



Bluestone Surveys

BAT PRELIMINARY ROOST ASSESSMENT (PRA)

67 Sutcliffe Avenue, Earley, RG6 7JN

Inspection Date: 11 November 2025 (12:50pm)

1. Introduction

This report provides a Preliminary Roost Assessment (PRA) in accordance with CIEEM guidance to assess the potential for bats to roost within the property.

2. Legislation

All bat species in the UK are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. It is an offence to kill, injure or disturb bats or damage or destroy a roost. Roosts are protected whether bats are present or not.

3. Survey Methodology

A daytime inspection was undertaken including full internal inspection of the loft space (accessible) and external inspection of the building.

4. Bat Ecology

Bats commonly roost in roof voids, gaps beneath tiles, behind fascia boards and within brickwork crevices. Pipistrelles favour tight crevices while brown long-eared bats favour loft voids.

5. Site Description

The property is a semi-detached dwelling within a suburban setting with no nearby trees or significant ecological features.

6. Internal Inspection Findings

No evidence of bats was observed. No droppings, staining, feeding remains or roosting features were identified.

7. External Inspection Findings

No significant gaps or access points suitable for bats were identified.

8. Assessment of Roost Potential

In accordance with Bat Conservation Trust guidance, the building is assessed as having NEGLIGIBLE bat roost potential.

9. Conclusion

No evidence of bats was found during the inspection. No further surveys are required.

10. Recommendations

A precautionary approach should be adopted during works. If bats are encountered, works should cease and advice sought.

PHOTO EVIDENCE





11. Surveyor Competency Statement

The Preliminary Roost Assessment (PRA) was undertaken by an experienced built-environment professional in accordance with CIEEM and Bat Conservation Trust guidance.