete and brick, timber door, floor concrete
Premier house	electric hall	Ground Floor – Electric hall	Ceiling concrete, walls concrete and brick, timber door, metal pipes, floor concrete
Premier house	Electric room	Ground Floor – Electric room	Ceiling concrete, walls concrete and brick, timber door, modern electric intake, floor concrete
Premier house	1.0	1st Floor – 1.0	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cast iron pipes, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.1	1st Floor – 1.1	Ceiling concrete, walls brick, timber door and frame, metal ducting, floor concrete

Premier house	1.10	1st Floor – 1.10	Ceiling concrete with suspended plasterboard and ceiling tiles, walls plasterboard stud, timber door and frame, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.11	1st Floor – 1.11	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.12	1st Floor – 1.12	Ceiling concrete with suspended plasterboard and ceiling tiles, walls plasterboard stud, timber door and frame, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.13	1st Floor – 1.13	Ceiling concrete with suspended plasterboard and ceiling tiles, walls plasterboard stud, timber door and frame, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.14	1st Floor – 1.14	Ceiling concrete with suspended plasterboard, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.15	1st Floor – 1.15	Ceiling concrete with suspended ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering lino, floor concrete , timber units and worktops
Premier house	1.16	1st Floor – 1.16	Ceiling concrete with suspended ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.17	1st Floor – 1.17	Ceiling concrete with suspended ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.18	1st Floor – 1.18	Ceiling concrete with suspended ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering lino, floor concrete , timber units and worktops
Premier house	1.19	1st Floor – 1.19	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipe, timber panels , timber skirting boards, floor covering lino, floor concrete, copper pipes

Premier house	1.2	1st Floor – 1.2	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipe, timber panels , timber skirting boards, floor covering lino, floor concrete, copper pipes
Premier house	1.20	1st Floor – 1.20	Ceiling concrete, walls brick, timber door and frame, metal ducting, floor concrete, electric boxes
Premier house	1.21	1st Floor – 1.21	Ceiling concrete, walls plaster on brick, timber door and frame, metal ducting, floor covering quarry tiles, floor concrete, timber boxing, metal pipes
Premier house	1.22	1st Floor – 1.22	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipe, timber panels , timber skirting boards, floor covering lino, floor concrete, copper pipes
Premier house	1.23	1st Floor – 1.23	Ceiling concrete with suspended plasterboard and ceiling tiles, walls plasterboard stud, timber door and frame, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.24	1st Floor – 1.24	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes,metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.25	1st Floor – 1.25	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.26	1st Floor – 1.26	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.27	1st Floor – 1.27	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.28	1st Floor – 1.28	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.29	1st Floor – 1.29	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete

Premier house	1.3	1st Floor – 1.3	Ceiling concrete, walls plaster on brick, timber door and frame, metal ducting, floor covering quarry tiles, floor concrete, timber boxing, metal pipes
Premier house	1.30	1st Floor – 1.30	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.31	1st Floor – 1.31	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.32	1st Floor – 1.32	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.33	1st Floor – 1.33	Ceiling concrete with suspended plasterboard and ceiling tiles, walls plasterboard stud, timber door and frame, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.34	1st Floor – 1.34	Ceiling concrete with suspended plasterboard and modern suspended ceiling tiles, walls plasterboard stud, timber door and frame, timber boxings, timber skirting boards, floor covering carpet, floor concrete, metal pipes.
Premier house	1.5	1st Floor – 1.4	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipe, timber panels , timber skirting boards, floor covering lino, floor concrete, copper pipes
Premier house	1.5	1st Floor – 1.5	Ceiling concrete, walls brick, timber door and frame, metal ducting, floor concrete
Premier house	1.6	1st Floor – 1.6	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes,metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.7	1st Floor – 1.7	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes,metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	1.8	1st Floor – 1.8	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes,metal storage heaters with modern MMMF lining, timber skirting boards, floor covering

			carpet, floor concrete
Premier house	1.9	1st Floor – 1.9	Ceiling concrete with suspended plasterboard and ceiling tiles, walls plasterboard stud, timber door and frame, timber skirting boards, floor covering carpet, floor concrete
Premier house	2.0	2nd Floor – 2.0	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	2.1	2nd Floor – 2.1	Ceiling concrete, walls brick, timber door and frame, metal ducting, floor concrete
Premier house	2.10	2nd Floor – 2.10	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	2.11	2nd Floor – 2.11	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	2.12	2nd Floor – 2.12	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	2.13	2nd Floor – 2.13	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	2.14	2nd Floor – 2.14	Ceiling concrete , walls plaster on concrete and plasterboard stud, timber door and frame, timber boxing, cask iron pipe, timber skirting boards, floor covering carpet, floor concrete , concrete stairs
Premier house	2.15	2nd Floor – 2.15	Ceiling concrete with suspended plasterboard, walls board and plasterboard stud, timber door and frame, timber boxings, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete, metal pipes, concrete wall and timber door and frame.
Premier house	2.16	2nd Floor – 2.16	Ceiling concrete with suspended plasterboard, walls board and plasterboard stud, timber door and frame, timber boxings, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete, metal pipes.

Premier house	2.17	2nd Floor – 2.17	Ceiling concrete with suspended plasterboard, walls board and plasterboard stud, timber door and frame, timber boxings, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering lino, floor concrete, metal pipes, timber units and worktops
Premier house	2.18	2nd Floor – 2.18	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipe, timber panels , timber skirting boards, floor covering lino, floor concrete, copper pipes
Premier house	2.19	2nd Floor – 2.19	Ceiling concrete, walls brick, timber door and frame, metal ducting, floor concrete, metal and cask iron, rubber gaskets
Premier house	2.2	2nd Floor – 2.2	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipe, timber panels , timber skirting boards, floor covering lino, floor concrete, copper pipes
Premier house	2.20	2nd Floor – 2.20	Ceiling concrete with suspended plasterboard ceiling, walls brick, timber door and frame, metal ducting, floor covering quarry tiles, floor concrete, metal and cask iron, rubber gaskets
Premier house	2.21	2nd Floor – 2.21	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipe, timber panels , timber skirting boards, floor covering lino, floor concrete, copper pipes
Premier house	2.22	2nd Floor – 2.22	Ceiling concrete , walls plaster on concrete and plasterboard stud, timber door and frame, timber boxing, cask iron pipe, timber skirting boards, floor covering carpet, floor concrete , concrete stairs
Premier house	2.23	2nd Floor – 2.23	Ceiling concrete with suspended plasterboard, walls board and plasterboard stud, timber door and frame, timber boxings, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete, metal pipes.
Premier house	2.24	2nd Floor – 2.24	Ceiling concrete with suspended plasterboard, walls board and plasterboard stud, timber door and frame, timber boxings, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete, metal pipes.
Premier house	2.25	2nd Floor – 2.25	Ceiling concrete with suspended plasterboard, walls board and plasterboard stud, timber door and frame, timber boxings, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete, metal pipes.
Premier house	2.26	2nd Floor – 2.26	Ceiling concrete with suspended plasterboard, walls board and plasterboard stud, timber door and frame, timber boxings, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete, metal pipes.
Premier house	2.27	2nd Floor – 2.27	Ceiling concrete with suspended plasterboard, walls board and plasterboard stud, timber door and frame, timber boxings, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete, metal pipes.

Premier house	2.28	2nd Floor – 2.28	Ceiling concrete with suspended plasterboard, walls board and plasterboard stud, timber door and frame, timber boxings, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete, metal pipes.
Premier house	2.29	2nd Floor – 2.29	Ceiling concrete with suspended plasterboard, walls board and plasterboard stud, timber door and frame, timber boxings, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete, metal pipes.
Premier house	2.3	2nd Floor – 2.3	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipe, timber panels , timber skirting boards, floor covering lino, floor concrete, copper pipes
Premier house	2.30	2nd Floor – 2.30	Ceiling concrete with suspended plasterboard, walls board and plasterboard stud, timber door and frame, timber boxings, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete, metal pipes.
Premier house	2.31	2nd Floor – 2.31	Ceiling concrete with suspended plasterboard and modern suspended ceiling tiles, walls plasterboard stud, timber door and frame, timber boxings, timber skirting boards, floor covering carpet, floor concrete, metal pipes.
Premier house	2.4	2nd Floor – 2.4	Ceiling concrete, walls plaster on brick, timber door and frame, metal ducting, floor covering quarry tiles, floor concrete, timber boxing, metal pipes
Premier house	2.5	2nd Floor – 2.5	Ceiling concrete, walls brick, timber door and frame, metal ducting, floor concrete, metal and cask iron, rubber gaskets
Premier house	2.6	2nd Floor – 2.6	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering lino, floor concrete
Premier house	2.7	2nd Floor – 2.7	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings with cask iron pipes, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	2.8	2nd Floor – 2.8	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete
Premier house	2.9	2nd Floor – 2.9	Ceiling concrete with suspended plasterboard and ceiling tiles, walls board and plasterboard stud, timber door and frame, timber boxings, metal storage heaters with modern MMMF lining, timber skirting boards, floor covering carpet, floor concrete

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

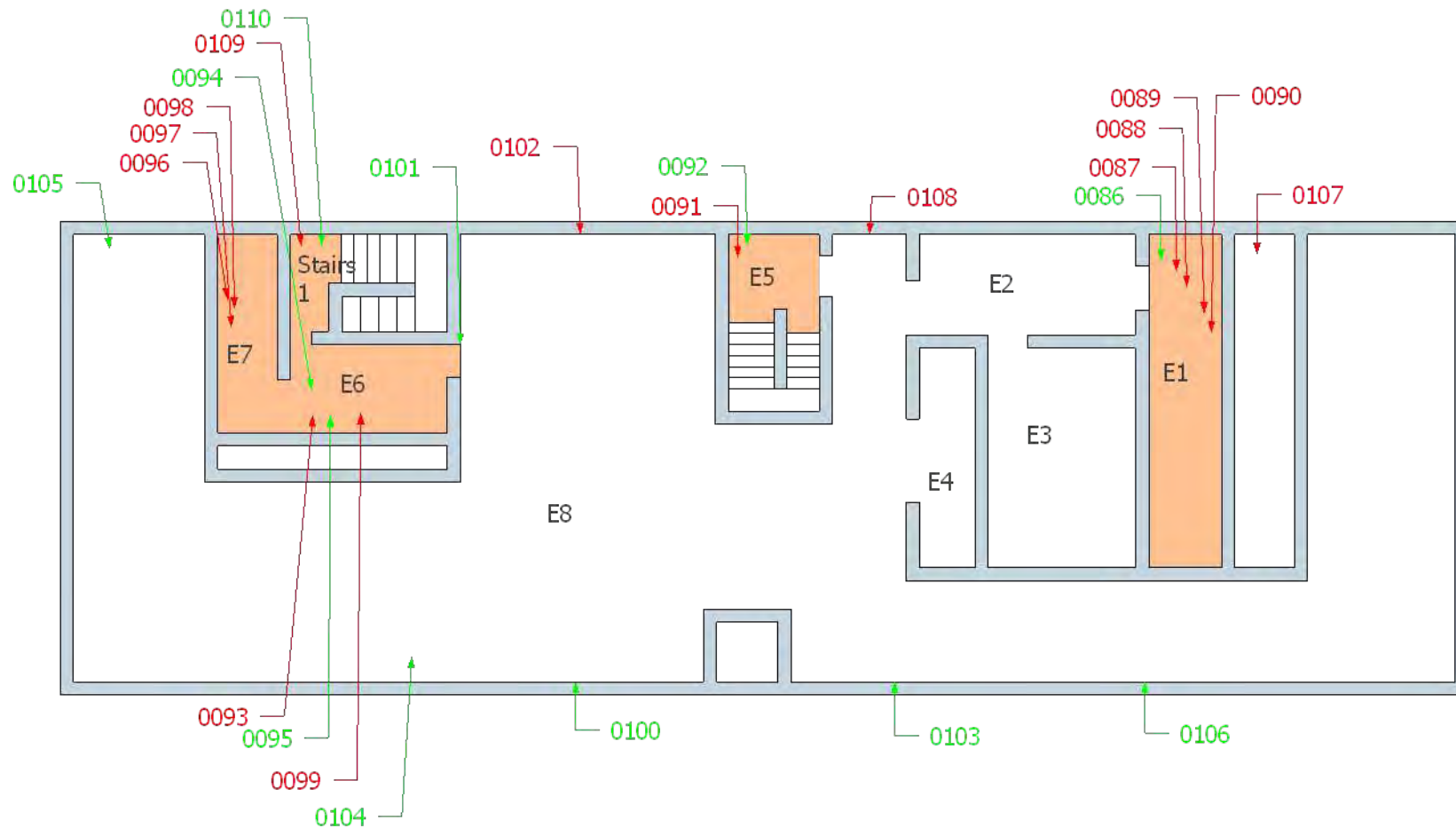
Survey reference:
J048245

Survey date:
January 2021

Building:
Main

Floor:
Roof

Site address:
Premier House,
22 Deansgate,
Manchester,
M3 1PH



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

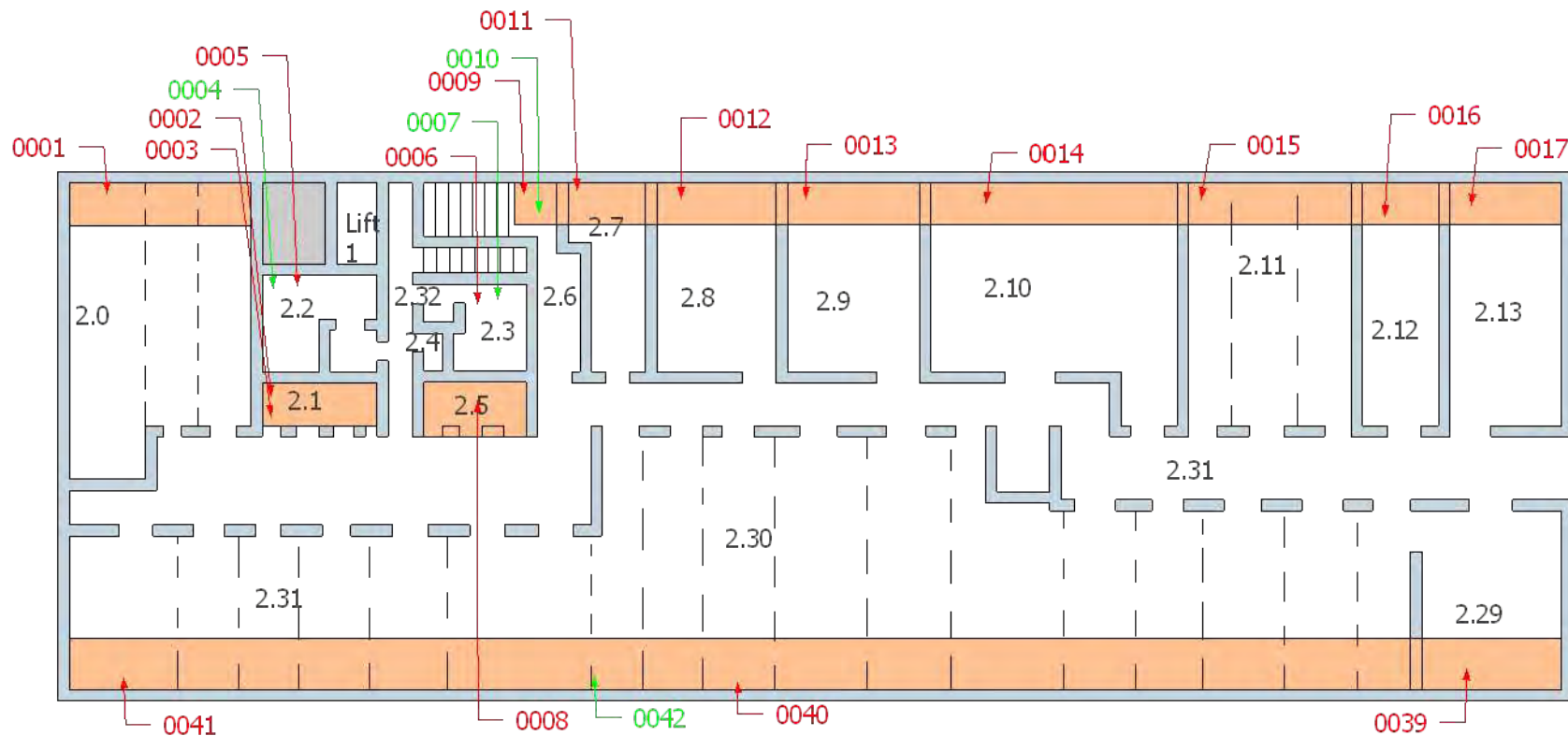
Survey reference:
J048245

Survey date:
January 2021

Building:
Main

Floor:
Second Part 1

Site address:
Premier House,
22 Deansgate,
Manchester,
M3 1PH



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

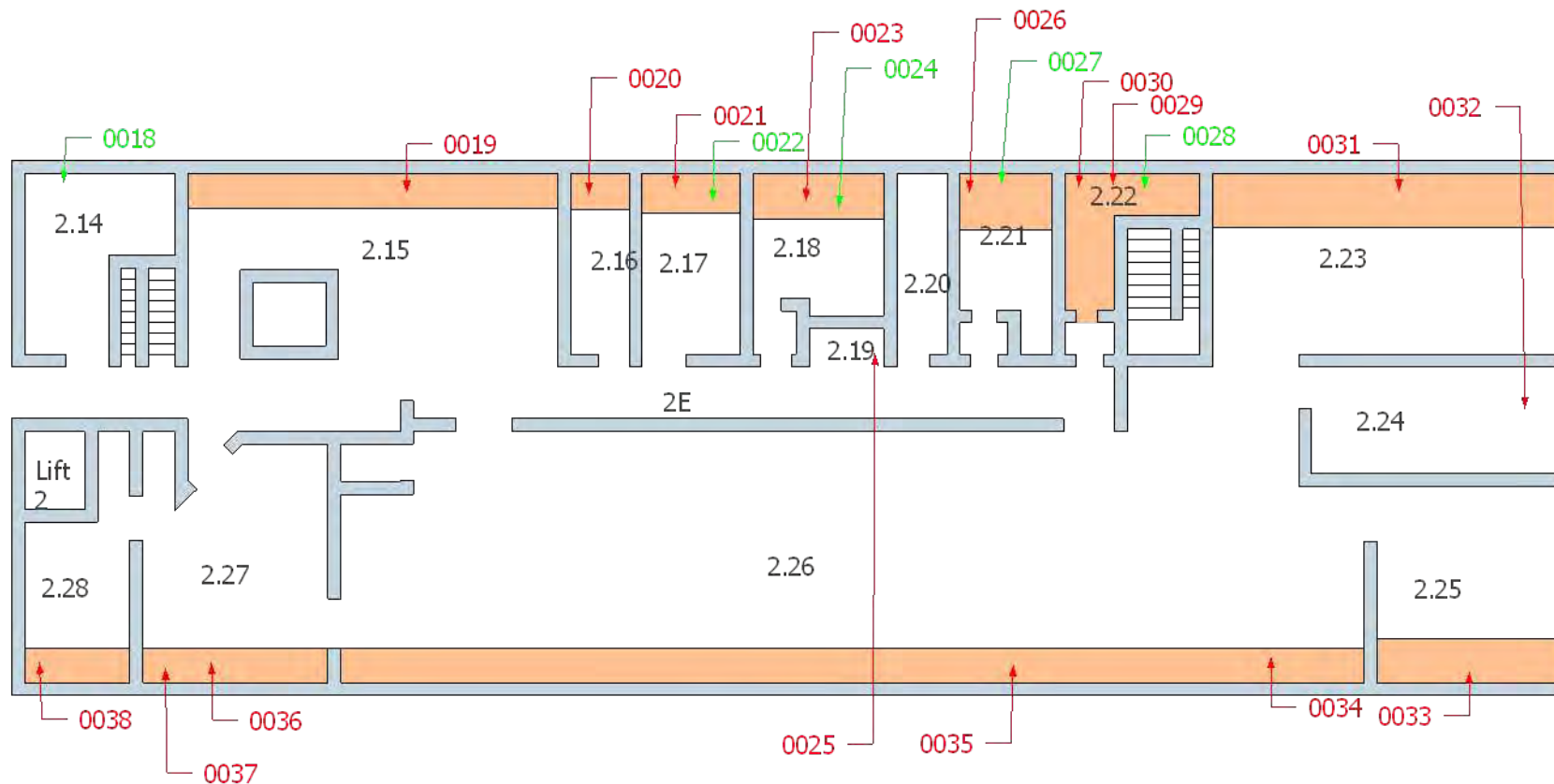
Survey reference:
J048245

Survey date:
January 2021

Building:
Main

Floor:
Second Part 2

Site address:
Premier House,
22 Deansgate,
Manchester,
M3 1PH



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

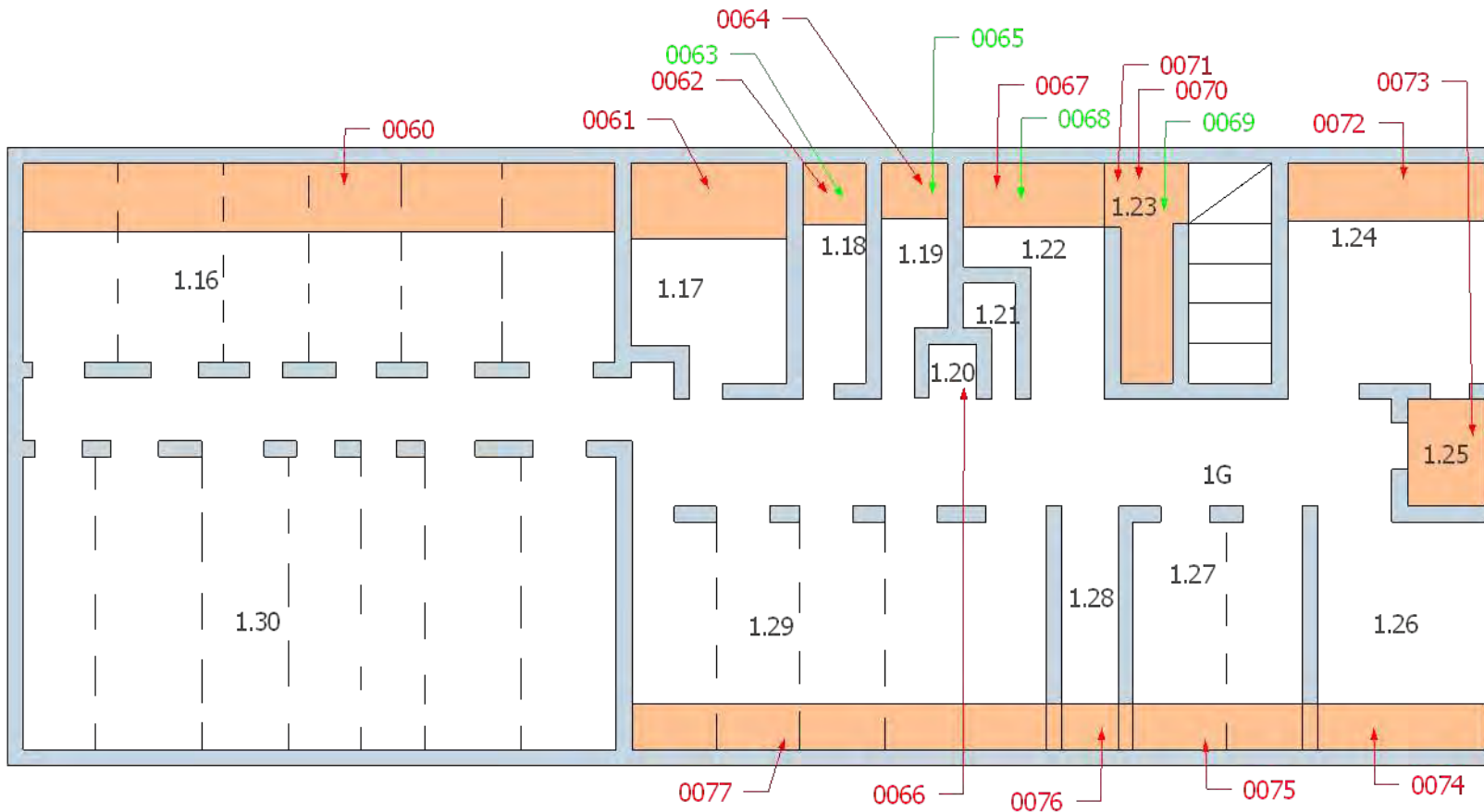
Survey reference:
J048245

Survey date:
January 2021

Building:
Main

Floor:
First Part 1

Site address:
Premier House,
22 Deansgate,
Manchester,
M3 1PH



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

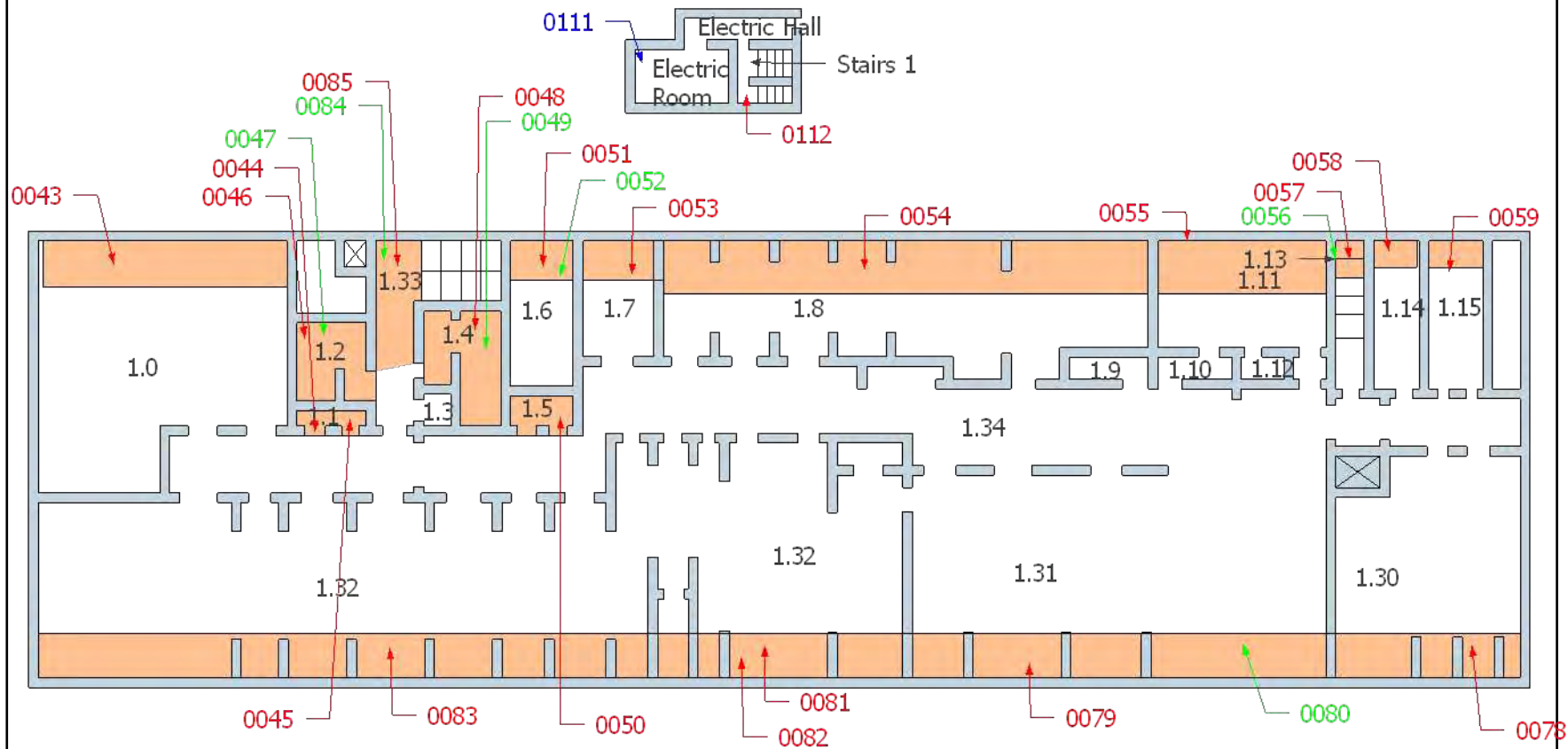
Survey reference:
J048245

Survey date:
January 2021

Building:
Main

Floor:
First Part 2

Site address:
Premier House,
22 Deansgate,
Manchester,
M3 1PH



End of report