

**Intersurgical Ltd,
Molly Millar's Bridge**

**Prepared for
Intersurgical Ltd**



**by
Stuart Michael Associates Limited**

June 2025



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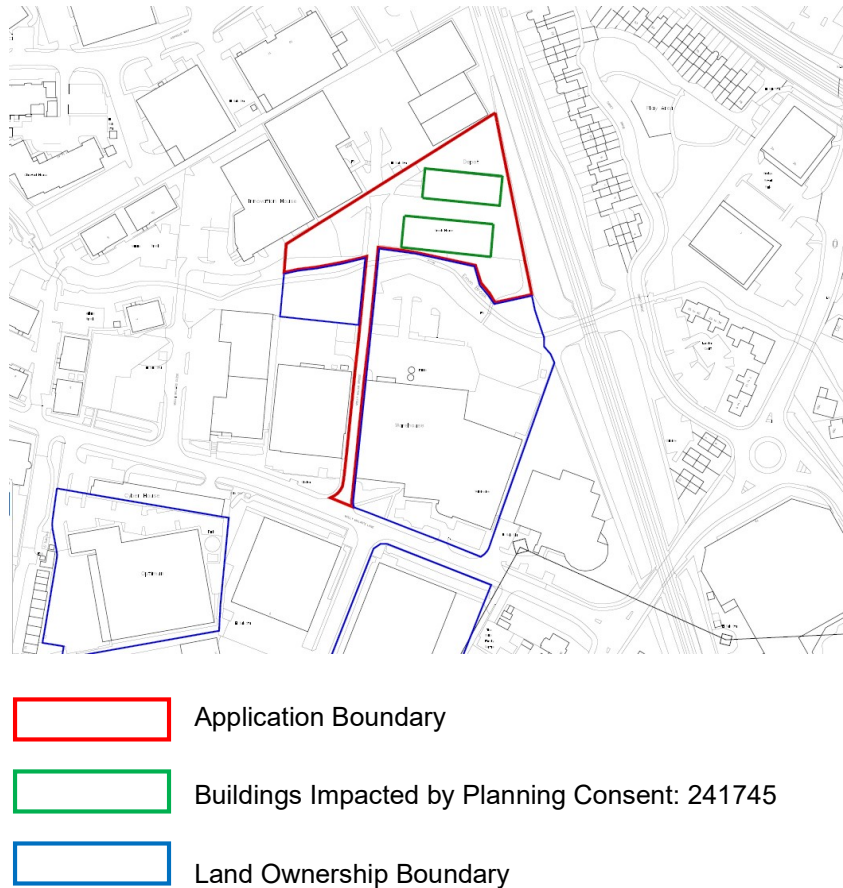
- Drawing 7351.001** **Construction Measures Plan**
- Drawing 7351.002** **Construction Autotrack Swept Paths**

1.0 INTRODUCTION

- 1.1 Stuart Michael Associates Limited (SMA) has been appointed by Intersurgical Ltd to develop a Construction Management Plan (CMP) to discharge Condition 5 of the planning consent for the development at Brook House, Molly Millars Bridge, Wokingham, RG41 2WY (Wokingham Borough Council (WBC) planning ref: 241745).

Figure 1.1 illustrates the site location.

Figure 1.1 – Site Location Plan



- 1.2 WBC granted full planning consent for a full planning application for the erection of a link extension along with the erection of warehouse extension (Sui Generis Mixed Use B2/B8); the erection of 3 silos; the reconfiguration of the site entrance path; and external alterations to existing buildings and associated parking. **Appendix A** includes a copy of the site masterplan.
- 1.3 The site is currently occupied by Intersurgical Ltd. The site is surrounded by business units and is approximately 860m south west of Wokingham town centre. Wokingham Railway Station is approximately 1.3km north of the site. Existing vehicle and pedestrian access to the site is from Molly Millar's Lane.

- 1.4 As part of the planning consent a CMP has been requested by WBC. This CMP will be adhered to and implemented throughout the construction period in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
- 1.5 Condition 5 of the planning consent requests that:

5. Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement/plan shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials (including times, these should be in line with permitted hours of work);
- iii) storage of plant and materials used in constructing of the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, (where appropriate);
- v) wheel washing facilities and an area cleaning regime;
- vi) measures to control the emission of noise, dust, and dirt during construction;
- vii) method of recycling/disposing of waste resulting from demolition and construction works;
- viii) details of pest control measures if required; and
- ix) asbestos survey results and if present a safe removal and disposal plan to be submitted.

Reason: In the interests of highway safety and convenience and neighbour amenities.

- 1.6 This CMP has been prepared to demonstrate that the Developer and or their Agents are aware of their roles, duties and responsibilities with respect to the Construction (Design Management) Regulation 2015 and in particular Part 3 Regulation 8 General duties. Construction will be undertaken in a manner that secures the health and safety of any person affected by the project.

2.0 CONSTRUCTION METHOD STATEMENT

- 2.1 As stated this report has been prepared to support the erection of a link extension along with the erection of warehouse extension (Sui Generis Mixed Use B2/B8); the erection of 3 silos; the reconfiguration of the site entrance path; and external alterations to existing buildings and associated parking.
- 2.2 This statement has been developed by SMA and will be adopted by the Main Works Contractor. Any revisions to this plan shall be agreed, approved by the Build Director and recorded. This Statement shall be a live document, which shall be continuously reviewed to take into account additional environmental information encountered during the detailed design and construction phase. It shall allow for the inclusion of any further conditions and amendments that arise from the granting of consents or legitimate concerns of Third Parties.
- 2.3 All personnel and sub-contractors working on the project shall perform their duties in accordance with the requirements of the statement. The Site Team shall report regularly to the Area Build Manager on the status and effectiveness of its implementation.

Site Manager

- 2.4 The details of the Site Manager are to be confirmed and will be provided to the relevant authoritative bodies once confirmed.

Programme of Construction Works

- 2.5 The site will remain operational throughout the construction of the consented development. As such all stages of construction will be arranged to ensure that all employees and associated vehicle movements including emergency vehicles can safely access the site.
- 2.6 It is anticipated that the following construction measures will be implemented; piling, mobile crane and scaffolding. All construction measures will be set up to ensure minimal disruption to nearby receptors.
- 2.7 Before any work commences on site security provisions such as fencing to protect the general public from areas of work will be installed around all relevant construction areas. Hoarding for both buildings cannot be erected at the same time, as to the rear of Brook House access for emergency vehicles is required, along with ensuring operations can continue on site. As such it will be necessary for all security hoarding to be continually reviewed and maintained to ensure areas under construction are secured as necessary, whilst maintaining necessary access.
- 2.8 Fencing and hoarding will, as far as is reasonably practicable, be located such that it does not damage sensitive habitats, trees or hedgerows.

- 2.9 To ensure on site operations can continue the construction of both buildings would be carried out in stages, starting with works associated with the warehouse. Once only the internal works within the warehouse are remaining, construction of the link building will commence.
- 2.10 All construction facilities will be located with land controlled by the applicant. A plan showing the construction measures is shown on **Drawing 7351.001**.

Hours of Work

- 2.11 In line with Condition 6 of the planning decision no work relating to the construction of the development, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Site Health and Safety Measures

- 2.12 The following site rules and health and safety measures will be adhered to throughout the construction of the site.
- 2.13 At the entrance to the site, signs will instruct visitors to report to the site office. All security fencing will ensure clear site lines for all modes of access to the site and members of the public traversing near to the site.
- 2.14 No vehicles will be allowed to exit or enter the site in a reverse gear. All deliveries to the site will be overseen by a Banksman or similarly competent individual. Care and consideration must be shown at all times. Failure to do so will result in disciplinary action.
- 2.15 All vehicles must be parked in the designated areas. All fire points will be clearly displayed.
- 2.16 PPE is to be worn at all times (no matter where the operative is working i.e. at height etc.). All accidents or incidents, no matter how small, should be reported to and recorded by the Site Manager.
- 2.17 All operatives will be required to complete an induction before commencing work on site.

Toolbox Talks and Monitoring

- 2.18 All personnel must have a site induction before starting on site, this will include provisions for Toolbox talks (or similar) for all onsite construction site personnel to make personnel aware of all the necessary issues and measures.

Details of Public Engagement

- 2.19 Information boards with out of hours contact details, 24 hour telephone number (for comments/complaints), community information and information on the works programme, will be provided at key locations around the site.

Security Fencing and Boundary Hoarding

- 2.20 The construction and maintenance of fencing and hoardings will be carried out to an acceptable condition to prevent unwanted access to the construction site, to provide screening, and site security where required. This will include the following different types of fencing:

- Painting the side of hoardings facing away from the site, and to keep them free of graffiti or posters;
- Providing site information boards with out of hours contact details, 24 hour telephone number (for comments/complaints), community information and information on the works programme, at key locations *and*;
- Displaying notices on site boundaries to warn of hazards on site such as deep excavations, construction access, etc.

- 2.21 Clear sight lines will be maintained around hoardings and fencing with no hidden corners in order to avoid, where reasonably practicable, opportunities for anti-social behaviour and crime and to ensure safety of vehicles. Footways of adequate width to facilitate pedestrian flows will be provided with signs provided to facilitate safe access around the site boundary.

- 2.22 Fencing and hoarding will, as far as is reasonably practicable, be located such that it does not damage sensitive habitats, trees or hedgerows.

Relevant Previously Completed Works

- 2.23 On the 03/06/2021 the onsite diesel tanks (4 x 7500 litre) with manhole chambers, were decommissioned (foam filling) by JWHTANKS (J.W Hinchliffe (Tanks) Ltd), a copy of the job card for this work is available on request. As such no additional works are required in relation to the on-site diesel tanks.

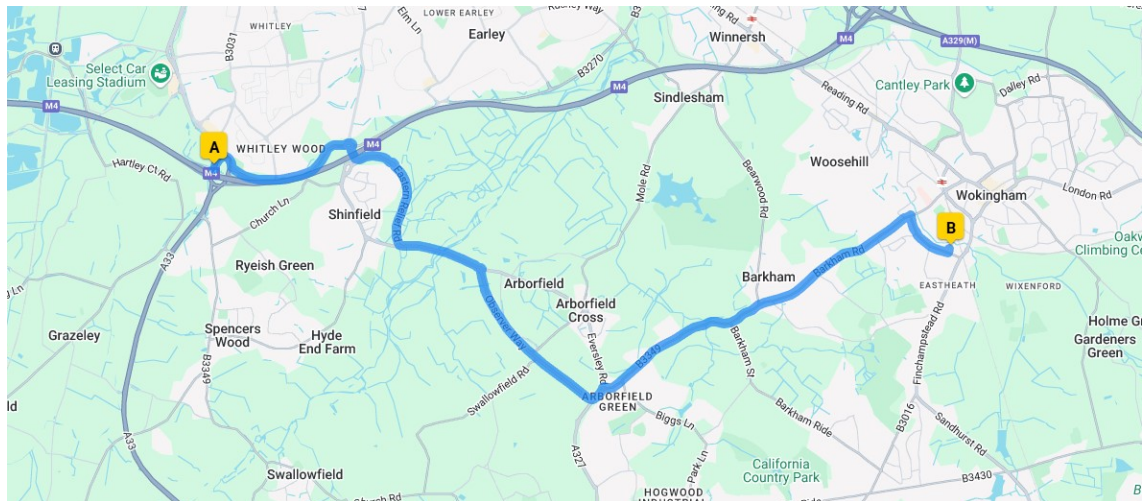
Site Access Arrangements

- 2.24 Construction site access will be via the existing estate access road off Molly Millars Lane. All construction staff will be made aware that all construction vehicles are subject to an onsite speed limit of 10mph. Where necessary construction movements will be overseen by a banksman or similarly competent individual.
- 2.25 No construction traffic will be allowed to park or wait on the local highway network.

Construction Traffic Access Route

- 2.26 Construction traffic will be routed via the M4. At junction 11, traffic will leave onto the B3270, where traffic will continue onto the A327 Eastern Relief Road and follow the A327 to Arborfield Green. At the roundabout between the A327 Observer Way and Eversley Road, the construction traffic will follow the B3349 Langley Common Road and continue on the B3349 until Molly Millars Lane. The constution route is shown on the insert below.

Figure 2.1 – Construction Route Plan (AA Route Planner 2025)



- 2.27 Upon leaving the site, construction traffic will follow this route in reverse, back to the M4.
- 2.28 This route has been selected to ensure construction vehicles does not pass-through the town centre and have the least impacts to the residential area

Deliveries and Vehicle Information

- 2.29 Since there will only be limited space on the site, all deliveries/ waste collection/ plant removal will be subject to a scheduling system. Accordingly, deliveries will be given an allotted time slot and be required to call in 30 minutes before arrival to confirm their ETA. Should an unscheduled delivery arrive, it will be sent on for re-circulation and booked into the next available slot.

- 2.30 Any materials or plant deliveries will be able to safely unload within the carpark area of the site. Care will be taken during deliveries, particularly if fuels are being handled. All deliveries are to be supervised by a responsible person.
- 2.31 Autotrack Swept Path analysis for a range of construction vehicles is shown on **Drawing 7351.002**.
- 2.32 Where practicable, the Developer will use local companies to provide services such as supplies of materials, road transport, distribution facilities and sub-contract labour and plant.
- 2.33 Contractors will be encouraged to travel to the site via sustainable means (walking/ cycling/ public transport) as there will be limited car parking facilities on the site and contractors parking on the nearby highway will not be permitted.

Loading and unloading of plant materials

- 2.34 Care will be taken during deliveries, particularly when fuels and hazardous materials are being handled. All deliveries are to be supervised by a responsible person so that storage tank levels are checked before delivery to prevent overfilling and that the product is delivered to the correct tank. Contingency plans are to be agreed and suitable materials available should any incident occur. All employees are to be briefed on the actions that are required in the event of a spillage.

Vehicle wheel washing facilities

- 2.35 A vehicle wheel washing facility in the form of a jet washer will be located near to the site exit. Vehicles will be obligated to pass through the washing facility to minimise transfer of dust and waste onto the local network.
- 2.36 The local highway will be regularly inspected. Any muck on the road will be promptly cleared away should the need arise.

Storage

- 2.37 Materials used in construction operations, such as oil, chemicals, cement, lime, cleaning materials and paint have the potential to cause serious pollution. All fuel, oil and chemical storage must be sited on an impervious base and secured. Leaking or empty oil drums must be removed from the site immediately and disposed of via a licensed waste disposal contractor. The contents of any tank are to be clearly marked on the tank, and a notice displayed requiring that valves and trigger guns be locked when not in use.

Waste and Recycling

- 2.38 Clear designated waste and/or recycling areas will be set up within the site (as shown on **Drawing 7351.001**). Waste within these skips/ bins will not be allowed to build up and regular waste collection will be scheduled to ensure the site is kept tidy.
- 2.39 A scheme for recycling the waste that results from the construction works will be implemented. Where possible materials will be re-used across site and the remainder will be separated and recycled.

Security

- 2.40 All valves and trigger guns are to be protected from vandalism and unauthorised interference and turned off and securely locked when not in use. Any tanks or drums are to be stored in a secure container or compound, which is to be kept locked when not in use. Bowsers should be stored within site security compounds when not in use.

Measures to Control Dust, Noise and Vibration

- 2.41 A key issue to consider is the creation of dust during construction. To restrict dust, a number of measures will be implemented.
- 2.42 In dry weather, water suppression will be used to dampen down dust and prevent dust from migrating to neighbouring areas. Road sweepers will be deployed as necessary to maintain the road surface.
- 2.43 Unwanted materials will be loaded to a waste skip as soon as practicable, so that a good standard of housekeeping is maintained. A waste station will be set up within the compound location and will be fenced off with Heras and netting.
- 2.44 The potential environmental impacts associated with constructing vehicle movements are to be addressed through the strategy by way of:
- Minimising traffic movements where practicable;
 - Minimising fuel consumption through the use of local materials and sub-contractors;
 - Implementing noise and dust reduction strategies throughout the construction process.

Noise Management

- 2.45 All workers on site will be made aware of the need to keep noise and disruption to a minimum from plant, radios and vehicles. Site managers will ensure this is conveyed as part of the initial site induction and is maintained with good site management. Should any noise levels become unacceptable tool box talks will be used to ensure all site personnel are aware of environmental constraints.

- 2.46 All subcontractors will be responsible for monitoring and implementing prevention methods.
- 2.47 Should noise levels not be sufficiently reduced then noise barriers shall be suggested.

Dust Generation

- 2.48 The production of dust emissions will be minimised and/or controlled in order to reduce the impact on local residents, members of the public, construction personnel and ecological receptors. When making assessments the site management team will consider the Control of Pollution Act 1974, Planning Policy Guidance, The Local Planning Authority Environmental Health section Construction Site Guidelines, 2006, and the requirement of the Control of Substances Hazardous to Health (COSHH).
- 2.49 The following activities have been identified to have the potential for dust generation:
- Vehicle Movements – Wheel wash and Road Sweepers will be used when necessary. All loads entering and leaving the site to be covered.
 - Material Cutting – Water will be used as a suppressant where material has the potential to be 'wind whipped'.
- 2.50 All subcontractors will be responsible for ensuring method statements include these prevention methods.
- 2.51 The following site management and monitoring measures will be implemented throughout the construction of the site:
- Record all dust and air quality complaints, identify causes, take appropriate measures to reduce emissions in a timely manner, and record the measures taken. Make the complaints log available to the local authority when asked;
 - Record any exceptional incidents that cause dust and/or air emissions, either on- or off- site, and the action taken to resolve the situation in the log book;
 - Increase the frequency of inspections when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions;
 - Hoses that will be able to reach all areas of dust creation prior to works commencing will be provided;
 - Keep site fencing, barriers and scaffolding clean using wet methods;

- Use of low emission plant fitted with catalysts, diesel particulate filters or similar devices;
- Plant shall be well maintained, with routine servicing of plant and non-road mobile machinery (NRMM) to be completed in accordance with the manufacturers' recommendations;
- Plant and vehicles to be located away from the closest receptor or house in closed environments wherever possible;
- Damp down site during working day and again at the end of the day to reduce the amount of re-suspended dust;
- Use enclosed chutes, conveyors and covered skips, where practicable;
- Ensuring that all plant equipped with dust suppression equipment is checked on first use at site, to ensure that this equipment is functional and is being used;
- Avoidance of diesel or petrol powered generators using mains electricity or battery powered equipment wherever possible;
- Use of water sprays or poured water to suppress dust during cutting, angle grinding or other dust-generating activities;
- Store materials with dust producing potential away from site boundaries and sheet, seal or damp down stockpiles of excavated materials held on site;
- For smaller supplies of fine power materials ensure bags are sealed after use and stored appropriately to prevent dust;
- Ban the disposal of waste material by burning on site;
- Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust);
- Provision of jet-washing facilities at the site exit where vehicles leave site onto public roads;
- Cleaning of construction routes as necessary *and*;
- Covering of all loads entering or leaving site.

Lighting on site during construction

- 2.52 During winter months, contractor task lights will be used to maintain work production. This will not have any adverse impacts on existing residential properties. For each phase/area, significant impacts will be identified and the contractor will develop and implement lighting strategy to reduce and prevent unnecessary disturbance.

Measures to ensure no on-site fires during construction

- 2.53 There will be no fire or burning of materials on the site. The project manager and construction liaison officer will ensure that all staff and contractors will be made aware and adhere to this.
- 2.54 The site and associated welfare facilities will have in place appropriate plans and management controls to prevent fires.

Pest Control Measures

- 2.55 Pest control on the site will be monitored by the site manager and, if necessary, in the event of any matters arising specialist contractors will be used.
- 2.56 Any on-site food waste will be disposed of in designated bins that will be emptied at the end of each day, to ensure that no food waste is left on site overnight. In addition all construction staff will be made aware that no food is to be stored on site overnight.
- 2.57 Waste is to be regularly removed from the site and not allowed to build up. Due to the separation of waste streams in the skip system general site waste should not be contaminated with food waste and therefore pests will not be attracted to these skips.

Measures to ensure Safe Asbestos Management

- 2.58 An Asbestos Refurbishment Survey Report and Outline Management Plan was undertaken by The Quoin Consultancy on the 25th March 2025, for Brook House (southern building). A copy of this document is provided as **Appendix B**. A summary of the findings of the Survey and measures set out in the Management Plan are summarised in the following section.
- 2.59 Two areas of asbestos containing materials were found on the roof of Brook House. It was identified that a cement eaves capping piece and cement corrugated roof sheets both contained chrysotile asbestos. Both materials scored "very low" for the potential to release asbestos fibres. Therefore, it is recommended for both areas that any proposed works (including removal) to be carried out by a specialist competent contractor. If retained material should be monitored on an annual basis and any party likely to disturb it should be made aware of its asbestos content.

2.60 In respects to all asbestos containing materials (ACMs), the following responsibilities will be managed during construction:

- Any identified materials which sustain further damage or deterioration will be isolated immediately to prevent exposure to asbestos fibres. An inspection by a competent person will then be carried out to assess the revised risk and The Management Plan revised accordingly.
- All areas presumed to contain asbestos containing materials will be surveyed by someone with appropriate skills, knowledge and experience prior to these areas being disturbed.
- All identified or presumed ACMs will be re-inspected every 12 months.
- The contents of the Asbestos Refurbishment Survey and Management Plan are made available to all parties likely to be affected by the identified materials.
- If there is a risk of exposure of the identified materials due to its condition or location, they will be repaired, sealed or removed.
- All personnel working with or adjacent to ACMs are competent and adequately trained.

2.61 An Asbestos Refurbishment/Demolition Survey was prepared by Fulcrum Site Services Ltd on the 28th of February 2024 for Canister House (previously ReadyPower), the survey confirms that no asbestos containing materials were noted or suspected during the inspection. A copy of the accompanying report can be found as part of **Appendix B**.

2.62 Based on the above measures all staff will be made aware of ACM materials at the time of induction/ toolbox talks. Any works that could impact the ACM will be overseen by the Site Manager/ competent individual to ensure safe working practices are maintained at all times.

Biodiversity Protection Measures

Great Crested Newts

2.63 There is a low risk that individual great crested newts could be present on site. In order to minimise the small risk of harming great crested newts, the following avoidance measures will be adopted:

- Any vegetation in the construction area will be kept closely mown during the course of the construction work;

- During the course of construction, any open excavations and trenches will be backfilled before nightfall, or alternatively, escape ramps will be installed to allow newts to escape if they become trapped;
- Any stored building materials that might offer shelter for newts will be kept raised off the ground on pallets or on existing hard standing.
- In the unlikely event that a great crested newt is found during the construction, works will stop immediately, and a licensed ecologist will be called onto site to ensure the newt is not harmed and provide further advice on how to proceed; work will recommence only once further written advice has been received.

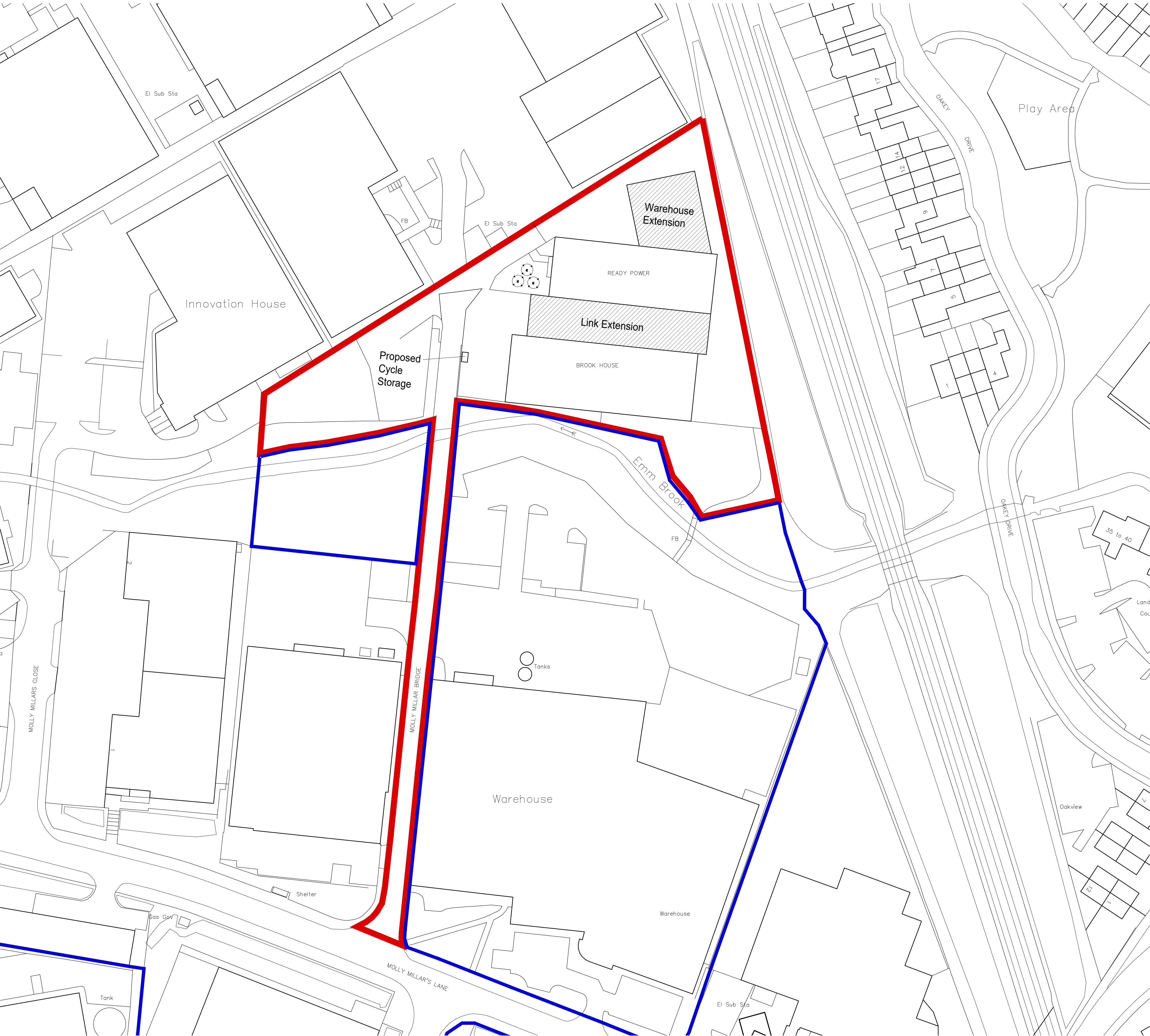
Trees

- 2.64 An Arboricultural Impact Assessment (AIA) has been prepared by Tree Surveys, a copy of which can be provided on request. This AIA provided measures to mitigate any conflicts that may arise between the trees and the proposed development and offered recommendations relating to the protection of the trees during redevelopment works.
- 2.65 The AIA states that there will be no major impacts on tree root protection areas as a result of this scheme provided that the tree protection barrier is installed as per the tree protection plan ref PB/TPP-24/26.03 included as Appendix 2 of the AIA and maintained in situ until all construction works activity is completed. This Tree Protection Plan has been provided as **Appendix C** of this CMP.
- 2.66 The AIA also confirms that if there is a need to replace, renew or install underground services close to retained trees the proposals must be considered by a qualified professional prior to any amendments or work commencing on site.

3.0 SUMMARY AND CONCLUSION

- 3.1 This Construction Management Plan (CMP) has been prepared by Stuart Michael Associates Limited (SMA), on behalf of Intersurgical Ltd to discharge Condition 5 of the planning consent for the development at Brook House, Molly Millars Bridge, Wokingham, RG41 2WY (Wokingham Borough Council (WBC) planning ref: 241745).
- 3.2 WBC has granted full planning consent for the erection of a link extension along with the erection of warehouse extension (Sui Generis Mixed Use B2/B8); the erection of 3 silos; the reconfiguration of the site entrance path; and external alterations to existing buildings and associated parking. **Appendix A** includes a copy of the site masterplan.
- 3.3 This CMP will be adhered to and implemented throughout the construction period in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
- 3.4 This CMP summarises the proposed safe coordinated systems of work construction methods, protection of the environment, habitat and biodiversity.
- 3.5 The CMP has been prepared to demonstrate that the Developer and or their Agents are aware of their roles, duties and responsibilities with respect to the Construction (Design Management) Regulation 2015 and in particular Part 3 Regulation 8 General duties. Construction will be undertaken in a manner that secures the health and safety of any person affected by the project.
- 3.6 In view of the above it is considered that this CMP and the ongoing monitoring and management of the construction process satisfies the requirements of the planning condition.
- 3.7 It is acknowledged that variations to the CMP may be necessary as development progresses and the phasing programme may change as a result. It is proposed that this would be addressed through an 'Open Book' approach. In this event, updated information/ plans and drawings would be provided to Local Planning Authority for their consideration and approval.

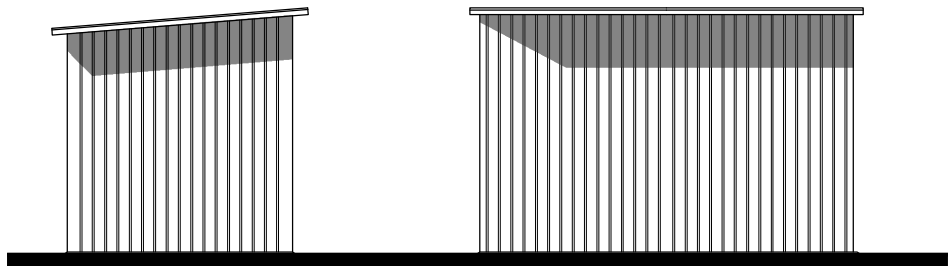
APPENDIX A



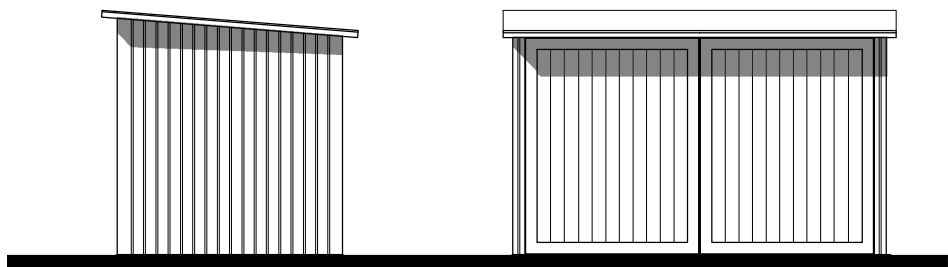
DO NOT SCALE FROM THIS DRAWING. VERIFY ALL DIMENSIONS BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY. COPYRIGHT ©

Rev A - Additional Extension Added
Rev B - Minor Revisions / Cycle Storage details added

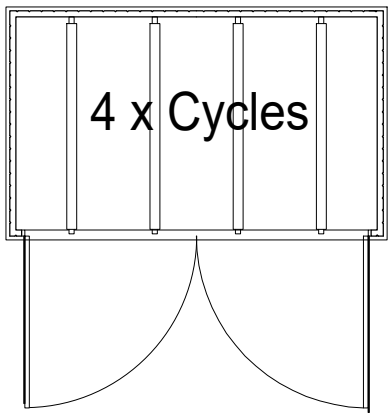
- April 2024
- Jan 2025



Side Scale 1:50 Rear Scale 1:50



Side Scale 1:50 Front Scale 1:50



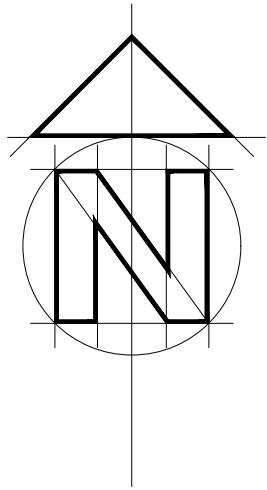
Cycle Storage - Plan Scale 1:50

1:50 scale Bar
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If printing on A3 please use the scale below for reference.

0m 0.25m 0.5m 1m 2m 4m

1:500 scale Bar
This Drawing has been produced for printing onto A1 size paper.
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0m 2.5m 5m 10m 20m 40m



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JOB Link Ext, ReadyPower-Brook Hs,
Intersurgical, Wok, RG41 2QP

DRG BLOCK PLAN

SCALE 1:500 @ A1L DRAWN P Bonney DATE March 2024

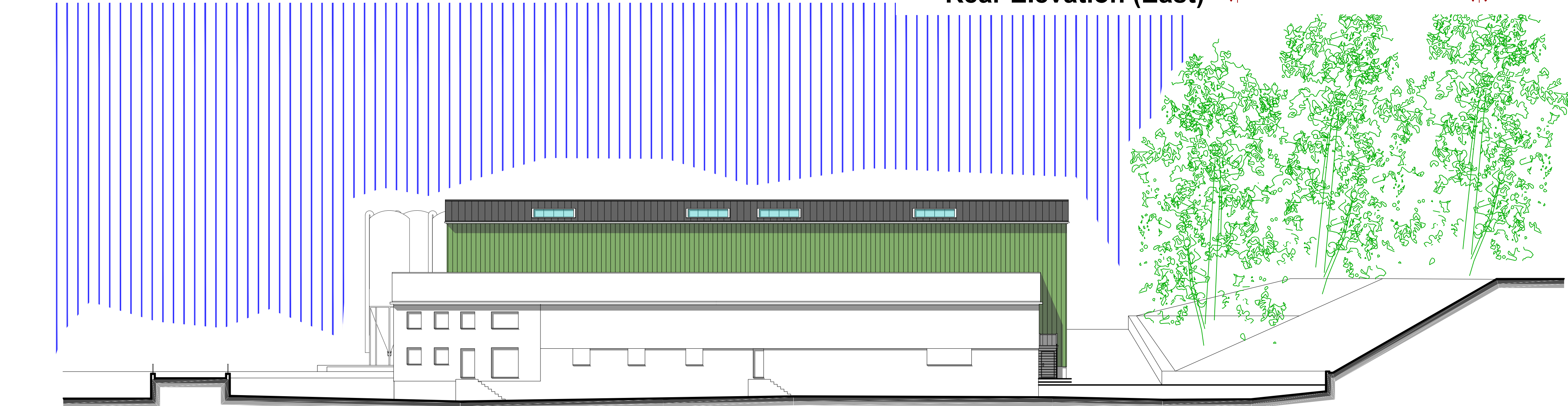


Front Elevation (West)



Side Elevation (North)

Rear Elevation (East)



Side Elevation (South)

1:200 scale Bar
This Drawing has been produced for printing onto A1 size paper.
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Rev B - Additional Extension Added - April 2024
Rev A - Building Increased in height to allow for Silos internally - March 2024

Bonney Architecture
PLANNING & TECHNICAL SERVICES

CLIENT Intersurgical Ltd 14 Hornbeam Close, Wokingham, RG41 4LR

JOB Link Ext, ReadyPower-Brook Hs, Intersurgical, Wok, RG41 2QP 07515 355 770, bonneyarchitecture@gmail.com

DRG SITE SECTION ELEVATIONS inc SILOS

SCALE 1:200 @ A1L DRAWN P Bonney DATE March 2024 BA 0270 54B

APPENDIX B



Brook House
Molly Millars Lane, Wokingham RG41 2RZ

ASBESTOS REFURBISHMENT SURVEY REPORT
&
OUTLINE MANAGEMENT PLAN

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- 2.4 Priority Risk Assessment
- 2.5 Continued Responsibilities

APPENDIX A – LABORATORY TEST RESULTS

SECTION 1.0 - THE SURVEY

1.1 EXECUTIVE SUMMARY

The survey has identified the following areas of asbestos containing materials or potential asbestos containing materials which require further consideration and management/removal.

Total number of confirmed ACM's	2
Total number of presumed ACM's	0
Total number of specific "no access" areas	0
Recommended actions:-	-
Removal	0
Encapsulate, label, manage & monitor	0
Label, manage & monitor	2

Summary of asbestos found:

2No. items of roofing materials are identified as containing asbestos fibres or presumed to contain asbestos materials following the site inspection. However, this survey should not be considered exhaustive and regard must be paid to the limitation of its scope and all personnel likely to carry out intrusive works on the structure should be given access to this information and should have current asbestos awareness training.

Any asbestos containing materials retained within the building must be labelled, a priority risk assessment carried out (see Section 2.4), all parties likely to disturb them informed of the risk and their condition monitored.

1.2 INTRODUCTION

Asbestos is a naturally occurring fibrous material and has been used for about 150 years on a large scale. It is versatile, plentiful and ideal as a fire-proofing and insulation material. But it can be deadly!

The three main types of asbestos that have been used commercially are:

- Crocidolite (blue)
- Amosite (brown)
- Chrysotile (white)

Important: All are dangerous, but blue and brown asbestos are known to be more dangerous than white. You will need a laboratory to properly identify the different types of asbestos.

If you inhale asbestos fibres (which are long and thin) they can become lodged in the tissue of your chest and your body's natural defences may not be able to easily break them down. This can lead to lung diseases (mainly cancers), particularly if you are repeatedly exposed to fibres over a number of years.

Important: Generally, asbestos is only a risk if you disturb or damage it and cause fibres to be released into the air. If asbestos containing materials are in good condition and in a position where they are not going to be disturbed or damaged then it is safer to leave them where they are and ensure that the risks are managed.

Exposure to asbestos can cause three main diseases:

- Asbestosis: irreversible scarring of the lungs;
- Lung Cancer: increased incidence, particularly if you smoke;
- Mesothelioma: cancer of the lining of the lungs or stomach.

Important: All of these diseases have no cure – mesothelioma and lung cancer are fatal diseases. Typically, there can be a 15-60 years gap between first exposure and diagnosis.

Asbestos was used in hundreds of different products and buildings from the 1950's to the mid 1980's. Asbestos cement was used up until 2000 in a variety of different premises. Any building that was constructed or had major refurbishment works carried out between the 1950's and the year 2000 is likely to contain some type of asbestos containing materials.

This Survey Report and Outline Management Plan has been prepared to identify existing asbestos containing materials and set out a procedure for the Client's management of the materials and the risk of exposure. However the client or building user will need to complete the priority assessment as it can only be completed with a detailed knowledge of factors such as the use to which the location is put and the level of occupancy.

This survey was commissioned by Richard Howse of Intersurgical Limited.

The report was compiled following a site inspection which took place on 25th March 2025. The site survey commenced at 11am and took approximately 3 hours to complete.

The survey comprised a physical inspection of all areas of the building together with verbal information provided by personnel on site.

1.3 LIMITATIONS

This report should be considered as an overview of all visible materials with only, access limited to those which could be achieved without structural damage.

This report lists all areas inspected where there is considered to be a possibility of asbestos materials existing. In the interest of clarity all non-suspect areas have been omitted.

As instructed the survey was limited to the existing light industrial building known as Brook House which in full operation at the time of inspection.

The following areas were specifically excluded from the survey and are therefore automatically categorised as "no access":-

- Floor, ceiling and other structure voids.
- Concealed drainage and service installations.
- Internal structure of fire doors.

NB: In accordance with the current legislation and HSE Guidance all areas of "no access" must be presumed to contain asbestos materials until proved otherwise and managed as such. It is imperative that any person appointed to carry out work in these areas notify The Quoin Consultancy before doing so or engage a suitably qualified asbestos surveyor to advise and inspect.

This survey should not be considered as an exhaustive investigation, as asbestos materials were commonly incorporated within the hidden structure of buildings which can only be revealed by a destructive approach.

The purpose of this survey is to, as far as reasonably practicable, identify asbestos containing materials which construction personnel, building users and maintenance staff are likely to encounter.

While every attempt has been made to estimate the quantity / extent of the identified ACM's these are approximate estimates for the purpose of assessing health & safety risk and must not be used for costing. A separate survey of exact quantities would be required for the preparation of any quotation for works to these materials.

Further and notwithstanding anything to the contrary contained in this Report and without prejudice to any provision in the Report whereby liability is excluded or limited to a lesser amount, any liability under or in connection with this Report, whether in contract or in tort, in negligence, for breach of statutory duty or otherwise, for any claim for loss or damage wholly, partly, directly or indirectly arising out of or resulting from or associated in any way with asbestos or any product or waste that contains asbestos (including without limitation the costs of testing for monitoring, abatement, mitigation, removal, remediation or disposal of any asbestos or product or waste that contains asbestos) shall not exceed the amount, if any, recoverable by The Quoin Consultancy by way of indemnity against the claim in question under professional indemnity insurance taken out by The Quoin Consultancy and in force at the time the claim or (if earlier) circumstances that may give rise to the claim is or are reported to the insurers in question. This limitation shall not apply if no such amount is recoverable due to The Quoin Consultancy having been in breach of its obligations to maintain professional indemnity insurance under this Report or the terms of (any insurance maintained in accordance therewith or having failed to report the claim or such circumstances to the insurers in question timorously.

1.4 YOUR DUTIES

The person responsible for all non-domestic buildings (The Duty Holder) is required by The Control of Asbestos Regulations 2012 to assess and manage risks from asbestos in his premises.

The broad requirements on you as duty holder are to:

- 1) Take reasonable steps to determine the location of materials likely to contain asbestos;
- 2) Presume materials to contain asbestos, unless there are good reasons not to do so;
- 3) Make and maintain a written record of the location of the asbestos and presumed asbestos materials;
- 4) Assess and monitor the condition of asbestos and presumed asbestos materials;
- 5) Assess the risk to all those affected by the identified or presumed asbestos materials and document the actions necessary to manage the risk.
- 6) Take steps to see that these actions are carried out.

There are also duties to prepare a risk assessment and to make written arrangements to protect those at risk in The Management of Health & Safety At Work Regulations 1999; and to maintain workplace buildings / premises to protect occupants and workers under The Workplace (Health, Safety & Welfare) Regulations 1992.

1.5 SURVEY DETAILS

This survey was carried out on an intrusive basis in accordance with the guidance laid down in the H.S.E. Guide HSG 264 “Asbestos: The Survey Guide”.

Its function is to assist you with the discharge of your duties 1), 2) and 3) listed above.

The purpose of this survey is to locate, as far as reasonably practicable, the presence and extent of any visible asbestos containing materials. Where access was not available or limited, the area is presumed to contain ACM's and should be managed as such.

All findings which are considered to be of high risk by virtue of their location, condition or exposure will result in the taking of samples and analysis by a UKAS accredited laboratory to establish the presence and type of asbestos materials.

The survey is classified as a Refurbishment Survey as defined by HSE Guidance HSG 264 “Asbestos: The Survey Guide”.

1.6 TERMINOLOGY

For ease of reference the following abbreviations and terminology will be used throughout this document:-

A.C.M.	Asbestos Containing Materials.
P = Presumed	Materials which have a history of containing asbestos and cannot reasonably be confirmed as being asbestos free.
SP = Strongly Presumed	Where the presence of asbestos fibres have been visually noted on site or analytically identified in similar previous samples.
A = No Access	Areas assumed to contain asbestos based materials for management purposes because access could not be obtained to confirm the area is “asbestos free”.
Duty Holder	Person or Company responsible to the management of a “non-domestic” building with defined duties under The Control of Asbestos Regulations 2012.

1.7 SAMPLING

2 No samples were taken during the course of this survey.

The principle of this survey is to presume that all materials, known to be likely to contain asbestos, do contain asbestos unless this likelihood can be reasonably discounted by inspection alone based on established knowledge and experience.

This presumption can only be tested by laboratory analysis of representative samples of the material.

We only suggest that this course of action is entered into where there is a strong likelihood that personnel are to be put at risk of contact with asbestos fibres because of its nature, location and/or condition. In all other cases the material should be managed on the basis of presumption.

A schedule of all recommended samples is included in this report, where appropriate.

1.8 THE SITE

The existing site comprises a two storey industrial building within the Client’s campus.

1.9 OBSERVATIONS

The following schedule summarises the nature and location of areas inspected together with all materials identified.

This information is then used together with the indicated laboratory test results to form the Outline Management Plan for those current items of high level risk.

SITE SURVEY OBSERVATIONS

LOCATION	ROOM	DESCRIPTION / PRODUCT TYPE	CONDITION	APPROX. QUANTITY	PHOTO REF	SAMPLE REF / PRESUMED / STRONGLY PRESUMED
Ground Floor	Office (NW Corner)	Mineral fibre suspended ceilings; laminate faced walls; painted concrete floors; masonry external walls; aluminium windows; lightweight stud partitions.	-	-	-	-
Ground Floor	Engineering Workshop	Mineral fibre suspended ceilings; laminate faced walls; painted concrete floors; masonry external walls; aluminium windows; lightweight stud partitions.	-	-	-	-
Ground Floor	Entrance Hall	Mineral fibre suspended ceilings; laminate faced walls; painted concrete floors; masonry external walls; aluminium door; lightweight stud partitions.	-	-	-	-
Ground Floor	QA & Test Lab	Mineral fibre suspended ceilings; laminate faced walls; painted concrete floors; masonry external walls; lightweight stud partitions.	-	-	-	-
Ground Floor	Rear Warehouse	Concrete portal frame; exposed block walls with composite modern cladding panels; concrete floor; composite cladding panels to roof with plastic rooflights; timber external door.	-	-	-	-

SITE SURVEY OBSERVATIONS

LOCATION	ROOM	DESCRIPTION / PRODUCT TYPE	CONDITION	APPROX. QUANTITY	PHOTO REF	SAMPLE REF / PRESUMED / STRONGLY PRESUMED
Ground Floor	Packing Area	Mineral fibre suspended ceilings; laminate faced walls; painted concrete floors; masonry external walls with vinyl face fibre panels; timber external doors; lightweight stud partitions.	-	-	-	-
Ground Floor	Processing Area	Mineral fibre suspended ceilings; laminate faced walls; painted concrete floors; masonry external walls; aluminium windows; lightweight stud partitions; timber mezzanine floor above; aluminium external door.	-	-	-	-
1 st Floor	Mezzanine Floor	Concrete portal frame; exposed block walls with composite modern cladding panels to roof with plastic rooflights; timber mezzanine and steel floor; lightweight stud partitions; internal block partition.	-	-	-	-
External		Cement corrugated roof sheet; concrete gutters; PVC downpipes; facing brickwork; aluminium window frames; profiled metal cladding; timber doors; plastic DPC metal flues.	-	-	-	-
External		Cement eaves cap sheet.	Good	30lm	P2	S1
External		Cement corrugated roof sheet.	Good	700m ²	P3	S2

1.10 LABORATORY TEST RESULTS

Analysis of the samples collected during the site inspection have been carried out by the testing laboratory which is an independent UKAS Accredited Laboratory.

The results of the analysis are provided in the Appendix A at the rear of this document.

1.11 MATERIAL ASSESSMENTS

The following are simple additive algorithms which numerically assess the potential of the asbestos containing materials to release fibres.

These assessments will allow the duty holders to access the potential for fibre release as part of the plan for managing asbestos.

The algorithms do not calculate absolute differences in potency or fibre release/hazard potential between ACM's.

It does however allow ACM's to be ranked in a simple numerical order.

Material Assessment Algorithm

Site: Brook House, Molly Millars Lane,
Wokingham

Date: 10.04.2025

Job No: Q6064

Area: Roof

Material: Chrysotile asbestos cement roof sheets
and eaves capping

Sample variable	Score	Enter Score	Examples of scores
Product type (or debris from product)	1	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2		Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3		Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0		Good condition: no visible damage.
	1	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2		Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3		High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0		Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2		Unsealed AIB, or encapsulated lagging and sprays.
	3		Unsealed lagging and sprays.
Asbestos type	1	1	Chrysotile.
	2		Amphibole asbestos excluding crocidolite
	3		Crocidolite.
	Total	4	
Score	Potential to Release Asbestos Fibres		
10 or more	High		
7 – 9	Medium		
5 – 6	Low		
4 or Less	Very Low		

SECTION 2 - THE MANAGEMENT PLAN

2.1 MATERIALS DATA SHEETS

The following data sheets summarise the survey, laboratory test and information to enable the client/duty holder to prioritise and manage the asbestos or presumed materials.

A Data Sheet is provided for every item which requires management by the Duty Holder.

Where?

Brook House Roof

What?

Asbestos cement eaves capping piece



Data Sheet Ref	Location	Room	Description / Product Type	Condition	Approx. Quantity	Photo Ref	Sample Ref / Presumed / Strongly Presumed	Material Assessment Score	Recommended Action	Priority Score
001	Roof	N/A	Asbestos cement eaves capping piece.	Good	30lm	P2	S1	4	<u>Chrysotile Asbestos</u> Any proposed works (including removal) to be carried out by a specialist competent contractor. If retained material should be monitored on an annual basis and any party likely to disturb it should be made aware of its asbestos content.	

Where?

Brook House Roof

What?

Asbestos cement corrugated roof sheets



Data Sheet Ref	Location	Room	Description / Product Type	Condition	Approx. Quantity	Photo Ref	Sample Ref / Presumed / Strongly Presumed	Material Assessment Score	Recommended Action	Priority Score
002	Roof	N/A	Asbestos cement corrugated roofing sheets.	Good	700m ²	P3	S2	4	<u>Chrysotile Asbestos</u> Any proposed works (including removal) to be carried out by a specialist competent contractor. If retained material should be monitored on an annual basis and any party likely to disturb it should be made aware of its asbestos content.	

2.2 PRIORITISED ACTION SCHEDULE

The material assessment identifies the high risk materials, that is, those which will most readily release fibres if disturbed together with those areas presumed to contain asbestos materials and will need to be managed as such until they can be inspected in detail.

The following table (Asbestos Register) lists the materials noted, during the survey, in order of priority (highest priority first) together with any suggested actions required. Material assessments have been carried out for those materials “strongly presumed” or “known” to contain asbestos and considering the following factors:-

- The location of the material
- Its extent
- The condition of the material
- The nature of the asbestos material

The actions suggested may include:-

- Removal - Testing of samples followed by complete removal if positively identified as containing asbestos. This may then require installation of a non-asbestos replacement material.
- Seal - Seal the surface of the asbestos containing material with paint or similar to restrict the discharge of fibres.
- Encapsulate - Bond the surface of the asbestos containing material with a paper or canvas membrane.
- Enclose - Fully box in the asbestos containing material to restrict the discharge of asbestos fibres.
- Monitor - Inspect the condition of the material on a specified regular basis.
- Sample & Test - Presumed asbestos containing materials to be sampled and laboratory tested to confirm the presence and type of asbestos to confirm the presence and type of asbestos fibres. Testing to be carried out by a UKAS accredited laboratory in accordance with HSG248.

Prioritised Action Schedule (Asbestos Register)

Data Sheet Ref	Location	Room	Description / Product Type	Condition	Approx. Quantity	Photo Ref	Sample Ref / Presumed / Strongly Presumed	Material Assessment Score	Recommended Action	Priority Score
001	Roof	N/A	Asbestos cement eaves capping piece.	Good	30lm	P2	S1	4	<u>Chrysotile Asbestos</u> Any proposed works (including removal) to be carried out by a specialist competent contractor. If retained material should be monitored on an annual basis and any party likely to disturb it should be made aware of its asbestos content.	
002	Roof	N/A	Corrugated asbestos cement roofing sheets.	Good	700m ²	P3	S2	4	<u>Chrysotile Asbestos</u> Any proposed works (including removal) to be carried out by a specialist competent contractor. If retained material should be monitored on an annual basis and any party likely to disturb it should be made aware of its asbestos content.	

2.3 YOUR INPUT

The prioritisation of this Outline Management Plan is based on the limited knowledge gained during the course of the survey, and the responsibility for assessing the risks posed by the presence of asbestos in your buildings rests with you, The Duty Holder, under the regulations together with any other users of the building (e.g. tenants). You should therefore review this list and based on your detailed local knowledge of the buildings and their use, prepare a priority risk assessment and revise the assessment accordingly.

2.4 PRIORITY RISK ASSESSMENT

The material assessment identified the “Highest Hazard” materials, i.e. materials most likely to release airborne fibres if disturbed. It does not automatically follow that those materials with the highest scores will be the priority for remedial action. Priority must be determined by carrying out a priority risk assessment.

The risk assessment can only be carried out by the client with access to the following factors:

- Location of material
- Extent of material
- Use to which the location is put
- Occupancy of the area
- Activities carried out in the area
- The likelihood/frequency of maintenance activities

2.5 CONTINUED RESPONSIBILITIES

- Any identified materials which sustain further damage or deterioration should be isolated immediately to prevent exposure to asbestos fibres. An inspection by a competent person should then be carried out to assess the revised risk and The Management Plan revised accordingly.
- The person responsible for the building should ensure that all areas presumed to contain asbestos containing materials are surveyed by someone with appropriate skills, knowledge and experience prior to these areas being disturbed for any reason e.g. maintenance or alteration works
- All identified or presumed ACM's should be re-inspected every 12 months (minimum) or as recommended in this report.

- You should also ensure that the contents of this survey and Management Plan are made available to all parties likely to be affected by the identified materials.
- This Management Plan must be revised following any alterations to the status of the identified materials or following a routine inspection.
- You should repair, seal or remove where suggested the identified materials if there is a risk of exposure due to its condition or location.
- You should ensure that all personnel working with or adjacent to ACM's are competent and adequately trained.

Asbestos Refurbishment Survey Report & Outline Management Plan

Completed and Checked by:-



M. Poulter

For and on Behalf of: -

The Quoin Consultancy
1 Sandy Lane
Little Sandhurst
Berkshire GU47 8NL
Tel: 01344 89 33 89

April 2025

APPENDIX A
LABORATORY TEST RESULTS

Our Ref: J316138 Fl: 2
Your Ref: Q6064
Date: 08/04/2025

Asbestos Fibre Identification Report

Client: The Quoin Consultancy
1 Sandy Lane, Little Sandhurst, Berkshire, GU47 8NL

Site Address: Brook House, Molly Millars Lane, Wokingham, Berkshire, RG41 2RZ

Sampled By: The Quoin Consultancy

Date sampled/received: 3rd April 2025

Date analysed: 8th April 2025

Analyst/s: Raphael Mirzaian

Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

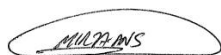
RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
1	BS1048740	Cement eaves cap	Yes	Chrysotile
2	BS1048741	Cement roof sheet	Yes	Chrysotile

NOTES:

- Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
- The results shown in this test report refer to the sample(s) tested as received unless otherwise stated and samples collected by the client are evaluated using the information provided by the client (clients details, site address, sampled by and location), Envirochem disclaims responsibility for its accuracy and validity. For sample(s) collected by the client the date of receipt is deemed as date sampled.
- Envirochem is a UKAS accredited testing laboratory No. 1227 for sampling and identification of asbestos containing materials.
- Comments, observations and opinions are outside the scope of UKAS accreditation.
- The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
- If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.
- This report shall not be reproduced except in full, without written approval of Envirochem.
- Samples are retained for 6 months, report kept for 5 years from the date of authorisation of this report.

SIGNATURE:



Authorised signatory PRINT NAME: Raphael Mirzaian

DATE AUTHORISED:
08/04/2025



MICROBIOLOGICAL
TESTING



ASBESTOS
SERVICES



CHEMICAL
TESTING



OCCUPATIONAL
HYGIENE

Fulcrum Site Services Ltd

Asbestos Refurbishment/Demolition Survey for

Oakmere Group

at

Canister House
Millars Bridge
Molly Millars Lane
Wokingham
Berkshire
RG41 2AD



Fulcrum Site Services Ltd

Names and Addresses

Client Name:

Oakmere Group

Southern Regional Office
Unit 20, Upminster Trading Park
Upminster
Essex
RM14 3PJ

Contact:

Phone:

Fax:

Instructing Party:

Oakmere Group

Southern Regional Office
Unit 20, Upminster Trading Park
Upminster
Essex
RM14 3PJ

Contact:

Phone:

Fax:

Site Full Name:

Canister House

Millars Bridge
Molly Millars Lane
Wokingham
Berkshire
RG41 2AD

Contact:

Phone:

Fax:

Report Author:

Fulcrum Site Services Ltd

Barking
Essex
IG11 9RU

Contact: Paul Fryatt

07774 739 739

Phone: 0208 050 3082

Fax: N/A

Fulcrum Site Services Ltd	Project Number:	24FSS/Oak/IS/CH
	Survey Date:	28 February 2024
	Printed On:	29 February 2024
	Page:	Page 1 of 1

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SECTION ONE

EXECUTIVE SUMMARY

Fulcrum Site Services Ltd

Executive Summary

General Information:

Fulcrum Site Services Ltd were instructed by Oakmere Group to carry out an Asbestos Refurbishment/Demolition Survey to inspect for the presence of asbestos containing materials (ACMs) at the following site:
Canister House
(See below for full list of areas inspected)
The building was constructed circa 1960's and was recently extensively refurbished post 2021 during which all asbestos containing materials were removed. The building is of typical block and frame construction with profile metal wall and roof cladding.
The survey was carried out on the 28th of February 2024 by P Fryatt Lead Surveyor.

NO ASBESTOS CONTAINING MATERIALS WERE NOTED OR SUSPECTED DURING THE INSPECTION

Client Name:	Oakmere Group	Project Number:	24FSS/Oak/IS/CH
		Survey Date:	28 February 2024
Site Address:	Canister House. Millars Bridge, Molly Millars Lane, Wokingham, Berkshire, RG41 2AD	Printed On:	29 February 2024
		Site Description:	Page 1 of 1



SECTION TWO

SURVEY DRAWINGS



SECTION THREE

SURVEY OBJECTIVES

Fulcrum Site Services Ltd

Survey Objectives

- 1 To carry out a survey to ascertain the presence of asbestos based materials.
- 2 To include a risk assessment for each individual Sample.

Client Name:	Oakmere Group	Project Number:	24FSS/Oak/IS/CH
		Survey Date:	28 February 2024
Site Address:	Canister House, Millars Bridge, Molly Millars Lane, Wokingham, Berkshire, RG41 2AD	Printed On:	29 February 2024
		Survey Objectives:	Page 1 of 1



SECTION FOUR

SURVEY TECHNIQUES

Survey Techniques

- 1 Photographs were taken at all of the sample locations (unless otherwise stated).
- 2 all Asbestos Bulk Sample Analysis is conducted by using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a transparent colourless particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre, and is viewed under a microscope using transmitted white light (based on HSE Publication MDHS 77).

Client Name:	Oakmere Group	Project Number:	24FSS/Oak/IS/CH
		Survey Date:	28 February 2024
Site Address:	Canister House, Millars Bridge, Molly Millars Lane, Wokingham, Berkshire, RG41 2AD	Printed On:	29 February 2024
		Survey Technique:	Page 1 of 1



SECTION FIVE

SURVEY CAVEAT

Fulcrum Site Services Ltd

Survey Caveat

- 1
- This report is based upon a semi-destructive inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the areas of the building which are subject to future refurbishment works. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definitive. It must always remain a possibility that asbestos containing materials may be found during refurbishment or demolition activities. For reasons set out in this report, the results cannot give an assurance that all asbestos materials have been found and must not be thought to do so. The nature of the survey was an intrusive inspection at key locations of accessible voids and areas. From the evidence of the inspections and of the sampling and analysis undertaken, it is unlikely that asbestos containing materials other than any reported are present or within the areas as detailed in the report. However we do recommend that samples be taken of any suspected materials which may be uncovered during demolition or major refurbishment works or in any areas of the site which were not included in this survey.

2

Client Name:	Oakmere Group	Project Number:	24FSS/Oak/IS/CH
		Survey Date:	28 February 2024
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SECTION SIX

SURVEY NOTES

Fulcrum Site Services Ltd

Survey Notes

- 1
- No air monitoring was carried out whilst the survey was undertaken and therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.

Client Name:	Oakmere Group	Project Number:	24FSS/Oak/IS/CH
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SECTION SEVEN

SURVEY SUMMARY

Fulcrum Site Services Ltd

Survey Summary

1 1For positive identification of asbestos bearing materials please refer to the individual sample data sheets.

Client Name:	Oakmere Group	Project Number:	24FSS/Oak/IS/CH
		Survey Date:	28 February 2024
Site Address:	Canister House, Millars Bridge, Molly Millars Lane, Wokingham, Berkshire, RG41 2AD	Printed On:	29 February 2024
		Survey Summary:	Page 1 of 1



SECTION EIGHT

SURVEY RECOMMENDATIONS

Survey Recommendations

- 1 No identified asbestos materials however staff and contractors should employ caution when opening voids or surfaces not detailed as part of this survey or when uncovering suspect materials. In this case works should be suspended until competent advice can be sought or the material proven to be non asbestos

Client Name:	Oakmere Group	Project Number:	24FSS/Oak/IS/CH
		Survey Date:	28 February 2024
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		Recommendation:	Page 1 of 1



SECTION NINE

ASBESTOS REGISTER

Asbestos Register

Site Name: Canister House

Project Number: 24FSS/Oak/IS/CH

Location	Product type and name	Extent	Accessibility	Condition	Surface treatment	Asbestos Type	Sample	Sample no	Material Risk Score	Priority Risk Score	Total Score
No Asbestos Found											

MATERIAL SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES



SECTION TEN

MATERIAL ASSESSMENT: SUMMARY BY RISK BAND

Material Assessment: Summary by Risk Band

Site Name: Canister House

Risk Band: Not Applicable

Project Number: 24FSS/Oak/IS/CH

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
26/02/42	1	6417		Main	External	External	Not Applicable	General view	0	N/A	Brick built, metal profile cladding to the gutter line and roof. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	2	6418		Main	External	External	Not Applicable	General view	0	N/A	Brick built, metal profile cladding to the gutter line and roof. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	13	6429		Main	First floor	Boiler room	Not Applicable	General view	0	N/A	Vinyl floor covering, suspended ceiling, lined walls. Modern boiler .No Asbestos Visually Detected	No Action Required	RDS
26/02/42	12	6428		Main	First floor	Ladies toilet	Not Applicable	General view	0	N/A	Vinyl floor covering, suspended ceiling, lined walls. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	11	6427		Main	First floor	Rest Room	Not Applicable	General view	0	N/A	Vinyl flooring, suspended ceiling, plastered walls, upvc window frames. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	5	6421		Main	Ground floor	Gents toilets	Not Applicable	General view	0	N/A	Vinyl floor covering, plasterboard ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	3	6419		Main	Ground floor	Lobby	Not Applicable	General view	0	N/A	Vinyl floor covering, plasterboard ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	4	6420		Main	Ground floor	Locker room	Not Applicable	General view	0	N/A	Vinyl floor covering, suspended ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS



Material Assessment: Summary by Risk Band

Site Name: Canister House

Risk Band: Not Applicable

Project Number: 24FSS/Oak/IS/CH

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
26/02/42	6	6422		Main	Ground floor	Office	Not Applicable	General view	0	N/A	Vinyl floor covering, suspended ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	7	6423		Main	Ground floor	Office	Not Applicable	General view	0	N/A	Vinyl floor covering, suspended ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	8	6424		Main	Ground floor	Warehouse	Not Applicable	General view	0	N/A	Resin paint floor covering,metal profile ceiling, vinyl panel lined walls. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	9	6425		Main	Ground floor	Warehouse	Not Applicable	General view	0	N/A	Resin paint floor covering,metal profile ceiling, vinyl panel lined walls. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	10	6426		Main	Ground to 1st	Staircase	Not Applicable	General view	0	N/A	No Asbestos Visually Detected	No Action Required	RDS



SECTION ELEVEN

MATERIAL ASSESSMENT: SUMMARY BY AREA

Material Assessment: Summary by Area

Site Name: Canister House

Area: Main

Project Number: 24FSS/Oak/IS/CH

Sample Date	Location Ref	Location ID	Drawing Reference	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
26/02/42	1	6417		External	External	Not Applicable	General view	0	Not Applicable	N/A	Brick built, metal profile cladding to the gutter line and roof. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	2	6418		External	External	Not Applicable	General view	0	Not Applicable	N/A	Brick built, metal profile cladding to the gutter line and roof. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	13	6429		First floor	Boiler room	Not Applicable	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, lined walls. Modern boiler .No Asbestos Visually Detected	No Action Required	RDS
26/02/42	12	6428		First floor	Ladies toilet	Not Applicable	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, lined walls. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	11	6427		First floor	Rest Room	Not Applicable	General view	0	Not Applicable	N/A	Vinyl flooring, suspended ceiling, plastered walls, upvc window frames. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	5	6421		Ground floor	Gents toilets	Not Applicable	General view	0	Not Applicable	N/A	Vinyl floor covering, plasterboard ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	3	6419		Ground floor	Lobby	Not Applicable	General view	0	Not Applicable	N/A	Vinyl floor covering, plasterboard ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	4	6420		Ground floor	Locker room	Not Applicable	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	6	6422		Ground floor	Office	Not Applicable	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS



Material Assessment: Summary by Area

Site Name: Canister House

Area: Main

Project Number: 24FSS/Oak/IS/CH

Sample Date	Location Ref	Location ID	Drawing Reference	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
26/02/42	7	6423		Ground floor	Office	Not Applicable	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	8	6424		Ground floor	Warehouse	Not Applicable	General view	0	Not Applicable	N/A	Resin paint floor covering, metal profile ceiling, vinyl panel lined walls. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	9	6425		Ground floor	Warehouse	Not Applicable	General view	0	Not Applicable	N/A	Resin paint floor covering, metal profile ceiling, vinyl panel lined walls. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	10	6426		Ground to 1st	Staircase	Not Applicable	General view	0	Not Applicable	N/A	No Asbestos Visually Detected	No Action Required	RDS

SECTION TWELVE

MATERIAL ASSESSMENT SCHEDULE BY FLOOR

Material Assessment Schedule By Floor

Site Name: Canister House

Floor: External

Project Number: 24FSS/Oak/IS/CH

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
26/02/42	1	6417		Main	External	Not Applicable	General view	0	Not Applicable	N/A	Brick built, metal profile cladding to the gutter line and roof. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	2	6418		Main	External	Not Applicable	General view	0	Not Applicable	N/A	Brick built, metal profile cladding to the gutter line and roof. NO Asbestos Visually Detected	No Action Required	RDS



Material Assessment Schedule By Floor

Site Name: Canister House

Floor: First floor

Project Number: 24FSS/Oak/IS/CH

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
26/02/42	11	6427		Main	Rest Room	Not Applicable	General view	0	Not Applicable	N/A	Vinyl flooring, suspended ceiling, plastered walls, upvc window frames. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	12	6428		Main	Ladies toilet	Not Applicable	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, lined walls. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	13	6429		Main	Boiler room	Not Applicable	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, lined walls. Modern boiler .No Asbestos Visually Detected	No Action Required	RDS

Material Assessment Schedule By Floor

Site Name: Canister House

Floor: **Ground floor**

Project Number: 24FSS/Oak/IS/CH

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
26/02/42	3	6419		Main	Lobby	Not Applicable	General view	0	Not Applicable	N/A	Vinyl floor covering, plasterboard ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	4	6420		Main	Locker room	Not Applicable	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	5	6421		Main	Gents toilets	Not Applicable	General view	0	Not Applicable	N/A	Vinyl floor covering, plasterboard ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	6	6422		Main	Office	Not Applicable	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	7	6423		Main	Office	Not Applicable	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	8	6424		Main	Warehouse	Not Applicable	General view	0	Not Applicable	N/A	Resin paint floor covering,metal profile ceiling, vinyl panel lined walls. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	9	6425		Main	Warehouse	Not Applicable	General view	0	Not Applicable	N/A	Resin paint floor covering,metal profile ceiling, vinyl panel lined walls. No Asbestos Visually Detected	No Action Required	RDS

Material Assessment Schedule By Floor

Site Name: Canister House

Floor: Ground to 1st

Project Number: 24FSS/Oak/IS/CH

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
26/02/42	10	6426		Main	Staircase	Not Applicable	General view	0	Not Applicable	N/A	No Asbestos Visually Detected	No Action Required	RDS



SECTION THIRTEEN

MATERIAL ASSESSMENT: SUMMARY BY PRODUCT TYPE

Material Assessment: Summary by Product Type

Site Name: Canister House

Product Type: Not Applicable

Project Number: 24FSS/Oak/IS/CH

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
26/02/42	1	6417		Main	External	External	General view	0	Not Applicable	N/A	Brick built, metal profile cladding to the gutter line and roof. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	2	6418		Main	External	External	General view	0	Not Applicable	N/A	Brick built, metal profile cladding to the gutter line and roof. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	13	6429		Main	First floor	Boiler room	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, lined walls. Modern boiler .No Asbestos Visually Detected	No Action Required	RDS
26/02/42	12	6428		Main	First floor	Ladies toilet	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, lined walls. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	11	6427		Main	First floor	Rest Room	General view	0	Not Applicable	N/A	Vinyl flooring, suspended ceiling, plastered walls, upvc window frames. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	5	6421		Main	Ground floor	Gents toilets	General view	0	Not Applicable	N/A	Vinyl floor covering, plasterboard ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	3	6419		Main	Ground floor	Lobby	General view	0	Not Applicable	N/A	Vinyl floor covering, plasterboard ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	4	6420		Main	Ground floor	Locker room	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS



Material Assessment: Summary by Product Type

Site Name: Canister House

Product Type: Not Applicable

Project Number: 24FSS/Oak/IS/CH

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
26/02/42	6	6422		Main	Ground floor	Office	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	7	6423		Main	Ground floor	Office	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	8	6424		Main	Ground floor	Warehouse	General view	0	Not Applicable	N/A	Resin paint floor covering,metal profile ceiling, vinyl panel lined walls. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	9	6425		Main	Ground floor	Warehouse	General view	0	Not Applicable	N/A	Resin paint floor covering,metal profile ceiling, vinyl panel lined walls. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	10	6426		Main	Ground to 1st	Staircase	General view	0	Not Applicable	N/A	No Asbestos Visually Detected	No Action Required	RDS

SECTION FOURTEEN

MATERIAL ASSESSMENT: SUMMARY BY ASBESTOS TYPE

Material Assessment: Summary by Asbestos Type

Site Name: Canister House

Asbestos Type: Not Applicable

Project Number: 24FSS/Oak/IS/CH

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
26/02/42	1	6417		Main	External	External	General view	0	Not Applicable	N/A	Brick built, metal profile cladding to the gutter line and roof. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	2	6418		Main	External	External	General view	0	Not Applicable	N/A	Brick built, metal profile cladding to the gutter line and roof. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	13	6429		Main	First floor	Boiler room	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, lined walls. Modern boiler .No Asbestos Visually Detected	No Action Required	RDS
26/02/42	12	6428		Main	First floor	Ladies toilet	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, lined walls. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	11	6427		Main	First floor	Rest Room	General view	0	Not Applicable	N/A	Vinyl flooring, suspended ceiling, plastered walls, upvc window frames. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	5	6421		Main	Ground floor	Gents toilets	General view	0	Not Applicable	N/A	Vinyl floor covering, plasterboard ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	3	6419		Main	Ground floor	Lobby	General view	0	Not Applicable	N/A	Vinyl floor covering, plasterboard ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	4	6420		Main	Ground floor	Locker room	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS



Material Assessment: Summary by Asbestos Type

Site Name: Canister House

Asbestos Type: Not Applicable

Project Number: 24FSS/Oak/IS/CH

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
26/02/42	6	6422		Main	Ground floor	Office	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	7	6423		Main	Ground floor	Office	General view	0	Not Applicable	N/A	Vinyl floor covering, suspended ceiling, plastered walls. NO Asbestos Visually Detected	No Action Required	RDS
26/02/42	8	6424		Main	Ground floor	Warehouse	General view	0	Not Applicable	N/A	Resin paint floor covering,metal profile ceiling, vinyl panel lined walls. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	9	6425		Main	Ground floor	Warehouse	General view	0	Not Applicable	N/A	Resin paint floor covering,metal profile ceiling, vinyl panel lined walls. No Asbestos Visually Detected	No Action Required	RDS
26/02/42	10	6426		Main	Ground to 1st	Staircase	General view	0	Not Applicable	N/A	No Asbestos Visually Detected	No Action Required	RDS



SECTION FIFTEEN

MATERIAL ASSESSMENT (PHOTO)

Fulcrum Site Services Ltd

Material Assessment (Photo) Sorted by: Location ID

Site Address:

Canister House, Millars Bridge, Molly Millars Lane,
Wokingham, Berkshire, RG41 2AD

Client Name:

Oakmere Group

Project Number:

24FSS/Oak/IS/CH

Location ID:	6417	Survey Type:	RDS
Location Ref:	1	Product Type:	Not Applicable
Product:	General view	Damage:	Not Applicable
Area:	Main	Treatment:	Not Applicable
Floor:	External	Asbestos Type:	Not Applicable
Room:	External	Identification:	Strongly Presumed
Surveyor Name:		Quantity:	
Drawing Ref:			
Asbestos ?	No		
Date:	26 February 2042		
Next Inspection:	Not Applicable		

Material Risk Score:

0

Material Risk Band:

Not Applicable

Priority Risk Score:

N/A

Action:

No Action Required



Material Comments:

Brick built, metal profile cladding to the gutter line and roof. NO Asbestos Visually Detected

Fulcrum Site Services Ltd

Material Assessment (Photo) Sorted by: Location ID

Site Address:

Canister House, Millars Bridge, Molly Millars Lane,
Wokingham, Berkshire, RG41 2AD

Client Name:

Oakmere Group

Project Number:

24FSS/Oak/IS/CH

Location ID:	6418	Survey Type:	RDS
Location Ref:	2	Product Type:	Not Applicable
Product:	General view	Damage:	Not Applicable
Area:	Main	Treatment:	Not Applicable
Floor:	External	Asbestos Type:	Not Applicable
Room:	External	Identification:	Strongly Presumed
Surveyor Name:	P Fryatt	Quantity:	
Drawing Ref:			
Asbestos ?	No		
Date:	26 February 2042		
Next Inspection:	Not Applicable		

Material Risk Score:

0

Material Risk Band:

Not Applicable

Priority Risk Score:

N/A

Action:

No Action Required



Material Comments:

Brick built, metal profile cladding to the gutter line and roof. NO Asbestos Visually Detected

Fulcrum Site Services Ltd

Material Assessment (Photo) Sorted by: Location ID

Site Address: Canister House, Millars Bridge, Molly Millars Lane,
Wokingham, Berkshire, RG41 2AD

Client Name: Oakmere Group

Project Number: 24FSS/Oak/IS/CH

Location ID:	6419	Survey Type:	RDS
Location Ref:	3	Product Type:	Not Applicable
Product:	General view	Damage:	Not Applicable
Area:	Main	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Lobby	Identification:	Strongly Presumed
Surveyor Name:	P Fryatt	Quantity:	
Drawing Ref:			
Asbestos ?	No		
Date:	26 February 2042		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Action: No Action Required



Material Comments: Vinyl floor covering, plasterboard ceiling, plastered walls. NO Asbestos Visually Detected

Fulcrum Site Services Ltd

Material Assessment (Photo) Sorted by: Location ID

Site Address:

Canister House, Millars Bridge, Molly Millars Lane,
Wokingham, Berkshire, RG41 2AD

Client Name:

Oakmere Group

Project Number:

24FSS/Oak/IS/CH

Location ID:	6420	Survey Type:	RDS
Location Ref:	4	Product Type:	Not Applicable
Product:	General view	Damage:	Not Applicable
Area:	Main	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Locker room	Identification:	Strongly Presumed
Surveyor Name:	P Fryatt	Quantity:	
Drawing Ref:			
Asbestos ?	No		
Date:	26 February 2042		
Next Inspection:	Not Applicable		

Material Risk Score:

0

Material Risk Band:

Not Applicable

Priority Risk Score:

N/A

Action:

No Action Required



Material Comments:

Vinyl floor covering, suspended ceiling, plastered walls. NO Asbestos Visually Detected

Fulcrum Site Services Ltd

Material Assessment (Photo) Sorted by: Location ID

Site Address: Canister House, Millars Bridge, Molly Millars Lane,
Wokingham, Berkshire, RG41 2AD

Client Name: Oakmere Group

Project Number: 24FSS/Oak/IS/CH

Location ID:	6421	Survey Type:	RDS
Location Ref:	5	Product Type:	Not Applicable
Product:	General view	Damage:	Not Applicable
Area:	Main	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Gents toilets	Identification:	Strongly Presumed
Surveyor Name:	P Fryatt	Quantity:	
Drawing Ref:			
Asbestos ?	No		
Date:	26 February 2042		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Action: No Action Required



Material Comments: Vinyl floor covering, plasterboard ceiling, plastered walls. NO Asbestos Visually Detected



Fulcrum Site Services Ltd

Material Assessment (Photo) Sorted by: Location ID

Site Address: Canister House, Millars Bridge, Molly Millars Lane,
Wokingham, Berkshire, RG41 2AD

Client Name: Oakmere Group

Project Number: 24FSS/Oak/IS/CH

Location ID:	6422	Survey Type:	RDS
Location Ref:	6	Product Type:	Not Applicable
Product:	General view	Damage:	Not Applicable
Area:	Main	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Office	Identification:	Strongly Presumed
Surveyor Name:		Quantity:	
Drawing Ref:			
Asbestos ?	No		
Date:	26 February 2042		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Action: No Action Required



Material Comments: Vinyl floor covering, suspended ceiling, plastered walls. NO Asbestos Visually Detected

Fulcrum Site Services Ltd

Material Assessment (Photo) Sorted by: Location ID

Site Address: Canister House, Millars Bridge, Molly Millars Lane,
Wokingham, Berkshire, RG41 2AD

Client Name: Oakmere Group

Project Number: 24FSS/Oak/IS/CH

Location ID:	6423	Survey Type:	RDS
Location Ref:	7	Product Type:	Not Applicable
Product:	General view	Damage:	Not Applicable
Area:	Main	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Office	Identification:	Strongly Presumed
Surveyor Name:		Quantity:	
Drawing Ref:			
Asbestos ?	No		
Date:	26 February 2042		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Action: No Action Required



Material Comments: Vinyl floor covering, suspended ceiling, plastered walls. NO Asbestos Visually Detected

Fulcrum Site Services Ltd

Material Assessment (Photo) Sorted by: Location ID

Site Address: Canister House, Millars Bridge, Molly Millars Lane,
Wokingham, Berkshire, RG41 2AD

Client Name: Oakmere Group

Project Number: 24FSS/Oak/IS/CH

Location ID:	6424	Survey Type:	RDS
Location Ref:	8	Product Type:	Not Applicable
Product:	General view	Damage:	Not Applicable
Area:	Main	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Warehouse	Identification:	Strongly Presumed
Surveyor Name:	P Fryatt	Quantity:	
Drawing Ref:			
Asbestos ?	No		
Date:	26 February 2042		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Action: No Action Required



Material Comments: Resin paint floor covering,metal profile ceiling, vinyl panel lined walls. No Asbestos Visually Detected

Fulcrum Site Services Ltd

Material Assessment (Photo) Sorted by: Location ID

Site Address: Canister House, Millars Bridge, Molly Millars Lane,
Wokingham, Berkshire, RG41 2AD

Client Name: Oakmere Group

Project Number: 24FSS/Oak/IS/CH

Location ID:	6425	Survey Type:	RDS
Location Ref:	9	Product Type:	Not Applicable
Product:	General view	Damage:	Not Applicable
Area:	Main	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Warehouse	Identification:	Strongly Presumed
Surveyor Name:	P Fryatt	Quantity:	
Drawing Ref:			
Asbestos ?	No		
Date:	26 February 2042		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Action: No Action Required



Material Comments: Resin paint floor covering,metal profile ceiling, vinyl panel lined walls. No Asbestos Visually Detected

Fulcrum Site Services Ltd

Material Assessment (Photo) Sorted by: Location ID

Site Address: Canister House, Millars Bridge, Molly Millars Lane, Wokingham, Berkshire, RG41 2AD

Client Name: Oakmere Group

Project Number: 24FSS/Oak/IS/CH

Location ID:	6426	Survey Type:	RDS
Location Ref:	10	Product Type:	Not Applicable
Product:	General view	Damage:	Not Applicable
Area:	Main	Treatment:	Not Applicable
Floor:	Ground to 1st	Asbestos Type:	Not Applicable
Room:	Staircase	Identification:	Strongly Presumed
Surveyor Name:	P Fryatt	Quantity:	
Drawing Ref:			
Asbestos ?	No		
Date:	26 February 2042		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Action: No Action Required



Material Comments: No Asbestos Visually Detected

Fulcrum Site Services Ltd

Material Assessment (Photo) Sorted by: Location ID

Site Address:

Canister House, Millars Bridge, Molly Millars Lane,
Wokingham, Berkshire, RG41 2AD

Client Name:

Oakmere Group

Project Number:

24FSS/Oak/IS/CH

Location ID:	6427	Survey Type:	RDS
Location Ref:	11	Product Type:	Not Applicable
Product:	General view	Damage:	Not Applicable
Area:	Main	Treatment:	Not Applicable
Floor:	First floor	Asbestos Type:	Not Applicable
Room:	Rest Room	Identification:	Strongly Presumed
Surveyor Name:	P Fryatt	Quantity:	
Drawing Ref:			
Asbestos ?	No		
Date:	26 February 2042		
Next Inspection:	Not Applicable		

Material Risk Score:

0

Material Risk Band:

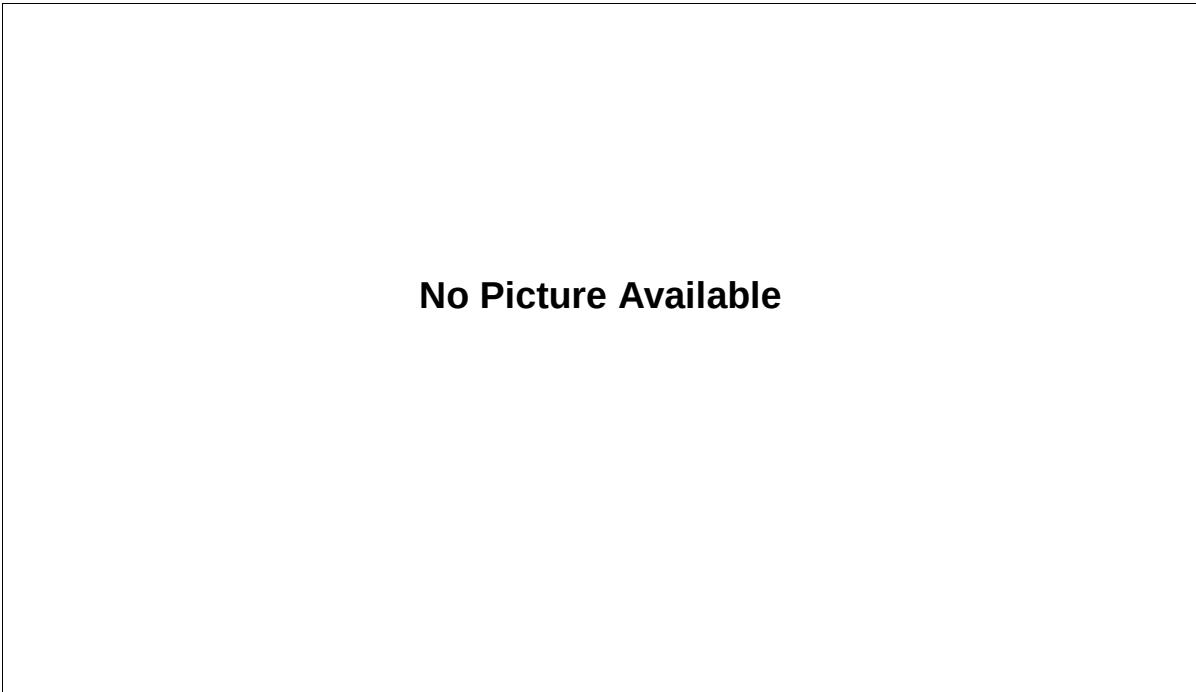
Not Applicable

Priority Risk Score:

N/A

Action:

No Action Required



Material Comments:

Vinyl flooring, suspended ceiling, plastered walls, upvc window frames. No Asbestos Visually Detected

Fulcrum Site Services Ltd

Material Assessment (Photo) Sorted by: Location ID

Site Address: Canister House, Millars Bridge, Molly Millars Lane,
Wokingham, Berkshire, RG41 2AD

Client Name: Oakmere Group

Project Number: 24FSS/Oak/IS/CH

Location ID:	6428	Survey Type:	RDS
Location Ref:	12	Product Type:	Not Applicable
Product:	General view	Damage:	Not Applicable
Area:	Main	Treatment:	Not Applicable
Floor:	First floor	Asbestos Type:	Not Applicable
Room:	Ladies toilet	Identification:	Strongly Presumed
Surveyor Name:	P Fryatt	Quantity:	
Drawing Ref:			
Asbestos ?	No		
Date:	26 February 2042		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Action: No Action Required



Material Comments: Vinyl floor covering, suspended ceiling, lined walls. No Asbestos Visually Detected

Fulcrum Site Services Ltd

Material Assessment (Photo) Sorted by: Location ID

Site Address: Canister House, Millars Bridge, Molly Millars Lane,
Wokingham, Berkshire, RG41 2AD

Client Name: Oakmere Group

Project Number: 24FSS/Oak/IS/CH

Location ID:	6429	Survey Type:	RDS
Location Ref:	13	Product Type:	Not Applicable
Product:	General view	Damage:	Not Applicable
Area:	Main	Treatment:	Not Applicable
Floor:	First floor	Asbestos Type:	Not Applicable
Room:	Boiler room	Identification:	Strongly Presumed
Surveyor Name:	P Fryatt	Quantity:	
Drawing Ref:			
Asbestos ?	No		
Date:	26 February 2024		
Next Inspection:	Not Applicable		

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Action: No Action Required



Material Comments: Vinyl floor covering, suspended ceiling, lined walls. Modern boiler .No Asbestos Visually Detected

SECTION SIXTEEN

MATERIAL ASSESSMENT (PHOTO SMALL)

Fulcrum Site Services Ltd

Material assessment (Photo small)

Sorted by: Location ID

Site Address:

Canister House, Millars Bridge, Molly Millars Lane,
Wokingham, Berkshire, RG41 2AD

Client Name:

Oakmere Group

Project Number:

24FSS/Oak/IS/CH

Area/ Floor/ Room/ Product: Main: External: External: General view

Inspection Date: 26/02/2042

Next Inspection: Not Applicable

Survey Type: RDS

Location ID: 6417

Location Ref: 1

Product Type: Not Applicable

Action:

No Action Required

Damage: Not Applicable

Treatment: Not Applicable

Asbestos Type: Not Applicable

Identification: Strongly Presumed

Quantity:



Material Comments:

Brick built, metal profile cladding to the
gutter line and roof. NO Asbestos
Visually Detected

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Area/ Floor/ Room/ Product: Main: External: External: General view

Inspection Date: 26/02/2042

Next Inspection: Not Applicable

Survey Type: RDS

Location ID: 6418

Location Ref: 2

Product Type: Not Applicable

Action:

No Action Required

Damage: Not Applicable

Treatment: Not Applicable

Asbestos Type: Not Applicable

Identification: Strongly Presumed

Quantity:



Material Comments:

Brick built, metal profile cladding to the
gutter line and roof. NO Asbestos
Visually Detected

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Area/ Floor/ Room/ Product: Main: Ground floor: Lobby: General view

Inspection Date: 26/02/2042

Next Inspection: Not Applicable

Survey Type: RDS

Location ID: 6419

Location Ref: 3

Product Type: Not Applicable

Action:

No Action Required

Damage: Not Applicable

Treatment: Not Applicable

Asbestos Type: Not Applicable

Identification: Strongly Presumed

Quantity:



Material Comments:

Vinyl floor covering, plasterboard
ceiling, plastered walls. NO Asbestos
Visually Detected

Material Risk Score: 0

Material Risk Band: Not Applicable

Priority Risk Score: N/A

Fulcrum Site Services Ltd

Material assessment (Photo small)

Sorted by: Location ID

Site Address:

Canister House, Millars Bridge, Molly Millars Lane,
Wokingham, Berkshire, RG41 2AD

Client Name:

Oakmere Group

Project Number:

24FSS/Oak/IS/CH

Area/ Floor/ Room/ Product: Main: Ground floor: Locker room: General view

Inspection Date:

26/02/2042

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

6420

Location Ref:

4

Product Type:

Not Applicable

Damage:

Not Applicable

Treatment:

Not Applicable

Asbestos Type:

Not Applicable

Identification:

Strongly Presumed

Quantity:

Action:

No Action Required

Material Comments:

Vinyl floor covering, suspended ceiling,
plastered walls. NO Asbestos Visually
Detected

Material Risk Score:

0

Material Risk Band:

Not Applicable

Priority Risk Score:

N/A

Area/ Floor/ Room/ Product: Main: Ground floor: Gents toilets: General view

Inspection Date:

26/02/2042

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

6421

Location Ref:

5

Product Type:

Not Applicable

Damage:

Not Applicable

Treatment:

Not Applicable

Asbestos Type:

Not Applicable

Identification:

Strongly Presumed

Quantity:

Action:

No Action Required

Material Comments:

Vinyl floor covering, plasterboard
ceiling, plastered walls. NO Asbestos
Visually Detected

Material Risk Score:

0

Material Risk Band:

Not Applicable

Priority Risk Score:

N/A

Area/ Floor/ Room/ Product: Main: Ground floor: Office: General view

Inspection Date:

26/02/2042

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

6422

Location Ref:

6

Product Type:

Not Applicable

Damage:

Not Applicable

Treatment:

Not Applicable

Asbestos Type:

Not Applicable

Identification:

Strongly Presumed

Quantity:

Action:

No Action Required

Material Comments:

Vinyl floor covering, suspended ceiling,
plastered walls. NO Asbestos Visually
Detected

Material Risk Score:

0

Material Risk Band:

Not Applicable

Priority Risk Score:

N/A

Fulcrum Site Services Ltd

Material assessment (Photo small)

Sorted by: Location ID

Site Address:

Canister House, Millars Bridge, Molly Millars Lane,
Wokingham, Berkshire, RG41 2AD

Client Name:

Oakmere Group

Project Number:

24FSS/Oak/IS/CH

Area/ Floor/ Room/ Product: Main: Ground floor: Office: General view

Inspection Date:

26/02/2042

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

6423

Location Ref:

7

Product Type:

Not Applicable

Damage:

Not Applicable

Treatment:

Not Applicable

Asbestos Type:

Not Applicable

Identification:

Strongly Presumed

Quantity:

Action:

No Action Required

Material Comments:

Vinyl floor covering, suspended ceiling,
plastered walls. NO Asbestos Visually
Detected

Material Risk Score:

0

Material Risk Band:

Not Applicable

Priority Risk Score:

N/A

Area/ Floor/ Room/ Product: Main: Ground floor: Warehouse: General view

Inspection Date:

26/02/2042

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

6424

Location Ref:

8

Product Type:

Not Applicable

Damage:

Not Applicable

Treatment:

Not Applicable

Asbestos Type:

Not Applicable

Identification:

Strongly Presumed

Quantity:

Action:

No Action Required

Material Comments:

Resin paint floor covering, metal profile
ceiling, vinyl panel lined walls. No
Asbestos Visually Detected

Material Risk Score:

0

Material Risk Band:

Not Applicable

Priority Risk Score:

N/A

Area/ Floor/ Room/ Product: Main: Ground floor: Warehouse: General view

Inspection Date:

26/02/2042

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

6425

Location Ref:

9

Product Type:

Not Applicable

Damage:

Not Applicable

Treatment:

Not Applicable

Asbestos Type:

Not Applicable

Identification:

Strongly Presumed

Quantity:

Action:

No Action Required

Material Comments:

Resin paint floor covering, metal profile
ceiling, vinyl panel lined walls. No
Asbestos Visually Detected

Material Risk Score:

0

Material Risk Band:

Not Applicable

Priority Risk Score:

N/A

Fulcrum Site Services Ltd

Material assessment (Photo small)

Sorted by: Location ID

Site Address:

Canister House, Millars Bridge, Molly Millars Lane,
Wokingham, Berkshire, RG41 2AD

Client Name:

Oakmere Group

Project Number:

24FSS/Oak/IS/CH

Area/ Floor/ Room/ Product: Main: Ground to 1st: Staircase: General view

Inspection Date:

26/02/2042

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

6426

Location Ref:

10

Product Type:

Not Applicable

Damage:

Not Applicable

Treatment:

Not Applicable

Asbestos Type:

Not Applicable

Identification:

Strongly Presumed

Quantity:



Action:

No Action Required

Material Comments:

No Asbestos Visually Detected

Material Risk Score:

0

Material Risk Band:

Not Applicable

Priority Risk Score:

N/A

Area/ Floor/ Room/ Product: Main: First floor: Rest Room: General view

Inspection Date:

26/02/2042

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

6427

Location Ref:

11

Product Type:

Not Applicable

Damage:

Not Applicable

Treatment:

Not Applicable

Asbestos Type:

Not Applicable

Identification:

Strongly Presumed

Quantity:

No Picture Available

Action:

No Action Required

Material Comments:

Vinyl flooring, suspended ceiling,
plastered walls, upvc window frames.
No Asbestos Visually Detected

Material Risk Score:

0

Material Risk Band:

Not Applicable

Priority Risk Score:

N/A

Area/ Floor/ Room/ Product: Main: First floor: Ladies toilet: General view

Inspection Date:

26/02/2042

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

6428

Location Ref:

12

Product Type:

Not Applicable

Damage:

Not Applicable

Treatment:

Not Applicable

Asbestos Type:

Not Applicable

Identification:

Strongly Presumed

Quantity:



Action:

No Action Required

Material Comments:

Vinyl floor covering, suspended ceiling,
lined walls. No Asbestos Visually
Detected

Material Risk Score:

0

Material Risk Band:

Not Applicable

Priority Risk Score:

N/A

Fulcrum Site Services Ltd

Material assessment (Photo small)

Sorted by: Location ID

Site Address:

Canister House, Millars Bridge, Molly Millars Lane,
Wokingham, Berkshire, RG41 2AD

Client Name:

Oakmere Group

Project Number:

24FSS/Oak/IS/CH

Area/ Floor/ Room/ Product: Main: First floor: Boiler room: General view

Inspection Date:

26/02/2042

Next Inspection:

Not Applicable

Survey Type:

RDS

Location ID:

6429

Location Ref:

13

Product Type:

Not Applicable

Action:

No Action Required

Damage:

Not Applicable

Treatment:

Not Applicable

Asbestos Type:

Not Applicable

Identification:

Strongly Presumed

Quantity:



Material Comments:

Vinyl floor covering, suspended ceiling,
lined walls. Modern boiler .No Asbestos
Visually Detected

Material Risk Score:

0

Material Risk Band:

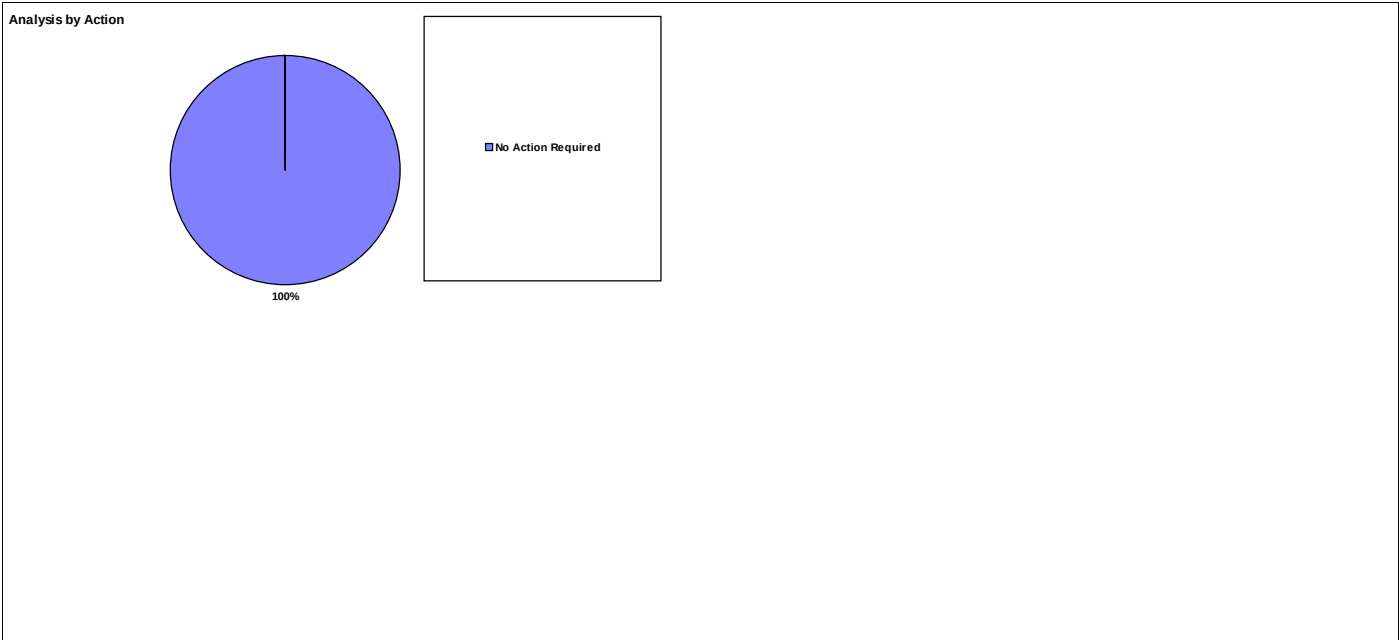
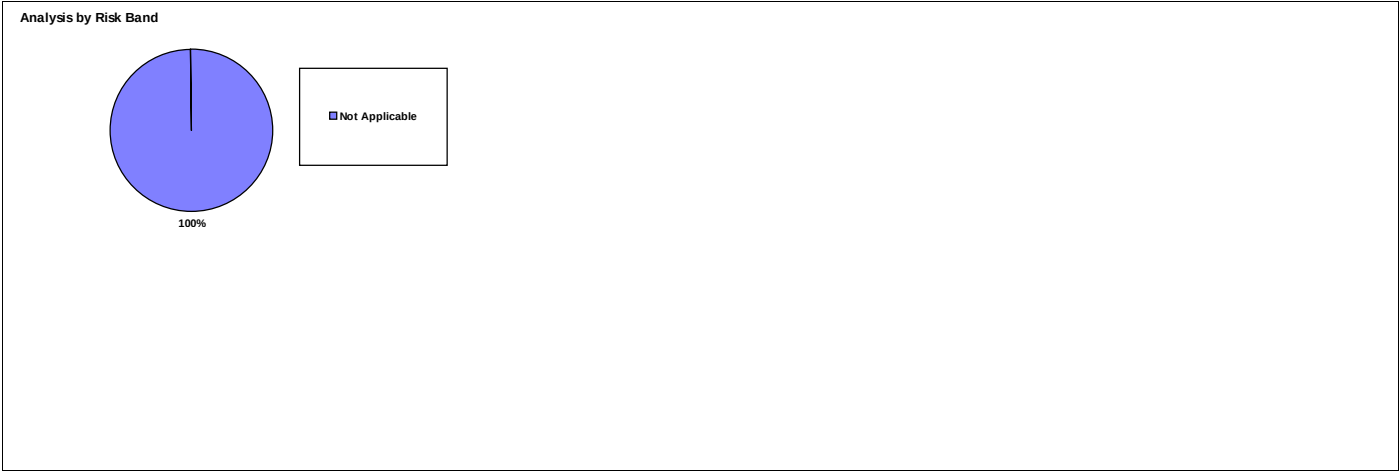
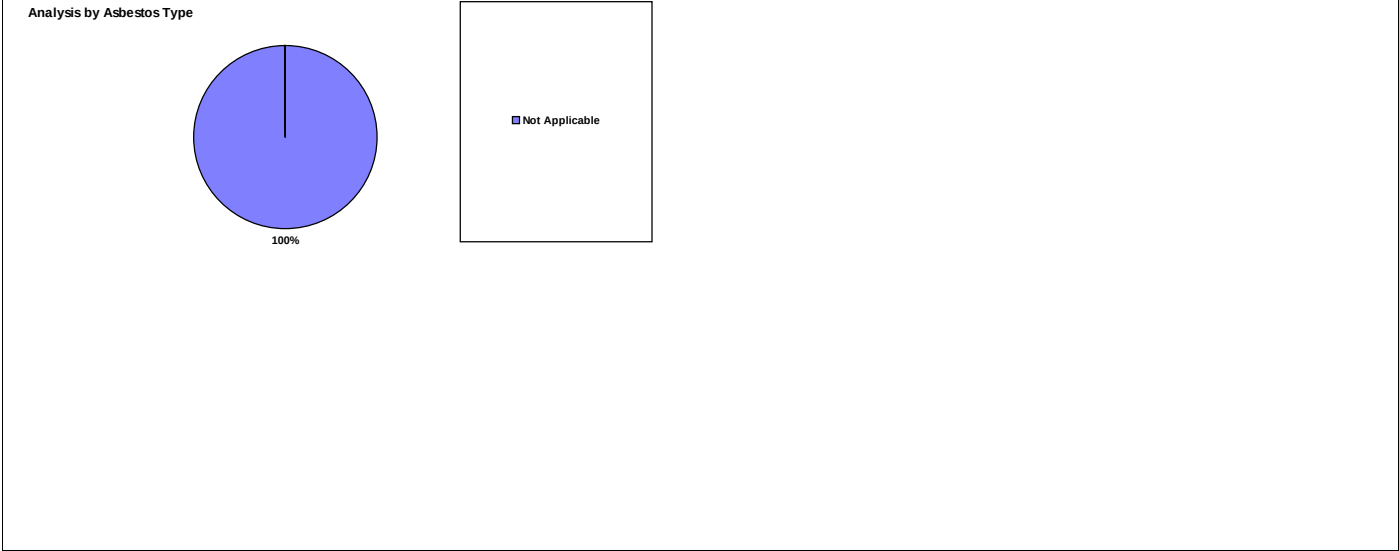
Not Applicable

Priority Risk Score:

N/A

SECTION SEVENTEEN

PIE CHARTS



All charts show the latest Sample Inspection Data Only

Client Name:	Oakmere Group	Project Number:	24FSS/Oak/IS/CH
		Survey Date:	28 February 2024
Site Address:	Canister House, Millars Bridge, Molly Millars Lane, Wokingham, Berkshire, RG41 2AD	Printed On:	29 February 2024
		Survey Charts:	Page 1 of 1

SECTION EIGHTEEN

EXCLUDED AREAS

Fulcrum Site Services Ltd

Excluded Areas

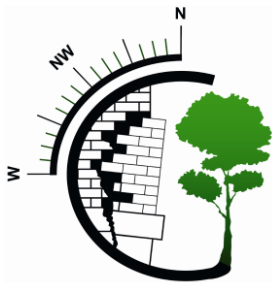
The Following rooms / areas could not be accessed during the survey. Asbestos Containing Materials (ACMs) should be deemed as being present in these areas until proven otherwise.

- 1
- Only those areas specifically noted in this report were inspected. All areas as requested were accessed. Live services were visually inspected only

Client Name:	Oakmere Group	Project Number:	24FSS/Oak/IS/CH
		Survey Date:	28 February 2024
Site Address:	Canister House, Millars Bridge, Molly Millars Lane, Wokingham, Berkshire, RG41 2AD	Printed On:	29 February 2024
		Excluded Areas:	Page 1 of 1



APPENDIX C



Tree Surveys

BS5837 – Pre Planning – Mortgage – Risk Management & Prediction

ARBORICULTURAL IMPACT ASSESSMENT FOR READYPOWER HOUSE AND BROOK HOUSE WOKINGHAM



**Prepared of behalf of:
Intersurgical Ltd
Crane House
Molly Millers Lane
Wokingham
RG41 2RZ**

Ref: PB/AIA-24/26.03

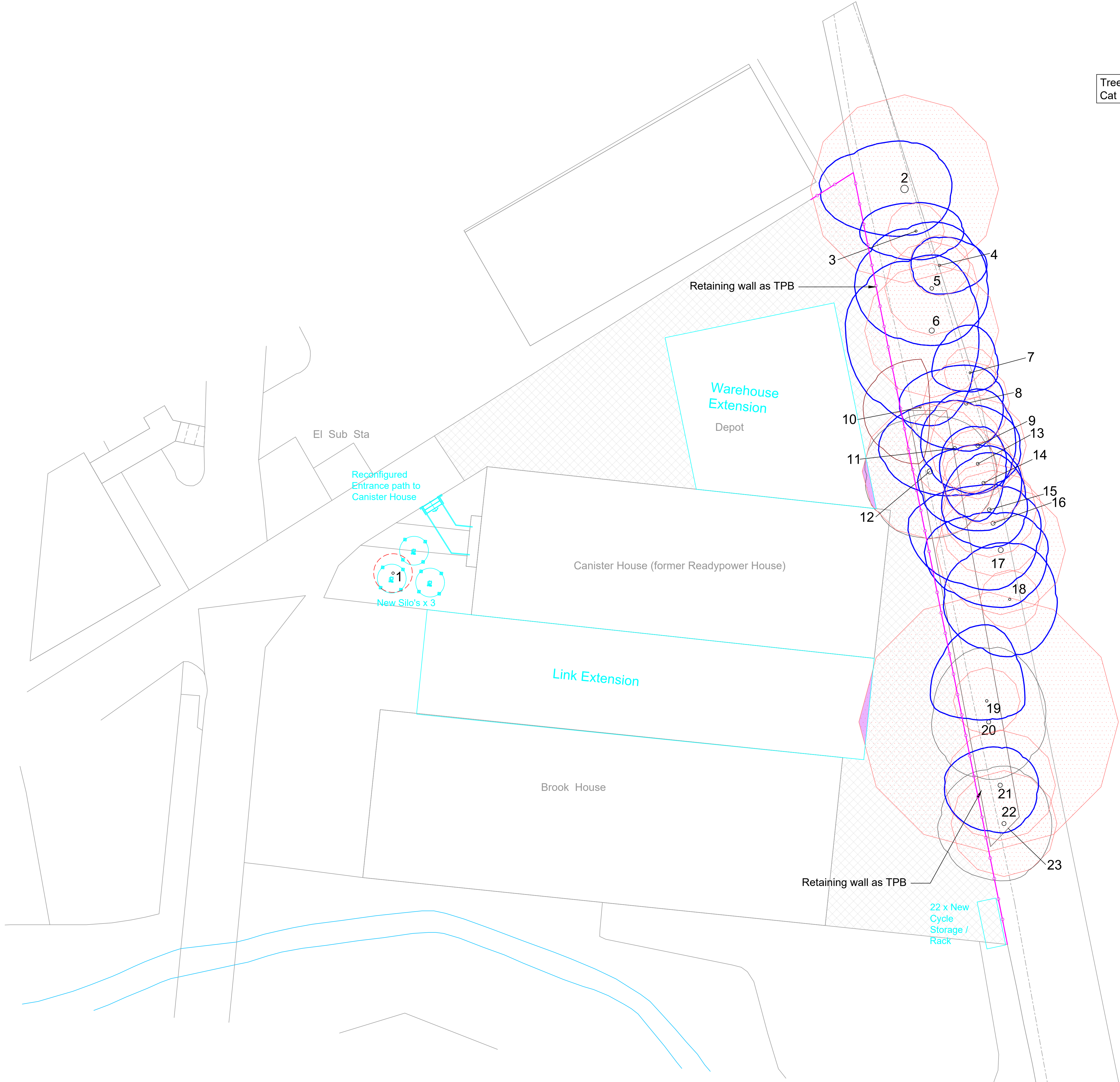
17 June 2024



Tree Surveys

BS5837 – Pre Planning – Mortgage – Risk Management & Prediction

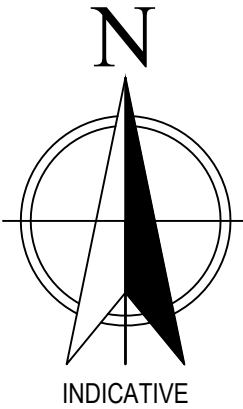
APPENDIX 2



Trees for removal
Cat B: 1

NOTES

- All dimensions must be checked on site and not scaled from this drawing.
- The original of this drawing was produced in colour, a monochrome copy should not be relied upon.
- Read drawings in conjunction with arboricultural report.
- Topo based on OS data, Licence No. 100023148.
- Proposal based on Bonney Architecture Drg No. BA 0270 58 B

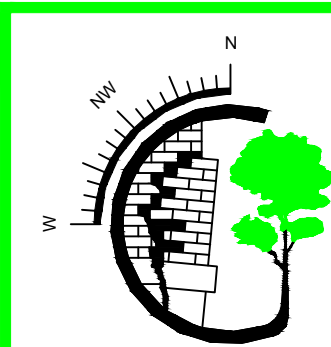


Key:

- Trees retained
- Tree number
- Existing site features
- Root protection area (RPA)
- Tree protection barrier (TPB)
- Proposed extensions
- Existing concrete surface
- RPA Incursion
- RPA Incursion



© copyright



Tree Surveys

Bramley House,
Newnham Bridge,
Tenbury Wells,
Worcestershire, WR15 8NX
Tel: 0118 762902
e-mail: info@tree-surveys.com

Client Intersurgical

Job Title Readypower House

Drawing Title

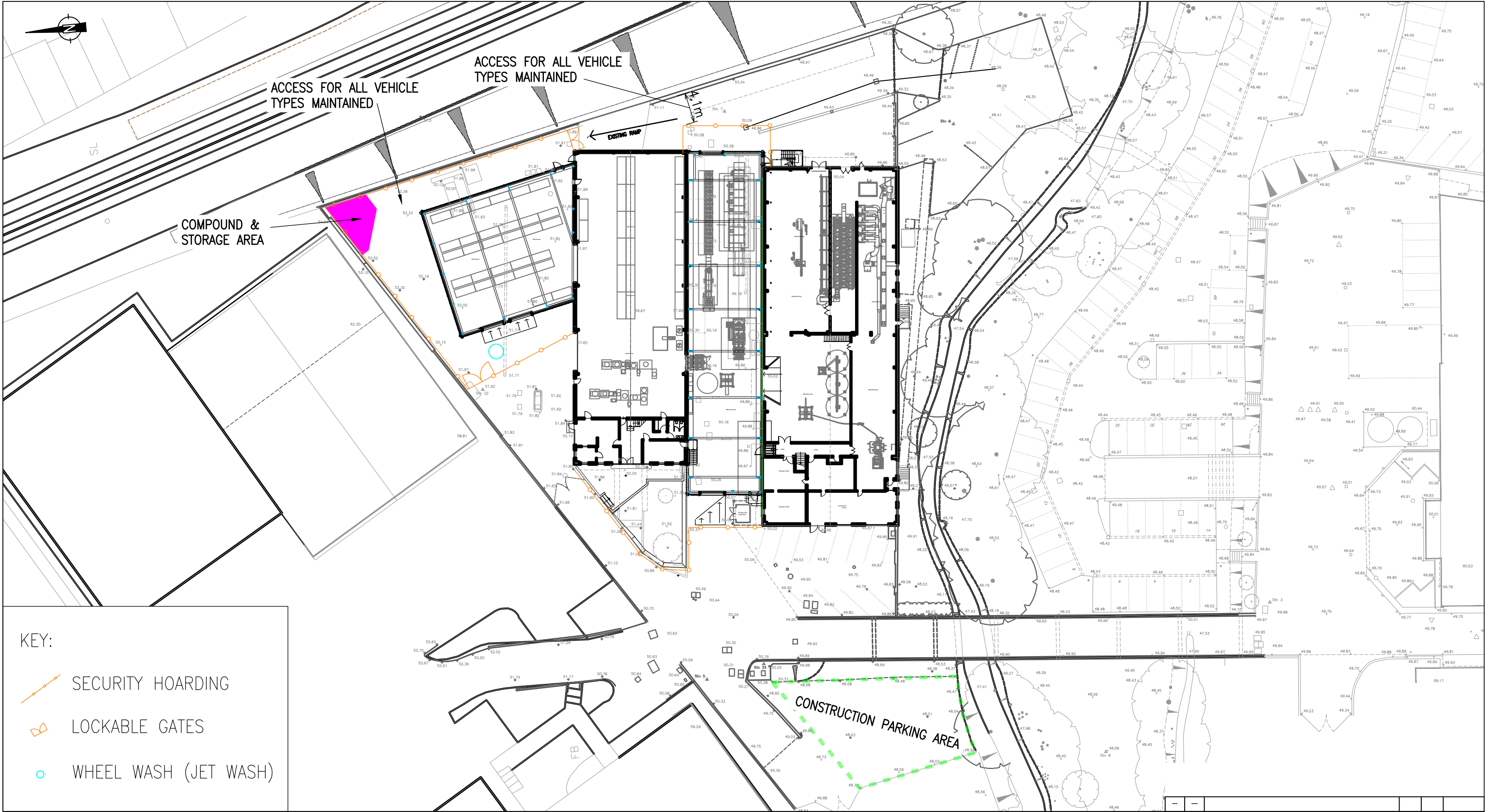
TREE PROTECTION PLAN

Scale 1:200 @ A1

Date June 2024 Drawn: MJE Checked: PB

Drg. No.	PB/TPP-24/26.03	Rev.
----------	-----------------	------

DRAWINGS



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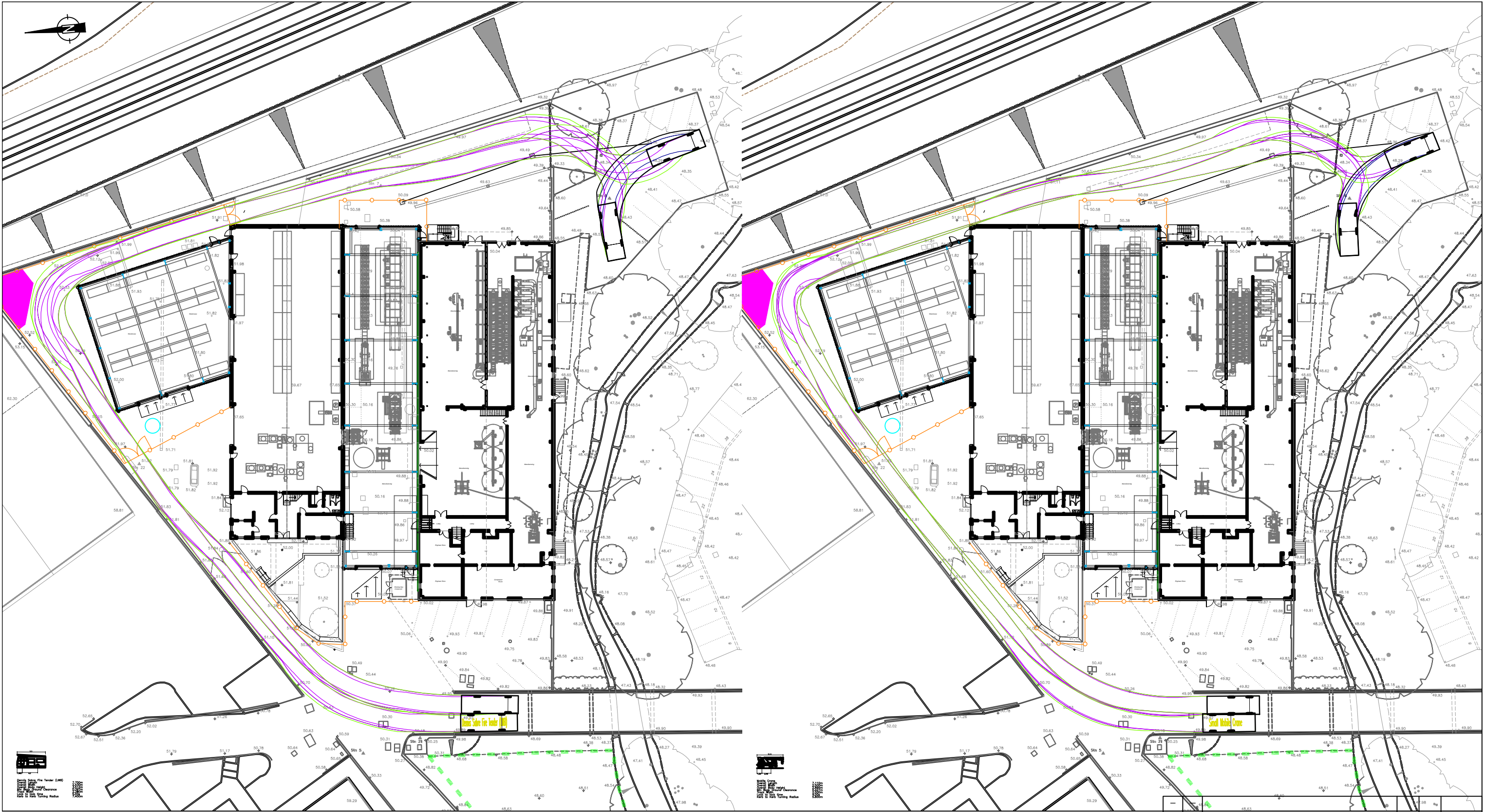
JOB TITLE

INTERSURGICAL LTD, MOLLY MILLAR'S BRIDGE
WOKINGHAM

DRAWING TITLE

CONSTRUCTION MEASURES PLAN

ST	Rev	Description	Drn	Chk	Date
REVISIONS					
Preliminary	✓	Approval	Tender	Const.	
DRAWING STATUS					
DATE	DRAWN	CHECKED	SCALE		
APR 2025	RD	RD	1:500	@A3	
DRAWING No.	REV	STATUS			
SMA-7351-001	P01	-			
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Quality, innovation and trust

JOB TITLE

INTERSURGICAL LTD, MOLLY MILLAR'S BRIDGE
WOKINGHAM

DRAWING TITLE

CONSTRUCTION AUTOTRACK SWEEP PATHS

ST		Rev	Description		Drn	Chk	Date
REVISIONS							
Preliminary	✓	Approval		Tender		Const.	
DRAWING STATUS							
DATE		DRAWN		CHECKED	SCALE		
APR 2025		RD		RD	1:500		@A3
DRAWING No.				REV		STATUS	
SMA-7351-002				P01		-	
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