

Construction Environmental Management Plan

Arborfield Sporting Facilities



Construction Environmental Management Plan

Site: Arborfield Sporting Facilities

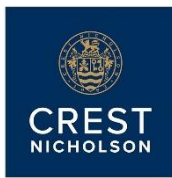
Client: Crest Nicholson Chiltern

Planning Authority: Wokingham Borough Council

Revision Status

Rev	Date	Issue Description	Prepared by	Checked By:	Ref
A1	July 2025	Construction Environmental Management Plan (CEMP): to discharge Outline Planning Condition 65, ref: O/2014/2280	Max Mayo Trainee H&S Advisor	Dean Pincham IMaPS Tech IOSH	CNC/ASF/00/CEMP
A2	July 2025	Construction Environmental Management Plan (CEMP): to discharge Outline Planning Condition 65, ref: O/2014/2280 – Revised to include PC contact information	Max Mayo Trainee H&S Advisor	Dean Pincham IMaPS Tech IOSH	CNC/ASF/00/CEMP/REVA2
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PREAMBLE

This Construction Environmental Management Plan (CEMP) has been developed to discharge Outline Planning Condition 65, ref: O/2014/2280.

The CEMP will be strictly adhered to during the construction of the development.

O/2014/2280: OUTLINE PLANNING CONDITION 65		LOCATION IN DOCUMENT
Before each phase of the development hereby permitted is commenced, a Construction Environmental Management Plan (CEMP) in respect of that phase shall have been submitted to and approved in writing by the Local Planning Authority. The Plan will detail the measures to be implemented to protect site workers, site users, sensitive receptors and the environment arising from the development hereby permitted. Construction of each phase of the development shall not be carried out otherwise than in accordance with each approved CEMP. Each phase CEMP shall include the following matters:		
i.	A construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;	Sections 2.2.3 , 2.3 & 2.3.1
ii.	Loading and unloading of plant and materials;	Sections 2.2.3 , 2.3 , 3.2 & 3.3
iii.	Storage of plant and materials;	Section 2.1.1 , 2.1.2 & 3.3
iv.	A construction traffic management plan including a programme of works, measures for traffic management, details of the haul routes to be used to access the development, and potential vehicle numbers;	Sections 1.2.3 , 2.2.3 & 2.3
v.	A condition survey of the nearby highway route used to access the development, to include the following nearby roads where applicable for each particular phase: Biggs Lane (between Langley Common Road and Commonfield Lane), Park Lane (between Commonfield Lane and Hogwood Lane), Princess Marina Drive (between Biggs Lane and Baird Road), Baird Road (between Princess Marina Drive and Sheerlands Road), Sheerlands Road (between Baird Road and the A327), Langley Common Road (between A327 and Biggs Lane) and on the A327 (between Park Lane and Arborfield Cross).	Section 2.3
vi.	Piling techniques including types of piling rig and earth moving machinery;	Section 2.2.2
vii.	Provision of boundary hoarding;	Section 2.1.1
viii.	Protection of the aquatic environment in terms of water quantity and quality;	Section 3.1
ix.	Details of proposed means of dust suppression, and mitigation measures for noise, vibration and odour;	Sections 2.2.2 , 3.2 & 3.4
x.	Details of measures to prevent mud from vehicles leaving the site during construction;	Section 2.2.4
xi.	Details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;	Section 2.2.3 & Appendix One
xii.	Lighting on site during construction (including temporary);	Section 2.1.1
xiii.	Measures to ensure no on-site fires during construction;	Sections 3.2 & 3.4
xiv.	Details of demolition, including details of how to deal with asbestos. This shall include an Asbestos Management Report providing details of surveys, mitigation, and verification of asbestos management, and as appropriate, provision of contingency surveys, mitigation and verification to be adopted during the construction phase;	Section 3.5

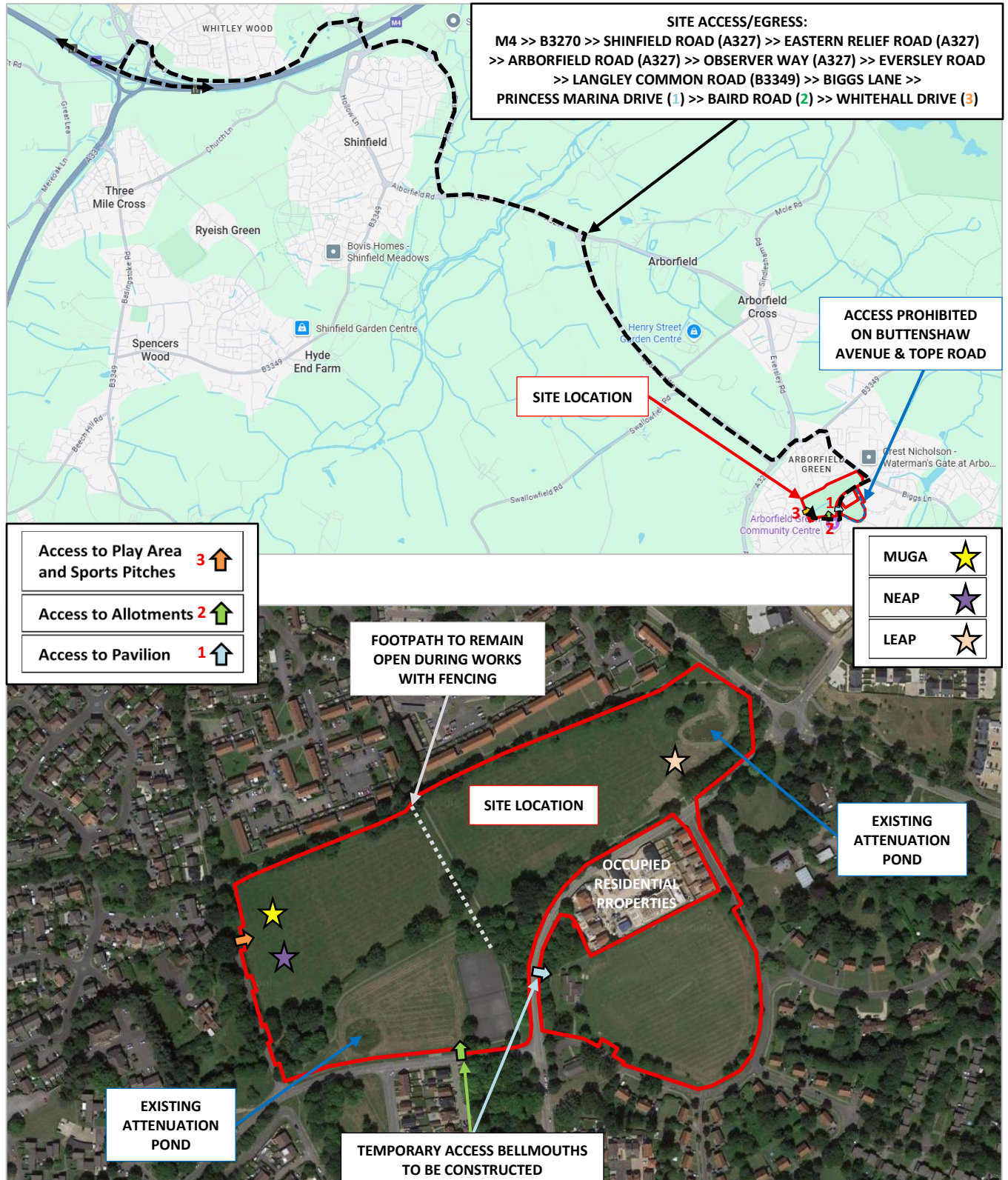
O/2014/2280: OUTLINE PLANNING CONDITION 65		LOCATION IN DOCUMENT
xv.	Details of the temporary surface water management measures to be provided during the construction phase;	Sections 3.1 & 3.3
xvi.	Details of the excavation of materials and the subsurface construction methodology and;	Section 3.4
xvii.	Implementation of the CEMP through an environmental management system;	Section 2.2.6
xviii.	Appointment of a Construction Liaison Officer.	Section 2.1.3
xix.	Monitoring and review mechanisms; and	Section 2.2.6
xx.	Details of where workers will be temporarily accommodated during construction, which considers whether a temporary compound could be accommodated on site, or an existing building temporarily re-used.	Sections 2.2.3 , 2.2.5 & Appendix One
Following the commencement of development for each phase, the highway condition survey (undertaken in conjunction with criteria v) of the CEMP) shall be repeated at six-month intervals until development within that phase is completed. Where the highway has become damaged as a result of the construction traffic of that phase, the survey should include an assessment of the damage caused to the fabric of the highway and set out the necessary remediation works, and the timescales in which they will be undertaken. Works should be undertaken in accordance with the approved details. Any deviation from this Statement shall be first agreed in writing with the Local Planning Authority.		

1.0 DESCRIPTION OF PROJECT

1.1 PROJECT TITLE + LOCATION

The site comprises two parcels of land located to the east and west of Princess Marina Drive, and to the south of Waterman's Gate at Arborfield Green. The site is centred approximately on National Grid Reference SU 76776 65609.

This Construction Environmental Management Plan (CEMP) covers all works associated with the development.



1.2 NATURE OF SITE, SCOPE OF WORKS + CONSTRUCTION PROGRAMME

1.2.1 SCOPE OF WORKS

The Arborfield Sports Facilities site will be developed by Crest Nicholson Chiltern (CNC). These works will involve removal of existing trees, construction of new access junctions (S278 works), a package of demolition works to remove an existing building, construction of a LEAP, NEAP & MUGA, construction of multiple sports pitches and delivery of allotments.

The site will be developed in seven phases of works, with all works packages being carried out by external Principal Contractors to be appointed by CNC:

- ◆ External PC – Temporary Access & Footpath Works
- ◆ External PC – Demolition Works
- ◆ External PC – Sports Pitches
- ◆ External PC – LEAP & NEAP & MUGA
- ◆ External PC – Allotments
- ◆ External PC – Pavilion New Build D&B Contractor
- ◆ External PC – Car Parks S278 Works



PLAN SHOWING SITE LAYOUT

1.2.2 Site Description & History

The site comprises a smaller field and a larger field possessing an existing single storey sports pavilion and sports pitches respectively. The site is bordered by trees and bisected by Princess Marina Drive, a 30mph road with a blind bend in Arborfield Green.

The site is mostly open green space, except for an adjacent recently completed residential development, and has sport pitches and a church nearby. Tope Road to the south of site leads towards St Eligius Church and is a road prohibited to access from construction traffic.

Three new access points will be created into the development as part of these works; The Access to Play Area and Sports Pitches site access point will be formed on the western boundary of the site from Whitehall Drive; the Access to Allotments site access point will be formed on the southern boundary from Baird Road; and, the Access to Pavilion site access point will be formed from Princess Marina Drive.

There are two existing ponds on site, a smaller pond is located in the south-western corner of the site and a larger pond is situated in the north-eastern corner of the site.

There is an existing pitch located on the southern boundary of the site.

There are areas of dense hedgerow/mature trees within and surrounding the site. However, there are no trees within or abutting the site that can be classified as 'Ancient' or 'Veteran'.

Site History

This site history pertains to the overall development, as site-specific history has not been provided at the time of writing this CEMP. Records indicate that Arborfield Garrison has undergone three main phases of redevelopment. The area of Arborfield Garrison where the site is situated, was originally open agricultural land. Military redevelopment occurred after the Second World War when the site became a training facility for technical apprentices working on military vehicles. During the third phase of military redevelopment in the 1970s and 1980s, the former accommodation buildings and many of the office and administration buildings were demolished and replaced with more modern two and three storey accommodation blocks. During the early part of the 2000s, following closure of the military establishment at this site, all but one of the former military buildings were demolished and cleared.

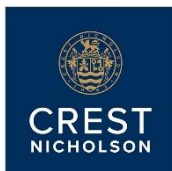
Site Boundaries

North: There are occupied residential properties bordering the site to the north.

East: Biggs Lane and residential properties bound the site to the east.

South: To the south is St Eligius Church and adjacent occupied housing.

West: Occupied residential properties and Whitehall Drive bound the west of the site, with a playground beyond.



1.2.3 Key Dates

Prior to the commencement of any works, the dates will be agreed with Wokingham Borough Council and displayed below.

Temporary Access & Footpath Works Start Date (External PC)	July 2025
Temporary Access & Footpath Works Completion Date	August 2025
Demolition Works Start Date (External PC)	July 2025
Demolition Works Completion Date	August 2025
Sports Pitches Start Date (External PC)	September 2025
Sports Pitches Completion Date	November 2025 + Maintenance
Sports Pavilion Construction Start Date (External PC)	September 2025
Sports Pavilion Construction Completion Date	April 2026
LEAP & NEAP & MUGA Start Date (External PC)	September 2025
LEAP & NEAP & MUGA Completion Date	Spring 2026
Allotments Construction Start Date (External PC)	September 2025
Allotments Construction Completion Date	June 2026
Project Completion	March 2026

1.3 PROJECT DIRECTORY

Duty-holders will carry out their duties as defined by the CDM Regulations 2015 to ensure that all requirements of the CDM Regulations 2015 are met.

The Client will ensure that a suitably competent Principal Designer, Principal Contractor(s) and Design Team are appointed to oversee the project and afford all project members sufficient time to plan and mobilise their activities.

Various designers to be appointed for each package of works, details to be inserted subsequent to formal appointments.

1.3.1 Key CDM Duty Holders Currently Appointed

Client	Company	Crest Nicholson Chiltern
	Address	Building 1, Abbey View, St Albans, AL1 2QU
	Tel	03331 360 360
Sports Pavilion – Pre-Contract CDM PD & Post-Contract CDM Advisor	Company	GHPC Group Ltd
	Address	11 Milbanke Court, Milbanke Way, Bracknell, Berkshire, RG12 1RP
	Tel	01344 304 800
Principal Contractor (Temporary Access & S278 Works)	Company	Intelligent Groundworks
	Address	7 Bryanstone Road, Waltham Cross, EN8 7FQ
	Tel	07767 040 324
Principal Contractor (Demolition Works)	Company	Lawsons Group
	Address	Station Yard, Station Road, Shrivenham, Swindon, Wiltshire, SN6 8JL
	Tel	01793 782 000
Principal Contractor (Sports Pavilion D&B Contractor & Post-Contract PD)	Company	<i>TBC – To be appointed following tender process.</i>
	Address	
	Tel	
Principal Contractor (Sports Pitches)	Company	<i>TBC – To be appointed following tender process.</i>
	Address	
	Tel	
Principal Contractor (LEAP & NEAP & MUGA)	Company	<i>TBC – To be appointed following tender process.</i>
	Address	
	Tel	
Principal Contractor (Allotments)	Company	<i>TBC – To be appointed following tender process.</i>
	Address	
	Tel	
Designer – Planning Architect	Company	Edgingtons Architects
	Address	Meridian House, 2 Russell Street, Windsor, SL4 1HQ
	Tel	01753 857 092
Designer – S278 Access Designer	Company	Glanville Consulting Engineers
	Address	3 Grovelands Business Centre, Boundary Way, Hemel Hempstead, Hertfordshire, HP2 7TE
	Tel	01442 835 999
Designer – Earthworks, Drainage and Civil Designer	Company	JPP Consulting Engineers
	Address	Grand Union Locks, Whilton Locks, Daventry, Northamptonshire, NN11 2NH
	Tel	01604 781 811
Designer – Landscape Consultant	Company	Murdoch Wickham
	Address	The Tithe Barn, Bradbourne House, East Malling, Kent, ME19 6DZ
	Tel	01732 752 780
Designer – M&E Designer	Company	Rolton
	Address	26 Commerce Road, Lynch Wood, Peterborough, PE2 6LR
	Tel	01933 410 909

1.3.2 Other Currently Appointed Project Team Members

Site Investigation	Company	TBC
	Address	
	Tel	
Ecologist	Company	AECOM
	Address	Sunley House, 4 Bedford Park, Surrey, Croydon, CR0 2AP
	Tel	02086 393 500
Asbestos Consultant	Company	Full Circle Compliance
	Address	32 Writtle Road, Chelmsford, Essex, CM1 3BX
	Tel	01245 690 606
Arboriculturist	Company	Simon Jones Associates Ltd (SJA Trees)
	Address	17 Cross Road, Tadworth, Surrey, KT20 5ST
	Tel	01737 813 058
Unexploded Ordnance (UXO) Consultant	Company	1 st Line Defence Limited
	Address	Unit 3, Maple Park, Essex Road, Hoddesdon, Hertfordshire, EN11 0EX
	Tel	01992 245 020

2.0 DETAILED CONSTRUCTION PROVISIONS

2.1 SITE SECURITY + PROTECTION OF THE GENERAL PUBLIC

2.1.1 Security + Segregation

The Principal Contractors will ensure their site is fully enclosed with heras fencing / hoarding (as a minimum) and controlled access gates, so the site is completely autonomous from any surrounding areas, clearly defined and separated before any works commence on-site, and fully secured from trespassers / members of the public / children.

Visitors will be directed (by signage at the entrance gate and by any personnel at the site gates) to the site office accessed via clearly defined pedestrian routes. Visitors will sign in and be inducted (as appropriate for the nature of their visit) by the Site Manager, prior to being permitted on-site.

All site boundaries will be monitored daily by the Site Manager to ensure any deficiencies / breaches are dealt with quickly and to ensure when the site is left at the end of each working day, security of the site boundary is robust.

Lighting

Any lighting installed must meet the criteria set out in the *AECOM, Condition 19-23 Ecology Report, dated March 2024 (Ref: 60312043)*, with measures such as installation of a low lux level lighting scheme (below 1 lux) for new lighting in the parcel; and retrofitting existing lighting columns in the pedestrian footpath with hoods or lighting shields to reduce potential light spill.

2.1.2 Protection of the Public

CNC are fully committed to protecting members of the public from the construction risks associated with this project. As such, as part of the Construction Phase Plan (CPP) developed for the project, the Principal Contractors will be vigilant to the possibility of works areas being accessed by unauthorised persons (particularly children and teenagers who may see it as an exciting place to play) and ensure that a high standard of housekeeping practices are implemented across the site to ensure they reduce the risk of potential injury to trespassers, if they manage to gain access to the site.

All materials, plant and tools will be fully secured/supervised when not in use and particularly at the end of the working day. Material storage/compound areas will also be fully secured inside the site.

2.1.3 Liaison with the Public

Prior to any works commencing, CNC will proactively communicate with the public to keep them informed of site planning arrangements. CNC will have a member of the site team allocated to liaise with adjacent residents to inform them of any potentially disruptive works (which may include noise, dust or temporary obstruct access), so that the works can be safely managed around the existing residents.

A notice board will be displayed outside of the site with key information for the public, including the contact telephones of the Principal Contractors (Site Manager & Office Number), so that the public can contact them in the event of any issues or complaints.

2.1.4 Signage

Appropriate H&S Signage will be placed around the construction site guiding traffic and pedestrian routes, giving warnings of hazards and potential dangers (such as "Danger: Keep Out"; and public/pedestrian directional signage etc.) and instructing conduct within the site boundaries (such as "Do not remove security fencing" / "Appropriate PPE must be worn..." etc.).

2.1.5 Inductions

The Site Manager will be responsible for project induction training and will ensure each site worker receives induction training specific to the site and to the type and place of work. This will take place before the site operative commences work for the first time on site.

The induction will concentrate on the Principal Contractor's management provisions, site rules, safety provisions as well as the particular site risks involved with the project and the environmental & ecological considerations of the project. Evidence of all induction training carried out and names of personnel, who have undertaken formal induction training together with when they were inducted, will be recorded and filed on-site.

Specifically, during the induction process, operatives will be informed of housekeeping matters, particularly the need to respect surrounding neighbours to the site and the need to keep noise to a minimum; particularly when entering and leaving the site. Working hours and restrictions on timing/method of deliveries will be clearly explained. They will also be informed of the necessity to ensure that all parking is within the site boundary and given clear instructions as to how to deal with deliveries of materials etc., to prevent any congestion on the public highway.

Contractors working on-site employed by others (e.g. Utilities), will be inducted as all other site operatives and visitors. Information concerning their works and co-ordination / co-operation with other site operatives will be discussed and agreed with the Project Manager / Site Manager prior to commencement of their works on-site, as appropriate. Tool Box Talks will be held by contractors and the Principal Contractors regularly (as appropriate), and these will be recorded by the Principal Contractors.

2.2 CONTROL OF ON-SITE WORKING CONDITIONS

2.2.1 Site Working Hours & Deliveries

Working hours will be restricted to:

- 08:00 – 18:00 Mondays to Fridays
- 08:00 – 13:00 Saturdays
- No works permitted on Sundays or Bank Holidays.

No work will be undertaken outside the hours agreed.

The Principal Contractors will ensure that these working hours are communicated to all contractors & site operatives during the Site Induction and are strictly enforced throughout the works.

Where possible, deliveries will be coordinated to avoid peak traffic times and school opening/closing times (before 09:00 and between 15:00-16:00), to minimise disruption to the local area. At point of placing orders, suppliers will be informed of this restriction, and will be requested to deliver outside of peak hours. In the event that any deliveries arrive at site prior to works commencing at 08:00, delivery vehicles will be permitted entry to the site to avoid any disruption to local roads, however no unloading or loading will be permitted to take place until work commencement at 08:00, and any idling HGVs will be instructed to have their engines switched off. CNC will provide a suitable turning area on site to ensure all construction traffic leaves the site in forward gears.

Where possible, the Site Manager will coordinate deliveries throughout the day to avoid the need for multiple HGVs to access the site at the time. There will be a designated materials storage area provided within the site compound with sufficient space for loading and unloading HGVs deliveries. No HGVs will be permitted to load or unload from public roads at any time.

2.2.2 Control of Noise & Vibration

Construction works, by their very nature, can generate significant noise, CNC expects all contractors to adhere to Environmental Health Requirements and current regulations.

No works will be carried out on the site outside of the allowed working hours – specified in [Section 2.2.1](#) above. All activities will be assessed for anticipated noise levels prior to works commencing, taking into account the potential for amplification of noise due to the layout of the site. Further, all plant and equipment brought to site will be well maintained and operated in accordance with the manufacturer's instructions and will comply with the [Control of Noise at Work Regulations 2005](#).

CNC recognise that maintaining good relationships with those living and working in the vicinity of the site is important. Identifying noise levels as a risk to the surrounding area (whether nuisance or safety) as early as possible in the process is a priority for CNC, to ensure that any issues can be dealt with fairly and promptly. The Site Manager will be available for contact for any interaction with the public during the works.

Plant and equipment will be selected on the basis of lowest noise and vibration impact and will be monitored as considered appropriate and relevant to location of use on-site. Methods for reducing noise and vibration levels as far as practicable by the use of attenuation materials or such like, will be specified, and remain in place for the duration of the works. Specifically, the following areas will be required of all work activities;

- Comply generally with the recommendations of BS 5228: Part 1, clause 9.3 for minimising noise levels during the execution of the works;
- Noise levels from the works are to be kept to a minimum;
- Fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles;
- Do not use or permit employees to use radios or other audio equipment in ways or at times which may cause nuisance. Any radios/entertainment devices will only be used at a level which will not cause undue disturbance to the neighbouring areas;
- Every care will be taken to avoid unnecessary noise when carrying out manual operations and when operating plant and equipment;
- All plant will be switched off or reduced to idle when not in use;
- Noise producing plant will be sited as far as possible from dwellings, offices and other noise sensitive premises. Where the latter are particularly noise sensitive then a further reduction in sound emission may be required and will be achieved by the use of barriers or acoustic housings.

If the building to be constructed requires piling, to reduce noise and vibration as far as possible, Continuous Flight Auger (CFA) piles will be used instead of driven piles (where possible). CNC will notify the residents of any potentially disruptive works to reduce complaints; copies of the letters will be sent to the council for their records.

2.2.3 Compound Position, Site Car Parking, Visitor Provisions, Plant and Equipment

The proposed location of the site car park, cabins and welfare facilities will be shown on the Compound Plan, once the contractor has been formally appointed, a copy of the plan will be provided to Wokingham Borough Council and appended to this CEMP as an update in [Appendix One](#). All visitors will report to the Site Office for an appropriate induction by the Site Manager.

The site car park will be provided within the site boundary to accommodate operatives and construction vehicles during the development of the site, to avoid obstruction on the highway and in the interests of road safety. CNC anticipate there will be approximately 2 HGVs per works package accessing the site on a daily basis.

All large building materials will be stored within the site while construction is ongoing – smaller materials and particularly any which represent a hazard to health, will be stored in the locked compound area. Waste segregation and storage areas will be provided within the compound, to be arranged in line with the provisions set-out in [Section 3.4](#).

In order to review all plant and equipment brought onto site, any machinery brought on-site by subcontractors will be notified and authorised by the Site Manager or Assistant Site Manager and recorded on the Mobile Plant Register.

2.2.4 Road Cleaning Regime

CNC as Client will ensure that pro-active measures are taken to prevent slurry/spoil from vehicles leaving site during the works being deposited on the public highway.

The initial section of site roads will be constructed and tarmacked to base course as early as possible, to provide a suitable hardstanding area for delivery vehicles. This will reduce the likelihood of HGV wheels becoming covered in mud, and will limit the need for wheelwashing.

When required, a wet wheelwash facility in the form of a manned jetwasher will be positioned at the site egress point, so that any muddy vehicles can be washed down prior to leaving the site.

CNC, and their appointed Principal Contractors, will ensure a roadsweeper is available when required to ensure the site roads are kept free of mud throughout the development.

The Site Manager will regularly monitor the site / surrounding roads for dirt and debris, and will arrange for road sweeps when necessary – this is likely to be more frequent during when earthworks being carried out, and during periods of inclement weather. The roadsweeper will sweep the site / surrounding roads in the event any mud is tracked out of the site.

Road sweepings and debris will be disposed of through the Principal Contractor's own waste management arrangements – road sweepers will either be discharged off-site, or if on-site will be discharged using appropriate methods in compliance with the [Environmental Protection Act 1990](#).

2.2.5 Welfare Provision

The Principal Contractors will provide full welfare facilities in accordance with Schedule 2 of the CDM Regulations 2015 – these facilities will be in place prior to construction works commencing on-site and this will be confirmed by the Principal Designer to the Client, following review of the Construction Phase Plan.

Site Welfare facilities must include:

- | | | |
|--------------------------|---|-----------------------|
| - Toilet Facilities | - Temporary Portable WC / Wash-stations | - Facilities for Rest |
| - Drinking Water | - General Site Accommodation | - Electrical Supplies |
| - Cleaning of Facilities | - Facilities for Changing Clothes | |

2.2.6 Monitoring Arrangements

The Site Manager will be responsible for the day-to-day management of the site, and will ensure that all restrictions / provisions noted in this CEMP are undertaken.

The Site Manager will conduct a monthly review to ensure that the provisions are adhered to, as any staff randomly visiting the site (e.g. Construction Director, Contracts Manager etc.) will also undertake a review on each occasion, to ensure that any vehicles associated with the site are utilising the correct routes – this will consist of a visual check as people are accessing the site.

2.3 TRAFFIC MANAGEMENT STRATEGY

Construction traffic will access and egress the site via the following routes:

ACCESS ROUTE: M4 >> B3270 >> SHINFIELD ROAD (A327) >> EASTERN RELIEF ROAD (A327) >> ARBORFIELD ROAD (A327) >> OBSERVER WAY (A327) >> EVERSLEY ROAD >> LANGLEY COMMON ROAD (B3349) >> BIGGS LANE >> PRINCESS MARINA DRIVE (1) >> BAIRD ROAD (2) >> WHITEHALL DRIVE (3)

EGRESS ROUTE: WHITEHALL DRIVE (3) >> BAIRD ROAD (2) >> PRINCESS MARINA ROAD (1) >> BIGGS LANE >> LANGLEY COMMON ROAD (B3349) >> EVERSLEY ROAD >> OBSERVER WAY (A327) >> ARBORFIELD ROAD (A327) >> EASTERN RELIEF ROAD (A327) >> SHINFIELD ROAD (A327) >> B3270 > M4

Access to the site will not be permitted from Buttenshaw Avenue or Tope Road.

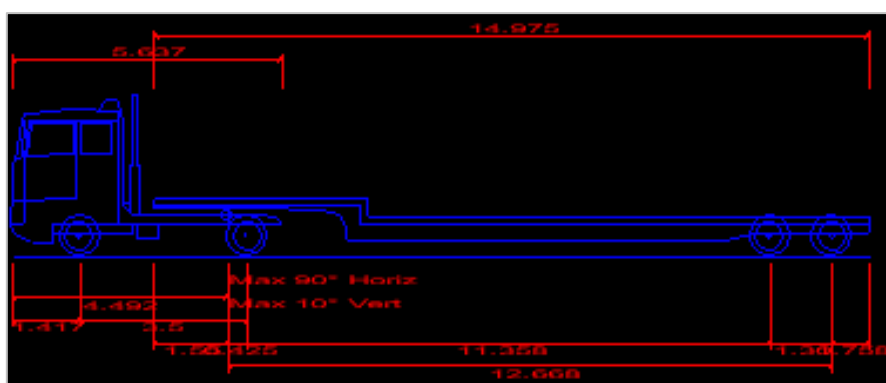
Where practically possible, deliveries will be coordinated to avoid peak traffic times and school opening/closing times (avoiding deliveries before 09:00 and between 15:00-16:00), to minimise disruption to the local area. At point of placing orders, suppliers will be informed of this restriction, and will be requested to deliver outside of these hours.

No construction vehicles, plant, or tracked machinery will be permitted to operate until works commencing at 08:00. In the event that any deliveries arrive at site prior to works commencing at 08:00, delivery vehicles will be permitted entry to the site to avoid any disruption to local roads, however no unloading or loading will be permitted to take place until work commencement at 08:00, and any idling HGVs will be instructed to have their engines switched off.

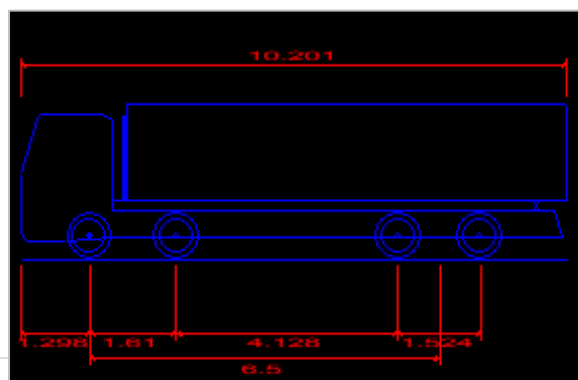
Site operatives will be encouraged to carpool, cycle and use public transport where possible to reduce congestion on the local road network.

The construction accesses will be swept and maintained, site gates will be set back to the length of the largest vehicles accessing the site to avoid potential traffic conflicts and congestion. The dimensions of the largest construction vehicles that can access/egress the site will be provided to suppliers at the point of placing orders, these are detailed below:

Types of Vehicles:	Large Tipper (10.2m)	Generic Low Loader with Trailer Steering (18.0m)
Overall Length:	10.201m	17.918m
Overall Width:	2.495m	2.540m
Overall Body Height:	2.890m	3.408m
Min Body Ground Clearance:	0.341m	0.332m
Max Track Width:	2.471m	2.520m
Lock to Lock Time:	6.00s	6.00s
Kerb to Kerb Turning Radius:	11.550m	6.350m



EXPECTED VEHICLE DIMENSIONS DIAGRAMS



To protect pedestrians from possible contact with vehicles, there will be designated pedestrian walkways which will be physically segregated from the road using traffic barriers. The pedestrian walkways will consider access for mobility impaired and will be clearly signposted, well-lit, and will be free from any debris/materials storage to allow their continued, unobstructed, safe use. Pedestrians will cross the roads at designated pedestrian crossing points only, where pedestrians will have right of way over construction vehicles. The walkways will be regularly checked and maintained as necessary, to ensure they provide safe access and egress at all times.

Construction traffic will be directed to the site by road signage placed at key junctions around the area – CNC will agree the position of signage with the Local Highways Authority and/or National Highways prior to commencing works.

To protect pedestrian operatives from possible contact with vehicles, there will be designated pedestrian walkways which will be physically segregated from the road using traffic barriers. The pedestrian walkways will be clearly signposted, well-lit, and will be free from any debris/materials storage to allow their continued, unobstructed, and safe use. Pedestrians will cross the roads at designated pedestrian crossing points only, where pedestrians will have right of way over construction vehicles.

The walkways will be regularly checked and maintained as necessary, to ensure they provide safe access and egress at all times.

To minimise vehicular movements through the residential area, and to minimise any disruption to local residents, CNC will encourage all site operatives to share cars and utilise public transport where possible to keep site traffic volumes to a minimum.

All loading and unloading from delivery vehicles and construction traffic (including building materials, finished or unfinished products, parts, crates, packing materials and waste) will take place inside the site compounds only.

The roads outside the site will be kept clear at all times with clear access for fire appliances and emergency services.

Soil compaction will be minimised by adhering to routes indicated on the site traffic management and by minimising plant movements across unprepared ground.

Road Condition Survey

Prior to any works commencing, an Engineer appointed by CNC will undertake a photographic Road Condition Survey to document the condition of the road surface on Princess Marina Drive, Baird Road, and Whitehall Drive, in the areas adjacent to the site only. These can be found in [Appendix One](#). This process will be repeated at 6-month intervals until development of the parcel is complete, with the results submitted to Wokingham Borough Council and Highways for record purposes.

A further photographic Road Condition Survey will then be carried out following completion of the development, and CNC will make good any damage to the road, should it be proven that the condition of them have deteriorated as a direct result of the construction activities or construction HGV deliveries to the CNC development.



PLAN DETAILING SITE ACCESSES – FULL PDF AVAILABLE IN [APPENDIX 1](#)

2.3.1 Construction Workers Green Travel Plan

Contractors will be requested to utilise where able a shared method of travel to site in the form of contractors owned vehicles with more than one passenger reducing the overall volume of construction traffic within the vicinity of the development. During the site induction the benefits of shared travel will be highlighted and if necessary, will be reiterated during toolbox talks.

Contractors will also be encouraged to reduce the amount of unnecessary travel by cycling and walking. For contractors who do need to travel will be encourage to do so in a way that will minimise the impact to the environment by utilising public transport such as bus and train.

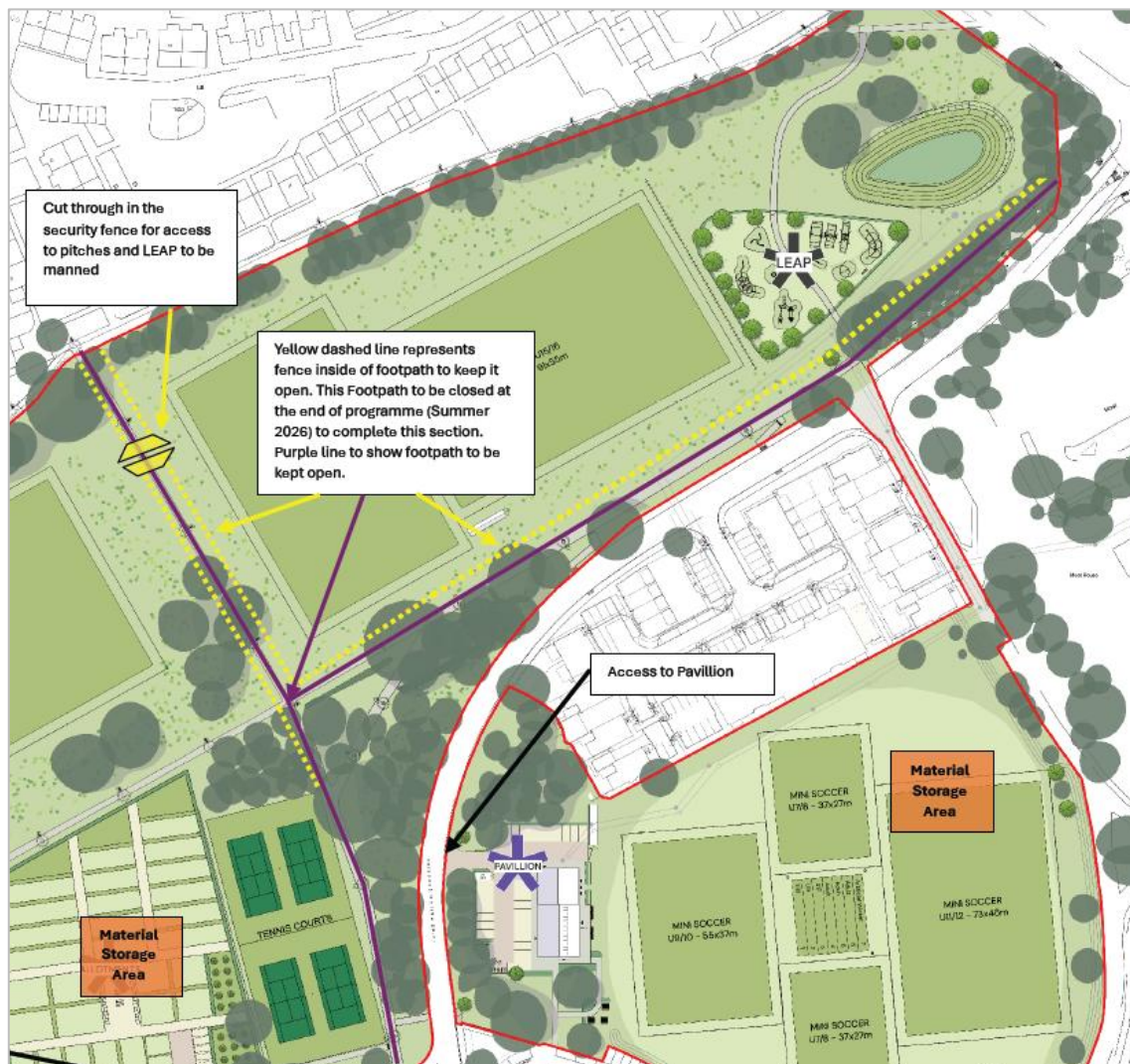
There will be an estimated maximum of around 10 workers / visitors for each PC site (as detailed in Section [1.2.1](#)) at peak construction time. On average, it is expected there will be between 60-80 vehicles a day, including contractors and deliveries, entering each site. The number of vehicles will decrease over the duration of the build when certain contractors and material are no longer needed on site.

The Principal Contractors will ensure appropriate parking facilities are provided and instated as part of the initial site set up works, to accommodate construction worker vehicles. A plan showing location and details of site parking facilities will be shown on a plan and provided to Wokingham Borough Council once a Principal Contractors has been formally appointed. In the event of an emergency, the Principal Contractors will ensure that any operative on-site will be guaranteed a lift home (regardless of original mode of transport e.g. walking, cyclists or vehicle sharing), or to the hospital if required.

2.3.2 Maintaining Access to the Existing Public Footpath

There is a footpath crossing the site (note this is not a formal Public Right of Way), which is shown on the below plan. Crest Nicholson propose to keep this footpath open to the public. The following measures will be implemented to ensure the safety of members of the public:

- The footpath boundaries will be secured with double-clipped Heras fencing as a minimum to ensure the site working areas are fully secured from public pedestrians.
- Where any construction vehicles are required to cross the footpath, the Principal Contractors will carefully manage any traffic crossing points. The Principal Contractors will segregate the footpath entirely, and will install gated crossing points as required to be used by all construction plant and vehicles crossing over the footpath, with the gates closing off the footpath while the plant/vehicles cross. It is expected that the footpath will require a small number of crossings per day, which would be managed by the operatives/drivers crossing the footpath. If crossings become more frequent, a gateman will be permanently positioned on the crossing point to safely manage the interface between construction traffic and members of the public.
- Appropriate safety signage will be placed to clearly demarcate construction working areas beyond the fencing, giving warnings of hazards and potential dangers (such as “Danger: Keep Out”, “No public access beyond this point” etc.).
- Where their works site is affected, each Site Manager (or an operative instructed by the Site Manager) will conduct visual checks at the start and end of each working day of the footpath signage and boundary fencing each day, to ensure signage can be replaced if damaged / vandalised and any breaches in fencing can be dealt with quickly to maintain the security of the site and safety of members of the public.
- Where any footpath requires significant works around its boundary or works physically on the footpath, CNC will liaise with Wokingham Borough Council and formally arrange any temporary closures or diversions.



EXTRACT SHOWING FOOTPATH LOCATION

3.0 DETAILED ENVIRONMENTAL PROVISIONS

3.1 PROTECTION OF WATER, LAND ENVIRONMENT, AIR QUALITY & POLLUTION PREVENTION

The Client, Principal Contractors, and all Contractors on this project will ensure the protection and integrity of all watercourses and drainage systems and associated flora and fauna by preventing any surface water run-off or potential sources of contamination from reaching watercourses / drainage systems.

All surface water drainage from impermeable areas and roads will pass through trapped gullies prior to being discharged into any watercourse. There will be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways. No pumped water will be discharged into the live drainage system without having been filtered through a silt interceptor.

All road gullies will be fitted with gully bags or terram to prevent silt run off into existing drainage systems. All gullies will be visually checked on a regular basis by a member of the Site Management Team (minimum weekly, and more frequently as required during periods of wet weather and when significant earth movements are being carried out) and will also be checked during Health, Safety & Environmental Inspections. If the condition of any gully bag or terram has deteriorated by becoming worn, or if the gully bag has filled with mud/silt it will be replaced (or cleared) on the day of inspection.

Any excess sediment or silt slurries on site roads, particularly close to the site entrance/egress points will be regularly removed to reduce the risk of mud/silt entering gullies. This may be several times per day depending on site conditions/stage of construction (likely to be more frequent during groundworks and fill stages).

Sediment and silt slurries will be stored within the site or an agreed storage area, away from gullies, drains and surface water receptors, to prevent being passed into surface water drainage systems and gullies. It may be necessary to construct a temporary bunded area to contain the material, allowing it to dry – regular maintenance and cleaning of the bunded area would be undertaken to ensure continued capacity during wetter conditions. Road sweepings will be discharged safely as outlined in [Section 2.2.4](#).

If silt spillage is identified, it will be treated as a priority to stop the flow and contain the spillage before it enters surface water drains or watercourses/ground.

Please also refer to [Section 3.2](#).

3.2 DUST SUPPRESSION & MONITORING

It is likely that dust will be created during dry and windy conditions on the site, particularly during earthworks. Dust mitigation procedures will be detailed in the Construction Phase Plan, will be strictly enforced on-site throughout the work by the Site Manager. These procedures will include managing loose materials (damping down / covered in windy conditions), monitoring and recording dust levels during the site inspection process.

Dust will be monitored and recorded through the site inspection process and water will be used for damping down when instructed by the Site Manager. All work areas will be well ventilated to prevent dust build up. Dust will be minimised during cutting operations of blocks etc. by ensuring use of equipment with on-tool water suppression.

Throughout the construction period, care will be taken to ensure the adequate control of dust from vehicles delivering and removing materials to and from the site.

Drop heights, when loading and unloading materials, will be minimised. All dusty loads will be sheeted appropriately.

In areas of work close to sensitive properties, the Site Manager will undertake regular dust monitoring inspections of boundaries (as part of regular Site Inspections) to ensure that dust levels are monitored and controlled and where necessary will ensure that suitable dust suppression methods are employed to deal with any residual issues in these areas.

To control smoke and noxious fumes, there will be no burning permitted on-site and all plant will be maintained in good working order. Careful consideration will be given to timing, weather conditions and methodology when laying bitumen.

3.3 FUEL STORAGE AND USE

Any facilities for the storage of oils, fuels or chemicals will be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound will be at least equivalent to the capacity of the tank plus 10%.

If there is multiple tankage, the compound will be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%.

All filling points, vents, gauges and sight glasses will be located within the bund. The drainage system of the bund will be sealed with no discharge to any watercourse, land or underground strata. Any pipework will be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets will be detailed to discharge downwards into the bund.

Tanks will be sited in a safe area, away from manholes and surface water gullies. Tanks will be double-bunded, non-gravity diesel tanks. The Fuel tank and hose will be locked secure when not in use and the site will possess a spill control kit. A clearly defined drip control area will be introduced around the tank. Tanks and surrounds will be regularly inspected for damage, spills or leaks as part of weekly inspection.

All measures to control chemical storage, discharge and spillage will cover:

- Oil Storage tanks in excess of 200 litres;
- Double Skinned (twin-walled) tanks;
- Proprietary Tank Systems;
- Mobile Bowsers;
- Security;
- Dealing with Spills;
- Prevention of Contamination of Rivers & Streams;
- Storage and use of other chemicals (quantities less than 200L).

3.4 WASTE MANAGEMENT

As Client and as Principal Contractors, CNC will develop a full Site Waste Management Plan for the development and require each appointed Contractors to work within the requirements of this Plan. **All arrangements will be in line with the CNC's specific waste management system.**

All inert material will be retained and re-used on site where possible, all plasterboard waste will be collected and returned and the majority of the remaining waste will be removed in compactable skips.

The management, handling and disposal of waste and classification of materials will be carried out in line with all current Environmental Legislation and requirements.

There will be no burning on-site (including waste, materials, undergrowth or other vegetation or refuse) throughout the course of the development (both during construction and site preparation works). This restriction is in place in order to protect the environment as well as to safeguard the amenities of occupiers of existing properties within the vicinity of the application site, and site staff.

When storing topsoil in stockpiles the main priority is to maintain soil quality and minimise damage to the soils condition.

To protect the soil resources with which the Principal Contractors will work within, all works will be carried out in accordance to Department for Environment, Food and Rural Affairs [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#).

3.5 ASBESTOS SURVEY PERTAINING TO THE DEMOLITION OF THE EXISTING SPORTS PAVILION BUILDING

The following information has been extracted from the Full Circle Compliance – *Refurbishment Survey Report* – Ref: J032087 (Aug 2023 – refer to Appendix One) to enable the Demolition of the existing Sports Pavilion building:

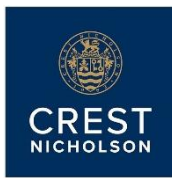
The following ACMs have been identified within the Sports Pavilion building, as follows:

Floor	Room	Description	Position	Material & Asbestos Type	Risk Assessment Score	Recommendations
Ground Floor	Bar Area	Mastic pad in good condition	To underside of sink and drainer unit	Bitumen Material Chrysotile	Very Low	Remove under controlled conditions.
External	External Areas	DPC to external low level brickwork in good condition	To external low level brickwork	Bitumen Material Chrysotile	Very Low	Remove under controlled conditions.
Ground Floor	Bar Area	Presumed ACM's live within electronics	Within intake cupboard	N/A	N/A	Carry out further investigation.

All ACMs identified in the Full Circle Compliance – Refurbishment Survey Report will be removed from the site during the demolition of the existing sports pavilion building. All asbestos removal works will be carried out in accordance with Control of Asbestos Regulations 2012, and the appointed Principal Contractor will be assessed during the tender phase to ensure that they have the appropriate accreditations to undertake asbestos removal work.

Any areas identified as inaccessible at the time of undertaking the initial survey will be further investigated and sampled prior to works commencing by a suitably qualified asbestos surveyor. Details of this can be provided to Wokingham Borough Council on request.

Original Copies of all Waste Transfer Notes and Tipping Receipts associated with the removal of all hazardous materials will be retained by the Principal Contractor and passed onto the CDM Principal Designer for inclusion in the Health & Safety File. The appointed Principal Contractor will also provide an overall clearance certificate for inclusion in the H&S File.



APPENDIX ONE

- 1. Build Route Plan / Compound Layout (to be provided once the contractor has been appointed)**
 - 2. Asbestos Refurbishment Survey Report**
 - 3. Access Plan**



Refurbishment Survey (with MA + PA)

Lawson Environmental Limited
Station Yard
Station Road
Shrivenham
Wiltshire
SN6 8JL



**Aborfield Garrison
Various Buildings
Biggs Lane
RG2 9LL**

**Full Circle Compliance
32 Writtle Road
Chelmsford
Essex
CM1 3BX**

**Email: info@fullcirclecompliance.co.uk
Tel: 01245 690606**



Contents:



1. Executive Summary [Conclusions and actions]
2. Contract Review
3. Introduction - Purpose, Aims and Objectives
4. Desk Top Review and Survey Planning
5. Survey Method
6. Exclusions and Caveats
7. Sampling and Analysis
8. Survey Results - Interpretation
9. Recommendations

APPENDICES - Survey Results

Appendix 1 - Asbestos Register - Results

Appendix 2 - Survey Data Sheets

Appendix 3 - Areas Surveyed

Appendix 4 - Analysis Certificates

Appendix 5 - Plans

1.0 Executive summary:



Asbestos containing materials have been identified during the Refurbishment Survey and the specific areas are categorized below in order according to the Total Risk Score, with a scoring range of up to 24, made by Full Circle Compliance.

HIGH RISK MATERIALS - Total Risk Score of 18-24

Asbestos in poor condition, or asbestos debris/contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11, and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with.

Building	Floor	Room	Description	Position	Material	Risk assessment Score	Recommendations
There were no results found.							

MEDIUM RISK MATERIALS - Total Risk Score of 12-17

Asbestos containing materials, which are unsealed or damaged, have been identified within the following areas listed in the table below. It is recommended that remedial work to seal or remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

Building	Floor	Room	Description	Position	Material	Risk assessment Score	Recommendations
Moat House	Ground Floor	Room 5	Cement ceiling panels	throughout	Cement	MEDIUM (14)	C - Repair or Remove

1.0 Executive summary:



LOW RISK MATERIALS - Total Risk Score of less than 11

Asbestos Containing Materials have been identified which are in good condition, A management policy and plan need to be implemented to manage these materials safely. The materials require labelling and the condition of these materials re-inspected at 12 monthly intervals.

Building	Floor	Room	Description	Position	Material	Risk assessment Score	Recommendations
Sports Pavillion	Ground Floor	Bar Area	Mastic pad	to underside of sink and drainer unit	Bitumen Material	VERY LOW (5)	F - Remove under controlled conditions
Sports Pavillion	External	External Areas	DPC	to external low level brickwork	Bitumen Material	VERY LOW (5)	F - Remove under controlled conditions
Moat House	1st Floor	Room 4	Rope gasket	to fireplace	Rope	LOW (10)	F - Remove under controlled conditions
Moat House	Ground Floor	Room 5	Insulating board panel	to fireplace	Insulating Board	LOW (9)	G - Remove under fully controlled conditions

1.0 Executive summary:



PRESUMED ASBESTOS/NO ACCESS AREAS

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection for accessibility at 12 monthly intervals.

Building	Floor	Room/Area	Description	Position	Comments	Recommendation	Inspection Number
Sports Pavillion	Ground Floor	Bar Area	Presumed ACM's within live electrics	within intake cupboard		E - Carry out further investigation	5

Building Notes:

There are two buildings included within this report, the Sports Pavillion and the Moat House

Internal Notes Moat House: The basement area was not accessed as there was no key available at time of survey. Excessive damage required to force the door accessing the basement was not permitted. The entire building was listed, no details were provided regarding which elements of the building were listed, as such, intrusive inspections were limited throughout the building so as not to damage potential listed elements of the building. The aforementioned should be considered prior to the refurbishment works.

Internal Notes Sports Pavillion: 2no external stores were not accessed, as no keys were available at the time of survey. Excessive damage to force the doors was not permitted at the time of survey as the client had no way of re-securing the doors.

External notes: The Moat House building is a three storey building consisting of former office facilities and is of early 1900's design. The Sports Pavillion is of late 1900's design, is a single storey building consisting of sports/recreational facilities.

2.0 Contract Review:



Name and address of site:	Aborfield Garrison, Various Buildings, Biggs Lane		
Name and address of client:	Lawson Environmental Limited, Station Yard, Station Road, Shrivenham, Wiltshire		
Client contact:	Kelly Cusack		
Type of survey:	Refurbishment Survey (with MA + PA)		
Date of survey:	19 Dec 2022 - 19 Dec 2022, 19 Dec 2022 - 19 Dec 2022		
Report Revision Number:	3		
TEAMS internal job number:	J032087		
Lead surveyor[s]:	Ben Coleman	Signature:	
Technically reviewed by:	Lauren Aldridge	Signature:	
Report issue date:	9 Aug 2023		

3.0 Introduction/Objectives:



Full Circle Compliance received an order of confirmation to undertake a Refurbishment Survey from Lawson Environmental Limited. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a Refurbishment survey of:

Aborfield Garrison
Various Buildings
Biggs Lane
RG2 9LL

The survey was carried out by Ben Coleman.

The Type of survey selected / requested by the client was a Refurbishment survey.

The reason for selecting this survey is to enable the client to identify asbestos in his premises so that it can be removed prior to major refurbishment.

The survey has included the completion of priority assessment in accordance with HSG227. This priority assessment was completed with input from the duty holder and his representatives.

This survey was carried out in accordance with documented in house procedures, which are based on the HSE Guidance document HSG 264.

3.1 Purpose of Survey

The purpose of this Major refurbishment Survey is to help the duty holder identify asbestos in these premises, prior to. It provides sufficient information to help the tendering process for removal works prior to any work starting. However it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend the appointed removal contractor should attend the site to confirm for themselves the quantities and location of asbestos to be removed, prior to costing.

3.2 Aim of Survey

The aim of the survey was to;

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of know or presumed ACM's
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance
4. Locate all ACM's within the fabric of the building prior to refurbishment.

3.0 Introduction/Objectives(Cont): - Type of Survey



3.3 Type of Survey – Refurbishment Survey

The purpose of this major refurbishment survey is to identify ACM's to be removed prior to any major refurbishment work being carried out. This type of survey is used to locate and describe as far as is reasonably practicable all ACM's in the whole building if major refurbishment is planned.

Major refurbishment surveys are intended to locate all asbestos within the building. It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM's from the building prior to major refurbishment.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products, and building structures which are unsafe to fully access are potential locations.

It must be presumed that asbestos may remain unidentified to these type of areas and if suspect materials are uncovered during major refurbishment then samples should be taken for analysis.

4.0 Desk Top Review and Survey Planning:



Details of information requested from the Duty Holder by Full Circle Compliance in order to carry out a desk top review and plan the survey in accordance with HSG 264 were recorded on our pre-survey questionnaire, along with details of all the information that were provided by Kelly Cusack on behalf of the client.

The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of:

Aborfield Garrison
Various Buildings
Biggs Lane
RG2 9LL

The Refurbishment Survey was carried out to the Moat House and Sports Pavillion bnuildings.

The following areas were excluded from the Refurbishment Survey: None

Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey, and recorded within this report.

Detailed drawings were not provided by the client at the time of the survey.

A decontamination unit was not needed onsite during the survey.

Utilities and services were still live at the time of the survey.

Access equipment for working at heights was not required.

The survey did not involve confined space working.

The client did not inform Full Circle Compliance of any chemical/biological hazards.

An appropriate exchange of information has occured between Kelly Cusack and Full Circle Compliance to enable survey planning in accordance with 'HSG264 Asbestos : The Survey Guide'.

5.0 Survey Method:



5.1 This survey has been undertaken in accordance with HSG264 and Full Circle Compliance in house procedures.

5.2 Clients of Full Circle Compliance that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

5.3 The information provided by the client or their representative are recorded in the planning document and has been used to define the scope of the survey.

5.4 Photographs of suspected ACM's will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACM's will not be identified with labels unless the client expressly requests otherwise.

5.5 All fibrous materials and item will be included in the survey unless, in the surveyors professional opinion, these items can be excluded (eg. Wood, wallpaper, man-made mineral fibre). Samples of all thermoplastic floor coverings will be taken unless, in the surveyors professional opinion, such items can be excluded. All textured coatings and novel bituminous will be sampled.

5.6 Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive summary (Inaccessible areas). Inaccessible areas are also shown on the plan drawings (Appendix 5)

5.7 Materials that could not be accessed and in the surveyors opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyors opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

5.8 The quantity of samples taken may have been minimised by using 'strongly presumed' as defined above. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey and referenced against the original sampled material.

5.9 Our surveyor has made every attempt to avoid causing damage during the management surveys whilst attempting to identify possible ACM's. Minor repairs will be made and any areas accessed will be left in a safe condition.

5.10 Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM's present until proven otherwise.

5.11 Non fibrous materials and item known not to contain asbestos (eg Breeze block, plaster, plasterboard plastics and non textured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

5.12 Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyors professional opinion, such items can be excluded.

6.0 Exclusions and Caveats:



6.1 For safety reasons it is not possible to inspect internal areas of plant and machinery.

Access to internal wall linings and general cavities was restricted to avoid excessive damage to surface finishes.

Where areas have been designated as 'no access' or 'restricted access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

It is recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb Asbestos Containing Materials that have remained inaccessible during this survey, this should be a refurbishment/demolition survey as described in HSG 264.

Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

Textured Coatings such as "Artex" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

6.2 Specific caveats

It was agreed with the client that access above or behind known ACM's was not required within the survey.

It was agreed with the client that core boring into the concrete slabs was not required within the survey.

Lawson Environmental Limited has requested a less intrusive survey to existing doors and windows with no intrusive inspection to be carried out to, or within the immediate area of, these features.

Underground services were not included in the survey.

It has been agreed with Lawson Environmental Limited that there was not any unsafe structures on site.

7.0 Sampling and Analysis:



7.1 The object of bulk sampling is to identify the nature and extent of any visible ACM.

7.2 Bulk sampling is undertaken inline with the recognised safe procedures in order to cause minimal possible nuisance and potential risk to health of the building occupants and visitors. Bulk samples are taken in accordance with documented in house procedures, following guidelines detailed in HSG264 'The Survey Guide' and HSG248 'The Analyst Guide'. The quantity of samples taken will be minimised by using 'strongly presumed'. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey record and referenced against the original sampled material.

7.3 Bulk samples are returned to the appointed bulk analysis laboratory with the appropriate sample / report reference number. Where appropriate; a label will be left on site adjacent to the sample location.

7.4 The label will indicate the sample number and the date taken. This label can be used along with the report for cross reference purposes.

7.5 Bulk sample analysis is carried out in accordance with HSE document HSG 248 'The Analysts Guide' and Full Circle Compliance documented in-house methods. Samples are examined under a low magnification stereomicroscope and the fibres teased apart. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining in accordance with HSG 248 'The Analysts Guide'.

7.6 The bulk sample description and analysis results can be found in Appendix 4 of this report – The analysis certificate.

Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

8.0 Survey Results - Interpretation:



Survey Results

8.1 The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (appendix 2), Asbestos Register (appendix 1) and Non-Asbestos Material Register (appendix 3). Where asbestos containing material have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG 264 and reproduced in the table below:

8.2 Within the survey data sheets the individual scores in brackets, for each sample variable, are added together to form the final material/priority risk assessment algorithm score.

8.0 Survey Results - Interpretation (cont):



Material Risk Assessment Algorithm

Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper.
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

Asbestos Type

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

Priority Risk Assessment Algorithm

Assessment Factor		Score	Examples of score variables
Normal occupant activity	Main type of activity in area	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)
	Secondary activities for area	As above	As above
Likelihood of disturbance	Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces
		0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
	Accessibility	0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
		0 1 2 3	
	Extent/amount	0 1 2 3	
		0 1 2 3	
Human exposure potential	Number of occupants	0 1 2 3	None 1 to 3 4 to 10 >10
		0 1 2 3	Infrequent Monthly Weekly Daily
	Frequency of use of area	0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
		0 1 2 3	
	Average time area is in use	0 1 2 3	
		0 1 2 3	
Maintenance activity	Type of maintenance activity	0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling) Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve) High disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
	Frequency of maintenance activity	0 1 2 3	
		0 1 2 3	
		0 1 2 3	
		0 1 2 3	

The combined Material Assessment + Priority Assessment produces the Total Risk Score

Risk Assessment Score



Risk Category	Risk	Score Range	Total Risk Score
A	HIGH	Material + Priority Score of 18-24	High risk with a high potential to release fibres if disturbed
B	MEDIUM	Material + Priority Score of 12-17	Medium risk with a medium potential to release fibres if disturbed
C	LOW	Material + Priority score of 9-11	Low risk with and having low potential to release fibres if disturbed
D	VERY LOW	Material + Priority Score of less than 8	Very low risk with and having very low potential to release fibres if disturbed

9.0 Recommendations:



9.1 To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

9.2 Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

9.3 The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 10 of the Control of Asbestos Regulations 2012.

9.4 Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

9.5 Instigate regular inspections, to record and update details of retained asbestos containing materials.

9.6 Review the arrangement under the management plan in accordance with regulation 4 of the CAR 2012.

9.7 During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

9.8 Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and or controlled to these areas in accordance with Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012.

9.9 If we have identified asbestos materials in poor condition, it is recommended that air monitoring is carried out within a number of areas where asbestos materials have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG 248 the Analyst Guide.

9.10 All identified asbestos to be appropriately identified and subject to risk assessment, management, and re-inspection.

9.11 Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

9.12 In accordance with the Control of Asbestos Regulations 2012 the removal of ACM's fall into one of the three categories below:

Licensed Asbestos Removal

Is defined as any work, which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm³. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

Notifiable Non Licensed Works

If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non Licensed Work (NNLW). Work of this type does not require an asbestos removal licence, but the company undertaking the work must have the following:

- Notification of the work to the relevant enforcing authority prior to the work commencing.
- Medical examinations to assess each worker's state of health to be carried out, before any possible – exposure to asbestos. Then re-examinations every three years.
- Insurance for working with asbestos containing materials.
- A register of work to be kept by the employer for each employee exposed to asbestos.

Non Notifiable Non Licensed work

-Non-Licensed Works Is defined as any work, which involves short, non-continuous maintenance activities, during which only nonfriable materials are removed. It can also involve the removal of non-friable materials for refurbishment purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact.

- If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:
- All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.

9.13 It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG.264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishment/demolition survey as documented in HSG264.

9.14 The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.

Appendix 1 - Asbestos Register



Building	Floor	Location /Room	S,P,SP,AS Sample No	Inspection Number	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
Moat House	Ground Floor	Room 5, Cement ceiling panels throughout	S DC000436	27	Cement	Medium Damage	Encapsulated	Chrysotile	15m ²	Easily disturbed	6	8	14	C - Repair or Remove
Moat House	Ground Floor	Room 5, Insulating board panel to fireplace	S DC000435	28	Insulating Board	Good Condition	Surface Sealed	Amosite	2m ²	Usually inaccessible or unlikely to be disturbed	5	4	9	G - Remove under fully controlled conditions
Moat House	1st Floor	Room 4, Rope gasket to fireplace	S DC000438	36	Rope	Low Damage	Unsealed	Chrysotile	1lm	Usually inaccessible or unlikely to be disturbed	6	4	10	F - Remove under controlled conditions
Sports Pavillion	Ground Floor	Bar Area, Mastic pad to underside of sink and drainer unit	S DC000429	2	Bitumen Material	Good Condition	Completely Sealed	Chrysotile	<1m ²	Usually inaccessible or unlikely to be disturbed	2	3	5	F - Remove under controlled conditions
Sports Pavillion	Ground Floor	Bar Area, Presumed ACM's within live electrics within intake cupboard	P Visual	5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	E - Carry out further investigation
Sports Pavillion	External	External Areas, DPC to external low level brickwork	S DC000432	9	Bitumen Material	Good Condition	Completely Sealed	Chrysotile	100lm	Usually inaccessible or unlikely to be disturbed	2	3	5	F - Remove under controlled conditions

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 2 – Survey Data Sheets



Survey Type	Refurbishment Survey		
Report Revision Number	3	Surveyors	Ben Coleman
TEAMS Job Number	J032087	Survey Date	19 Dec 2022 - 19 Dec 2022, 19 Dec 2022 - 19 Dec 2022
Site Address:	Aborfield Garrison Various Buildings Biggs Lane RG2 9LL	Bulk Analysis Laboratory	Essex
		Sample Analysis Date	23 Dec 2022

Survey Data Sheets



No photographic evidence available	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
	19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	N/A			
	Building	Room	Item			Quantity		
	Moat House	Room 01	No suspect materials found			N/A		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition		Accessibility		
	Visual (NS)	N/A	N/A	N/A		N/A		
	Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
	Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
	Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
	Amount	N/A	Average Time	N/A				
	Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
	Average of Priority	N/A						
	Material Assessment Score	N/A						
	Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	N/A
Building	Room	Item		Quantity
Moat House	Room 02	No suspect materials found		N/A
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (NS)	N/A	N/A	N/A	N/A

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	N/A
Building	Room	Item		Quantity
Moat House	Room 03	No suspect materials found		N/A
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (NS)	N/A	N/A	N/A	N/A

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	N/A			
Building	Room	Item		Quantity			
Moat House	Ladies WC	No suspect materials found		N/A			
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
Visual (NS)	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	N/A			
Building	Room	Item		Quantity			
Moat House	Enteance Lobby	No suspect materials found		N/A			
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
Visual (NS)	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	N/A			
Building	Room	Item		Quantity			
Moat House	Understair C/B	No suspect materials found		N/A			
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
Visual (NS)	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	N/A			
Building	Room	Item	Quantity				
Moat House	Lobby	No suspect materials found	N/A				
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
Visual (NS)	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis		
	19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	N/A		
	Building	Room	Item		Quantity		
	Moat House	Room 04	No suspect materials found		N/A		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility		
	Visual (NS)	N/A	N/A	N/A	N/A		
	Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity
	Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance
	Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A	
	Amount	N/A	Average Time	N/A			
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	N/A			
Building	Room	Item	Quantity				
Moat House	Corridor	No suspect materials found	N/A				
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
Visual (NS)	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis		
	19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	N/A		
	Building	Room	Item		Quantity		
	Moat House	Plant Room	No suspect materials found		N/A		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility		
	Visual (NS)	N/A	N/A	N/A	N/A		
	Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity
	Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance
	Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A	
	Amount	N/A	Average Time	N/A			
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
	19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	N/A			
	Building	Room	Item		Quantity			
	Moat House	Side Entrance Lobby	No suspect materials found		N/A			
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
	Visual (NS)	N/A	N/A	N/A	N/A			
	Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
	Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
	Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
	Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A	
Average of Priority	N/A							
Material Assessment Score	N/A							
Recommendation	No further action required							

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	N/A			
Building	Room	Item	Quantity				
Moat House	Cleaners Store	No suspect materials found	N/A				
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
Visual (NS)	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	No Asbestos Detected
Building	Room	Item		Quantity
Moat House	Server Room	Ceiling panels throughout		10m²
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
DC000433 (S)	N/A	N/A	N/A	N/A

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	No Asbestos Detected			
Building	Room	Item		Quantity			
Moat House	Server Room Lobby	Ceiling panels throughout		4m²			
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
DC000434 (S)	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	Chrysotile (1)
Building	Room	Item		Quantity
Moat House	Room 5	Cement ceiling panels throughout		15m²
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
DC000436 (S)	Cement (1)	Encapsulated (2)	Medium Damage (2)	Easily disturbed (2)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	2	Location	2	Number of occupants	2	Type of Maintenance	2
Accessibility	2	Frequency of use	2	Frequency of maintenance	2		
Amount	2	Average Time	2				
Average Score	2	Average Score	2	Average Score	2	Average Score	2

Average of Priority	8
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Material Assessment Score	6
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Recommendation	Repair or Remove (Label and arrange in the near future) - Some damage present and/or vulnerable to further damage, but not causing an immediate hazard
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KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	Amosite (2)			
Building	Room	Item		Quantity			
Moat House	Room 5	Insulating board panel to fireplace		2m²			
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
DC000435 (S)	Insulating Board (2)	Surface Sealed (1)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed (0)			
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	0
Accessibility	0	Frequency of use	3	Frequency of maintenance	0		
Amount	1	Average Time	1				
Average Score	1	Average Score	1	Average Score	2	Average Score	0
Average of Priority	4						
Material Assessment Score	5						
Recommendation	Remove under fully controlled conditions						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis		
	19/12/2022	Ben Coleman	Refurbishment Survey	1st Floor	N/A		
	Building	Room	Item		Quantity		
	Moat House	Rear Stairwell	No suspect materials found		N/A		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility		
	Visual (NS)	N/A	N/A	N/A	N/A		
	Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity
	Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance
	Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A	
	Amount	N/A	Average Time	N/A			
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
19/12/2022	Ben Coleman	Refurbishment Survey	1st Floor	No Asbestos Detected			
Building	Room	Item		Quantity			
Moat House	Room 1	Vynil flooring beneath carpet throughout		20m²			
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
DC000437 (S)	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
19/12/2022	Ben Coleman	Refurbishment Survey	1st Floor	N/A			
Building	Room	Item			Quantity		
Moat House	Rear Stair Lobby	No suspect materials found			N/A		
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition		Accessibility		
Visual (NS)	N/A	N/A	N/A		N/A		
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis		
	19/12/2022	Ben Coleman	Refurbishment Survey	1st Floor	N/A		
	Building	Room	Item		Quantity		
	Moat House	Room 2	No suspect materials found		N/A		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility		
	Visual (NS)	N/A	N/A	N/A	N/A		
	Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity
	Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance
	Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A	
	Amount	N/A	Average Time	N/A			
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
19/12/2022	Ben Coleman	Refurbishment Survey	1st Floor	N/A
Building	Room	Item		Quantity
Moat House	W/C	No suspect materials found		N/A
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (NS)	N/A	N/A	N/A	N/A

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
19/12/2022	Ben Coleman	Refurbishment Survey	1st Floor	N/A			
Building	Room	Item		Quantity			
Moat House	Kitchen	No suspect materials found		N/A			
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
Visual (NS)	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
19/12/2022	Ben Coleman	Refurbishment Survey	1st Floor	N/A			
Building	Room	Item		Quantity			
Moat House	Corridor	No suspect materials found		N/A			
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
Visual (NS)	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:
 S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
19/12/2022	Ben Coleman	Refurbishment Survey	1st Floor	Chrysotile (1)
Building	Room	Item		Quantity
Moat House	Room 4	Rope gasket to fireplace		1lm
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
DC000438 (S)	Rope (2)	Unsealed (2)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed (0)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	1	Location	2	Number of occupants	1	Type of Maintenance	0
Accessibility	0	Frequency of use	3	Frequency of maintenance	0		
Amount	1	Average Time	1				
Average Score	1	Average Score	1	Average Score	2	Average Score	0
Average of Priority	4						
Material Assessment Score	6						
Recommendation	Remove under controlled conditions						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
19/12/2022	Ben Coleman	Refurbishment Survey	1st Floor	N/A			
Building	Room	Item	Quantity				
Moat House	Room 5	No suspect materials found	N/A				
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
Visual (NS)	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
19/12/2022	Ben Coleman	Refurbishment Survey	1st Floor	N/A
Building	Room	Item		Quantity
Moat House	Landing	No suspect materials found		N/A
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (NS)	N/A	N/A	N/A	N/A

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
19/12/2022	Ben Coleman	Refurbishment Survey	2nd Floor	No Asbestos Detected			
Building	Room	Item		Quantity			
Moat House	Room 1	Textured coating to ceiling throughout		35m²			
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
DC000439 (S)	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
19/12/2022	Ben Coleman	Refurbishment Survey	2nd Floor	N/A			
Building	Room	Item		Quantity			
Moat House	Room 2	No suspect materials found		N/A			
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
Visual (NS)	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis		
	19/12/2022	Ben Coleman	Refurbishment Survey	2nd Floor	N/A		
	Building	Room	Item		Quantity		
	Moat House	Circulation	No suspect materials found		N/A		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility		
	Visual (NS)	N/A	N/A	N/A	N/A		
	Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity
	Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance
	Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A	
	Amount	N/A	Average Time	N/A			
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
19/12/2022	Ben Coleman	Refurbishment Survey	2nd Floor	N/A
Building	Room	Item		Quantity
Moat House	Room 3	No suspect materials found		N/A
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (NS)	N/A	N/A	N/A	N/A

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
19/12/2022	Ben Coleman	Refurbishment Survey	2nd Floor	N/A
Building	Room	Item		Quantity
Moat House	WC	No suspect materials found		N/A
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (NS)	N/A	N/A	N/A	N/A

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
19/12/2022	Ben Coleman	Refurbishment Survey	2nd Floor	N/A			
Building	Room	Item		Quantity			
Moat House	Roof Voids	No suspect materials found		N/A			
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
Visual (NS)	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
19/12/2022	Ben Coleman	Refurbishment Survey	External	N/A
Building	Room	Item		Quantity
Moat House	External Areas	No suspect materials found		N/A
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (NS)	N/A	N/A	N/A	N/A

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis		
	28/07/2023	Ben Coleman	Refurbishment Survey	Z-Sub Level 1	N/A		
	Building	Room	Item		Quantity		
	Moat House	Basement Store	No suspect materials found		N/A		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility		
	Visual (NS)	N/A	N/A	N/A	N/A		
	Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity
	Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance
	Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A	
	Amount	N/A	Average Time	N/A			
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	Inspection Required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	No Asbestos Detected
Building	Room	Item		Quantity
Sports Pavillion	Main Area	Roofing felt to pitched roof above plasterboard suspended ceilings		200m²
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
DC000428 (S)	N/A	N/A	N/A	N/A

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	Chrysotile (1)
Building	Room	Item		Quantity
Sports Pavillion	Bar Area	Mastic pad to underside of sink and drainer unit		<1m²
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
DC000429 (S)	Bitumen Material (1)	Completely Sealed (0)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed (0)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	0	Location	2	Number of occupants	1	Type of Maintenance	0
Accessibility	0	Frequency of use	3	Frequency of maintenance	0		
Amount	1	Average Time	1				
Average Score	0	Average Score	1	Average Score	2	Average Score	0
Average of Priority	3						
Material Assessment Score	2						
Recommendation	Remove under controlled conditions						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	No Asbestos Detected
Building	Room	Item		Quantity
Sports Pavillion	Bar Area	Floor tile covering throughout		25m²
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
DC000430 (S)	N/A	N/A	N/A	N/A

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	No Asbestos Detected			
Building	Room	Item		Quantity			
Sports Pavillion	Bar Area	Bitumen adhesive to throughout		25m²			
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
DC000431 (S)	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis		
	19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	N/A		
	Building	Room	Item		Quantity		
	Sports Pavillion	Bar Area	Presumed ACM's within live electrics within intake cupboard		<1m ²		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility		
	Visual (P)	N/A	N/A	N/A	N/A		
	Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity
	Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance
	Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A	
	Amount	N/A	Average Time	N/A			
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	Inspection Required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	N/A			
Building	Room	Item		Quantity			
Sports Pavillion	Changing Area 1	No suspect materials found		N/A			
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
Visual (NS)	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	N/A
Building	Room	Item		Quantity
Sports Pavillion	Shower 1	No suspect materials found		N/A
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (NS)	N/A	N/A	N/A	N/A

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	No further action required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
19/12/2022	Ben Coleman	Refurbishment Survey	Ground Floor	N/A
Building	Room	Item		Quantity
Sports Pavillion	Changing Area 2	No suspect materials found		N/A
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (NS)	N/A	N/A	N/A	N/A

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A

Average of Priority	N/A						
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Material Assessment Score	N/A						
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Recommendation	No further action required						
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KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
19/12/2022	Ben Coleman	Refurbishment Survey	External	Chrysotile (1)
Building	Room	Item		Quantity
Sports Pavillion	External Areas	DPC to external low level brickwork		100lm
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
DC000432 (S)	Bitumen Material (1)	Completely Sealed (0)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed (0)

Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	0	Location	0	Number of occupants	1	Type of Maintenance	0
Accessibility	0	Frequency of use	3	Frequency of maintenance	0		
Amount	3	Average Time	1				
Average Score	0	Average Score	1	Average Score	2	Average Score	0
Average of Priority	3						
Material Assessment Score	2						
Recommendation	Remove under controlled conditions						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis		
	28/07/2023	Ben Coleman	Refurbishment Survey	Ground Floor	N/A		
	Building	Room	Item		Quantity		
	Sports Pavillion	Store 1	No suspect materials found		N/A		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility		
	Visual (NS)	N/A	N/A	N/A	N/A		
	Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity
	Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance
	Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A	
	Amount	N/A	Average Time	N/A			
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	Inspection Required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
28/07/2023	Ben Coleman	Refurbishment Survey	Ground Floor	N/A			
Building	Room	Item	Quantity				
Sports Pavillion	Store 2	No suspect materials found	N/A				
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
Visual (NS)	N/A	N/A	N/A	N/A			
Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score
Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A
Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A		
Amount	N/A	Average Time	N/A				
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A
Average of Priority	N/A						
Material Assessment Score	N/A						
Recommendation	Inspection Required						

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Appendix 3 - Areas Surveyed



Building	Floor	Room No:	Room Type	Item
Moat House	External		External Areas	Solid construction, metal rainwater goods, clay roof tiles, metal windows.
Moat House	Z-Sub Level 1		Basement Store	Locked and no key available at time of survey.
Moat House	Ground Floor		Cleaners Store	Plaster ceiling, solid walls, solid floor, timber door.
Moat House	Ground Floor		Corridor	Paper lined plaster ceiling, solid and plasterboard walls, timber floor beneath carpet, timber doors.
Moat House	Ground Floor		Enteance Lobby	Fixed timber cladding to underside of stairs, plaster ceiling, solid walls, timber and solid floors beneath carpet, timber doors, modern stair nosings.
Moat House	Ground Floor		Ladies WC	Plaster ceiling above fibreboard suspended ceiling tiles, solid walls, solid floor beneath modern vinyl, ceramic cistern, timber door, fixed timber cladding to ceiling.
Moat House	Ground Floor		Lobby	Paper lined plaster ceiling, solid walls, timber floor beneath carpet, timber doors.
Moat House	Ground Floor		Plant Room	Plaster ceiling, solid walls, solid floor, timber door, modern boilers.
Moat House	Ground Floor		Room 01	Paper lined timber ceiling, solid walls, timber floor beneath carpet, timber doors, timber blanking panel to fireplace.
Moat House	Ground Floor		Room 02	Paper lined timber ceiling, solid walls, timber floor beneath carpet, timber doors.
Moat House	Ground Floor		Room 03	Paper lined timber ceiling, solid walls, timber floor beneath carpet, timber doors, timber blanking panel to fireplace.
Moat House	Ground Floor		Room 04	Paper lined plaster ceiling, solid walls, timber floor beneath carpet, timber doors, timber blanking panel to fireplace.
Moat House	Ground Floor		Room 5	Fibreboard ceiling, solid walls, timber floor beneath carpet, timber door.
Moat House	Ground Floor		Server Room	Plasterboard ceiling, solid walls, timber floor beneath carpet, timber door.
Moat House	Ground Floor		Server Room Lobby	Plasterboard ceiling, solid walls, timber floor beneath carpet, timber door, timber blanking panel to hatch area.

Appendix 3 - Areas Surveyed (cont)



Building	Floor	Room No:	Room Type	Item
Moat House	Ground Floor		Side Entrance Lobby	Plaster and timber ceiling, solid walls, solid floor, timber doors.
Moat House	Ground Floor		Understair C/B	Fixed timber cladding to walls and ceilings, solid floor, timber door.
Moat House	1st Floor		Corridor	Plaster ceiling, solid walls, timber floor beneath carpet, timber doors, metal pipework within high level timber boxing.
Moat House	1st Floor		Kitchen	Plaster ceiling above fibreboard suspended ceiling, solid walls, timber floor beneath modern vinyl, timber door, modern sink and drainer unit.
Moat House	1st Floor		Landing	Plaster ceiling, solid walls, timber floor beneath carpet, timber doors, rubber stair nosings.
Moat House	1st Floor		Rear Stair Lobby	Plaster ceiling, solid walls, timber floor beneath carpet, timber door.
Moat House	1st Floor		Rear Stairwell	Plaster ceiling, solid walls, timber floor, timber door, rubber stair nosings.
Moat House	1st Floor		Room 1	Plaster ceiling, solid walls, timber floor beneath carpet, timber blanking panel to wall, fixed timber boxing within corner.
Moat House	1st Floor		Room 2	Plaster ceiling, solid walls, timber floor beneath carpet, timber door.
Moat House	1st Floor		Room 4	Plaster ceiling, solid walls, timber floor beneath carpet, timber doors, metal pipework within high level timber boxing.
Moat House	1st Floor		Room 5	Plaster ceiling, solid walls, timber floor beneath carpet, timber doors.
Moat House	1st Floor		W/C	Plaster ceiling above fibreboard suspended ceiling, solid walls, timber floor beneath modern vinyl, timber door, ceramic cistern.
Moat House	2nd Floor		Circulation	Plaster ceiling, solid walls, solid floor, timber doors, fixed timber around windows, rubber stair nosings, metal pipework within timber boxings.
Moat House	2nd Floor		Roof Voids	Timber roof structure, hessian insulation to pipework.
Moat House	2nd Floor		Room 1	Plasterboard ceiling and boxing, solid walls, solid floor, fixed timber cladding around window, timber floor beneath carpet.

Appendix 3 - Areas Surveyed (cont)



Building	Floor	Room No:	Room Type	Item
Moat House	2nd Floor		Room 2	Plaster ceiling, solid walls, solid floor, timber door.
Moat House	2nd Floor		Room 3	Plaster ceiling, solid walls, solid floor, timber doors, modern insulating board access panels to high level plasterboard boxing housing plastic water tank.
Moat House	2nd Floor		WC	Plasterboard ceiling, solid walls, timber floor beneath carpet, ceramic cistern, timber door.
Sports Pavillion	External		External Areas	Timber facias and soffits, concrete roof tiles, solid construction, metal framed windows.
Sports Pavillion	Ground Floor		Bar Area	Timber pitched roof above plasterboard suspended ceiling, solid walls, solid floor, timber, doors.
Sports Pavillion	Ground Floor		Changing Area 1	Timber pitched roof above plasterboard suspended ceiling, solid walls, solid floor beneath ceramic tiles, timber doors, metal water tank within high level timber boxing.
Sports Pavillion	Ground Floor		Changing Area 2	Timber pitched roof above plasterboard suspended ceiling, solid walls, solid floor beneath ceramic tiles, timber doors, metal water tank within high level timber boxing.
Sports Pavillion	Ground Floor		Main Area	Timber pitched roof/steel and timber framework above plasterboard suspended ceilings, solid floor beneath carpet and modern vinyl, solid walls, timber doors, steel framework within timber vertical boxings.
Sports Pavillion	Ground Floor		Shower 1	Timber pitched roof above plasterboard suspended ceiling, solid walls, solid floor beneath ceramic tiles, timber door.
Sports Pavillion	Ground Floor		Store 1	No key available at time of survey
Sports Pavillion	Ground Floor		Store 2	No key available at time of survey

Appendix 4 – Sample Certificates



32 Writtle Road, Chelmsford, Essex, CM1 3BX. Tel; 01245 690606.
Email; info@fullcirclecompliance.co.uk Website; www.fullcirclecompliance.co.uk

CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

Client:	Lawson Environmental Limited	Job Number:	J032087
Client Address:	Station Yard, Station Road, Shrivenham, Wiltshire, SN6 8JL	Report Date:	09/08/2023
Attention of:	Kelly Cusack	Date Samples Received:	22/12/2022
Site Address:	Aborfield Garrison, Various Buildings, Biggs Lane	Date Samples Analysed:	23/12/2022
Surveyor:	Ben Coleman	Analysed By:	Sylvia Turner
Number of Samples:	12	Site Reference Number:	37414

Method Statement

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Full Circle Compliance Ltd 'In House' documented technical method of transmitted/polarised light microscopy and dispersion staining, in accordance with our UKAS Accreditation, based on the HSG 248 Asbestos: The Analyst Guide. Calibration of equipment and general quality control procedures are in accordance with our in house quality control document. Sampling methods are in accordance with documented in-house procedures and UKAS Accreditation.

Disclaimer Full Circle Compliance Ltd are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Full Circle Compliance Ltd cannot be held responsible for the interpretation of the results shown. When the test certificate indicates that bulk samples were taken by the client, they are outside the scope of our UKAS Accreditation for sampling. This report shall not be reproduced except in full without approval of the laboratory as to provide assurance that parts of the report are not taken out of context. Material type is a subjective opinion by the analyst based on asbestos content, appearance and experience and falls outside the scope of our UKAS accreditation.

Sample Number	Client Ref	Sample Location / Sample Type	Fibre Type Detected
DC000428	1	Main Area - above plasterboard suspended ceilings - Roofing felt to pitched roof – Bitumen Material	N.A.D.I.S
DC000429	2	Bar Area - to underside of sink and drainer unit - Mastic pad – Bitumen Material	Chrysotile
DC000430	3	Bar Area - throughout - Floor tile covering – Vinyl Floor Tile	N.A.D.I.S
DC000431	4	Bar Area - throughout - Bitumen adhesive to – Adhesive	N.A.D.I.S
DC000432	9	External Areas - to external low level brickwork - DPC – Bitumen Material	Chrysotile
DC000433	25	Server Room - throughout - Ceiling panels – Insulating Board	N.A.D.I.S

K	NADIS	= NO ASBESTOS DETECTED IN SAMPLE
	CROCIDOLITE	= Typically Known as Blue Asbestos (Amphibole Group)
	AMOSITE	= Typically Known as Brown Asbestos (Amphibole Group)
E	CHRYSTILE	= Typically Known as White Asbestos (Serpentine Group)
	ANTHOPHYLLITE	= Asbestos (Amphibole Group)
	ACTINOLITE	= Asbestos (Amphibole Group)
Y	TREMOLITE	= Typically Known as White Asbestos (Serpentine Group)

All samples will be retained in the laboratory for a minimum of 6 Months.

Typed By:	Laura Bell	Authorised Signature:	
Position:	Technical Director	Print Name:	Laura Bell
Certificate issued by Full Circle Compliance Ltd, 32 Writtle Road, Chelmsford, Essex, CM1 3BX			

32 Writtle Road, Chelmsford, Essex, CM1 3BX. Tel; 01245 690606.
Email; info@fullcirclecompliance.co.uk Website; www.fullcirclecompliance.co.uk

CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

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Client Address:	Station Yard, Station Road, Shrivenham, Wiltshire, SN6 8JL	Report Date:	09/08/2023
Attention of:	Kelly Cusack	Date Samples Received:	22/12/2022
Site Address:	Aborfield Garrison, Various Buildings, Biggs Lane	Date Samples Analysed:	23/12/2022
Surveyor:	Ben Coleman	Analysed By:	Sylvia Turner
Number of Samples:	12	Site Reference Number:	37414

Method Statement

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Full Circle Compliance Ltd 'In House' documented technical method of transmitted/polarised light microscopy and dispersion staining, in accordance with our UKAS Accreditation, based on the HSG 248 Asbestos: The Analyst Guide. Calibration of equipment and general quality control procedures are in accordance with our in house quality control document. Sampling methods are in accordance with documented in-house procedures and UKAS Accreditation.

Disclaimer Full Circle Compliance Ltd are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Full Circle Compliance Ltd cannot be held responsible for the interpretation of the results shown. When the test certificate indicates that bulk samples were taken by the client, they are outside the scope of our UKAS Accreditation for sampling. This report shall not be reproduced except in full without approval of the laboratory as to provide assurance that parts of the report are not taken out of context. Material type is a subjective opinion by the analyst based on asbestos content, appearance and experience and falls outside the scope of our UKAS accreditation.

Sample Number	Client Ref	Sample Location / Sample Type	Fibre Type Detected
DC000434	26	Server Room Lobby - throughout - Ceiling panels – Insulating Board	N.A.D.I.S
DC000435	28	Room 5 - to fireplace - Insulating board panel – Insulating Board	Amosite
DC000436	27	Room 5 - throughout - Cement ceiling panels – Cement	Chrysotile
DC000437	30	Room 1 - throughout - Vinyl flooring beneath carpet – Vinyl Floor Tile	N.A.D.I.S
DC000438	36	Room 4 - to fireplace - Rope gasket – Rope	Chrysotile
DC000439	39	Room 1 - throughout - Textured coating to ceiling – Textured Coating	N.A.D.I.S

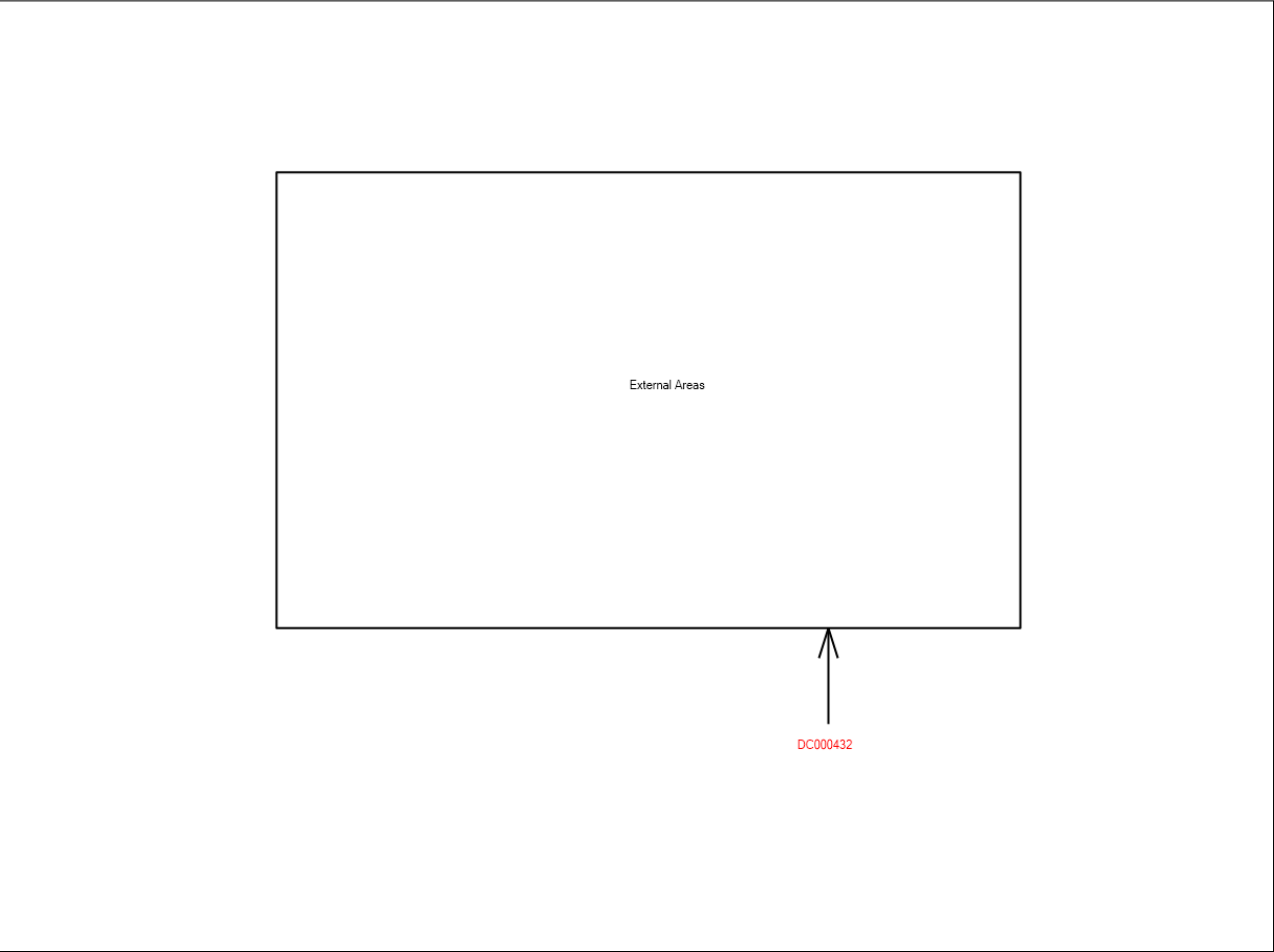
K	NADIS	= NO ASBESTOS DETECTED IN SAMPLE
	CROCIDOLITE	= Typically Known as Blue Asbestos (Amphibole Group)
	AMOSITE	= Typically Known as Brown Asbestos (Amphibole Group)
E	CHRYSTOTILE	= Typically Known as White Asbestos (Serpentine Group)
	ANTHOPHYLLITE	= Asbestos (Amphibole Group)
	ACTINOLITE	= Asbestos (Amphibole Group)
Y	TREMOLITE	= Typically Known as White Asbestos (Serpentine Group)

All samples will be retained in the laboratory for a minimum of 6 Months.

Typed By:	Laura Bell	Authorised Signature:	
Position:	Technical Director	Print Name:	Laura Bell
Certificate issued by Full Circle Compliance Ltd, 32 Writtle Road, Chelmsford, Essex, CM1 3BX			

Appendix 5 – Plans





GENERAL KEY

NO ACCESS ROOMS

TEXT

APPROXIMATE LOCATION OF ASBESTOS SAMPLES & PRESUMED ACMs/NO ACCESS ITEMS

TEXT

APPROXIMATE LOCATION OF NON ASBESTOS SAMPLES



32 Writtle Road
Chelmsford
Essex
CM1 3BX
Phone: 01245 690606

CLIENT

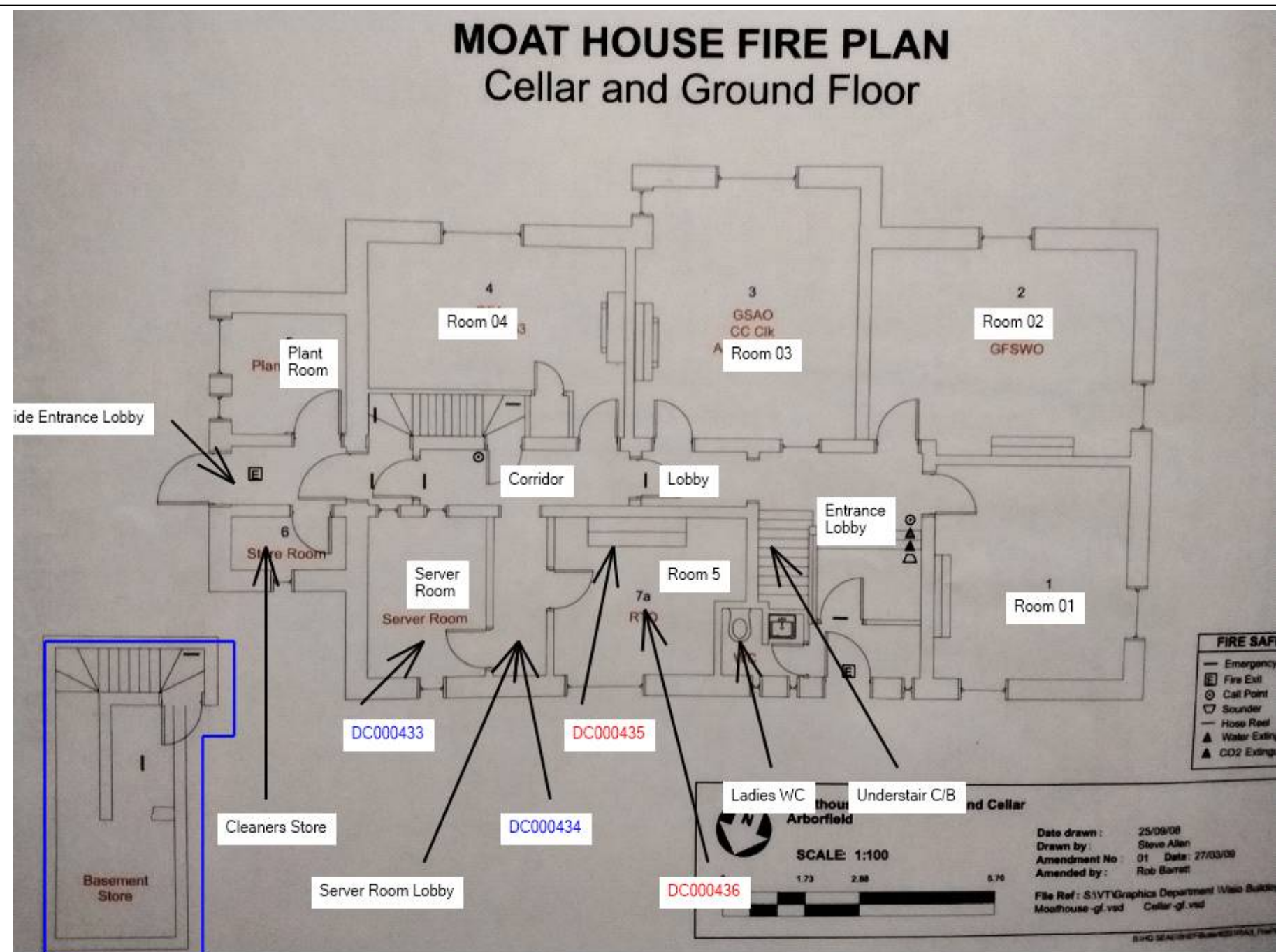
Lawson Environmental Limited

This drawing must be viewed and read in conjunction with the Asbestos Survey Report for:

PROPERTY TITLE

Aborfield Garrison
Various Buildings
Biggs Lane

Ref. No.	J032087	DRAWN DATED	19 Dec 2022
Nos.	1/5 External	UPDATED	19 Dec 2022



GENERAL KEY

- NO ACCESS ROOMS
- TEXT** APPROXIMATE LOCATION OF ASBESTOS SAMPLES & PRESUMED ACMs/NO ACCESS ITEMS
- TEXT** APPROXIMATE LOCATION OF NON ASBESTOS SAMPLES



32 Writtle Road
Chelmsford
Essex
CM1 3BX
Phone: 01245 690606

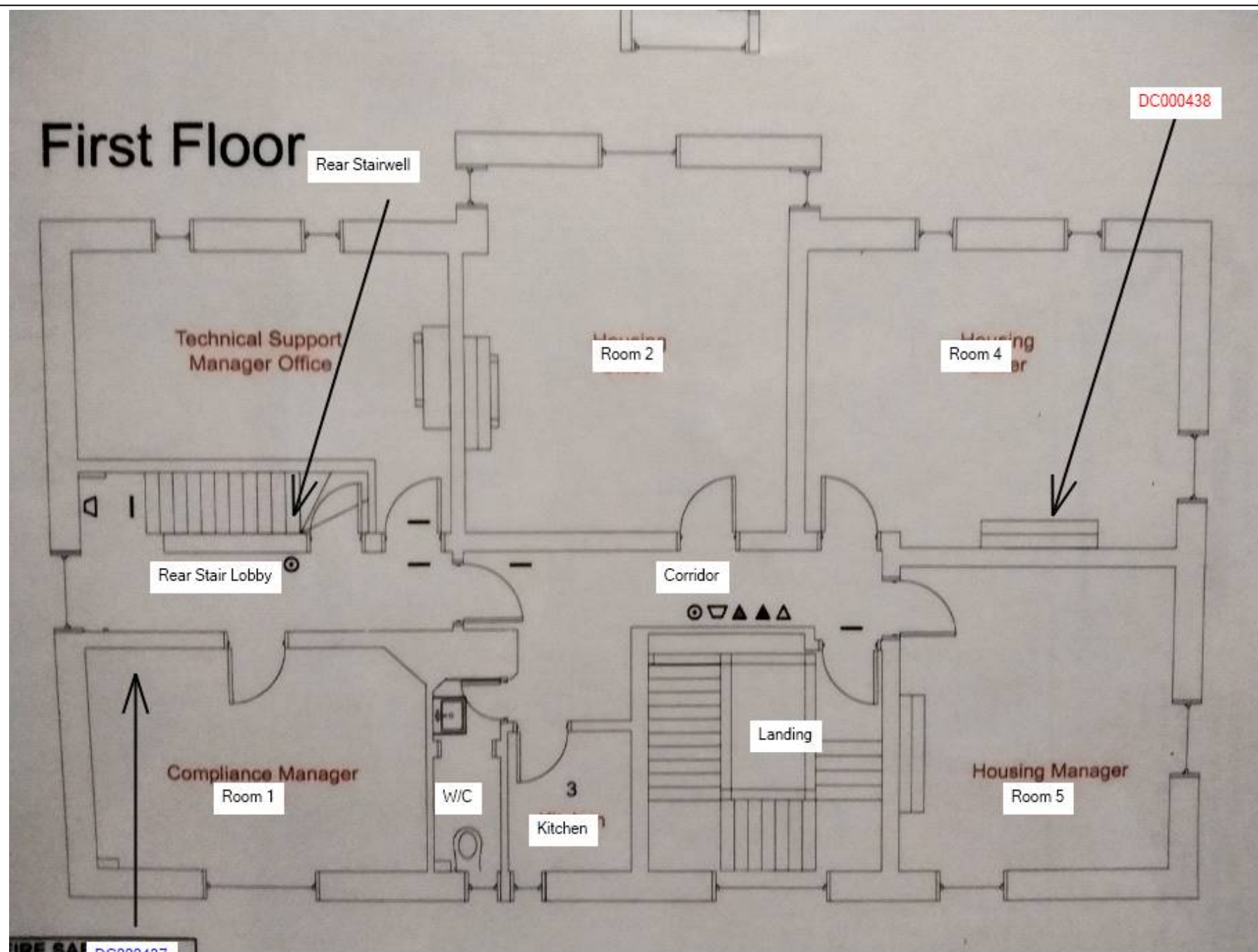
CLIENT

Lawson Environmental Limited

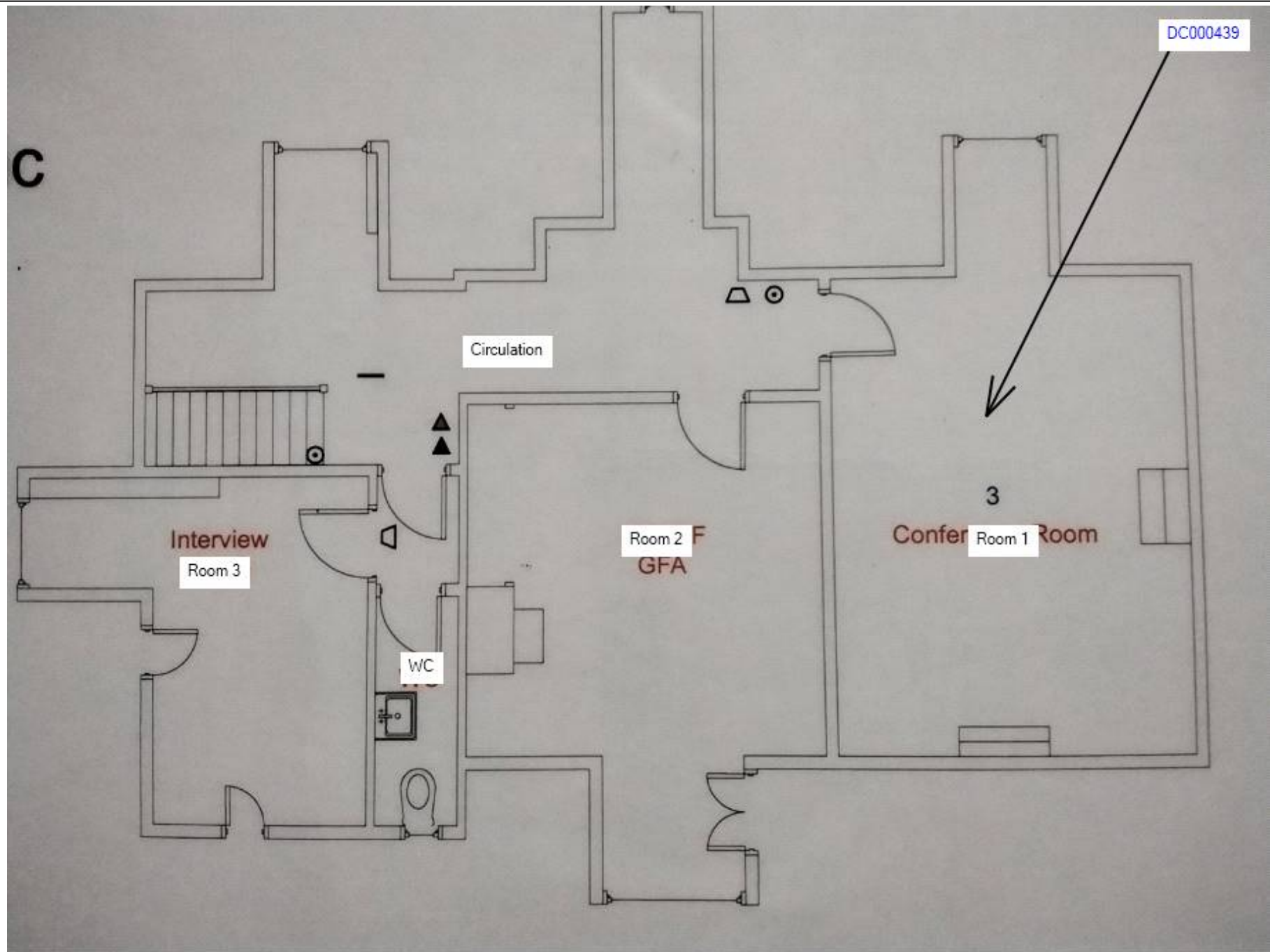
This drawing must be viewed and read in conjunction with the Asbestos Survey Report for:

PROPERTY TITLE
Aborfield Garrison
Various Buildings
Biggs Lane

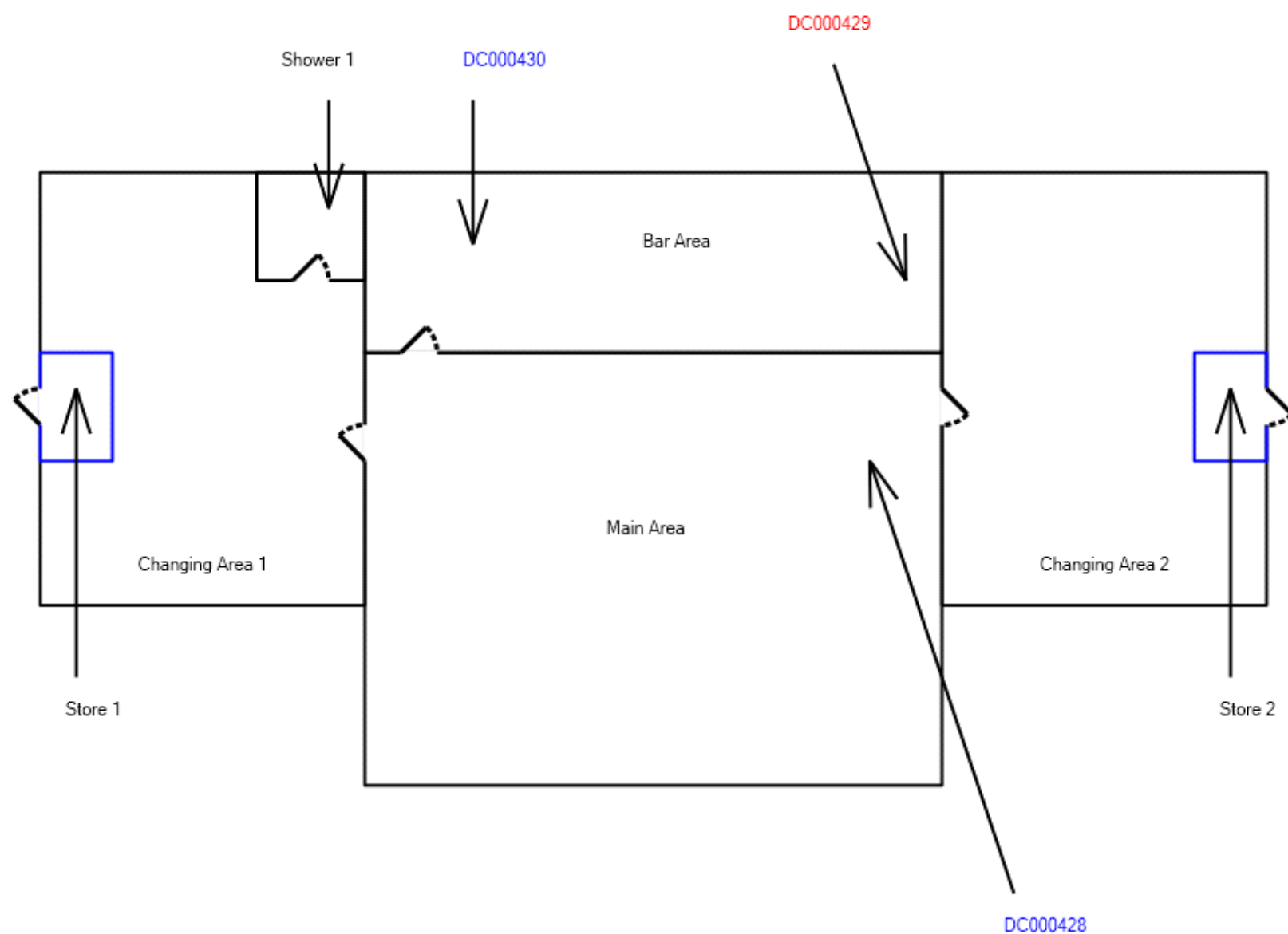
Ref. No.	J032087	DRAWN DATED	19 Dec 2022
Nos.	2/5 Ground Floor	UPDATED	19 Dec 2022



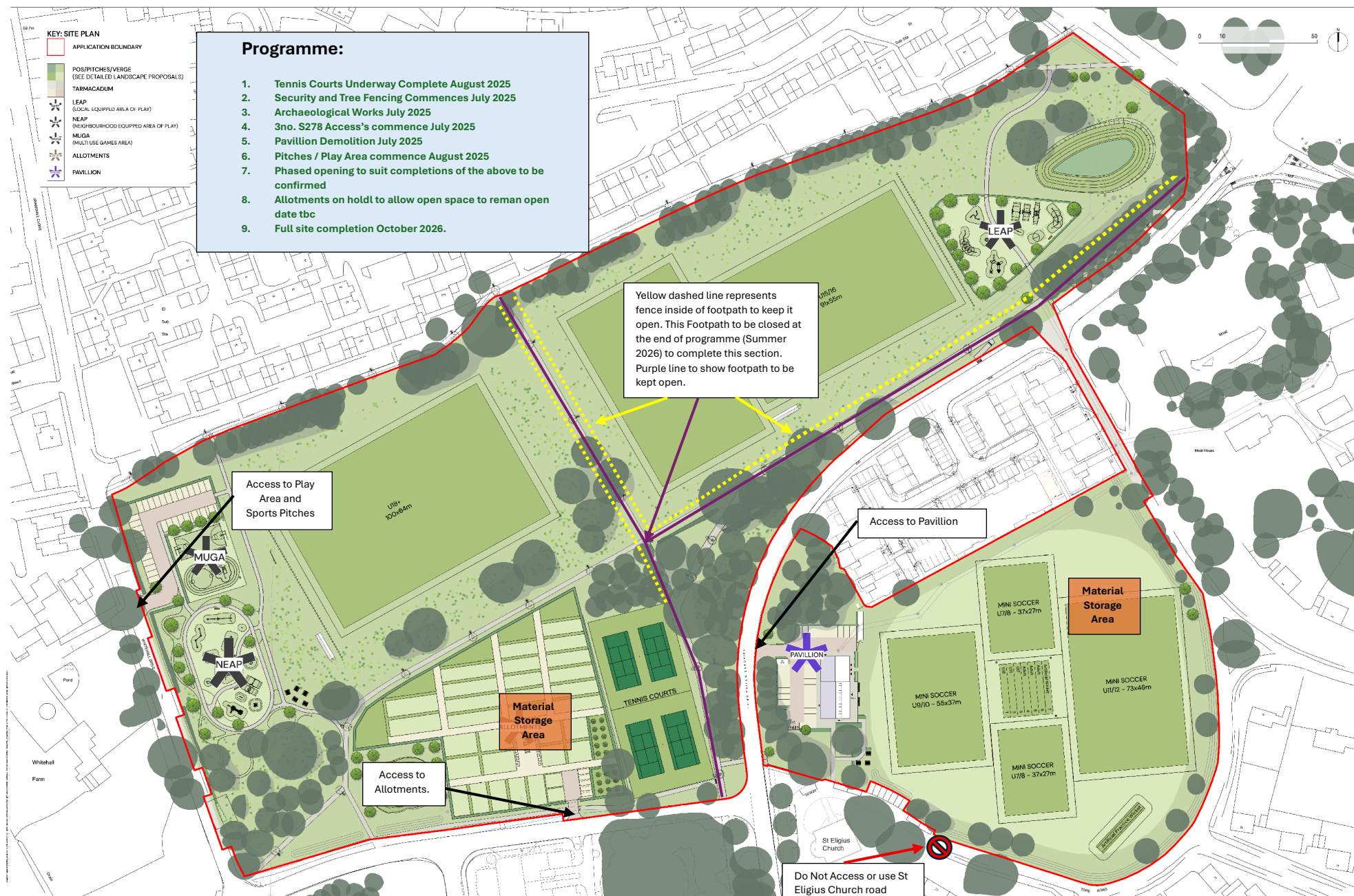
GENERAL KEY		
NO ACCESS ROOMS TEXT APPROXIMATE LOCATION OF ASBESTOS SAMPLES & PRESUMED ACMs/NO ACCESS ITEMS TEXT APPROXIMATE LOCATION OF NON ASBESTOS SAMPLES		
FULL CIRCLE COMPLIANCE 32 Wittle Road Chelmsford Essex CM1 3BX Phone: 01245 690606		
CLIENT		
Lawson Environmental Limited		
This drawing must be viewed and read in conjunction with the Asbestos Survey Report for:		
PROPERTY TITLE Aborfield Garrison Various Buildings Biggs Lane		
Ref. No.	DRAWN DATED	
J032087		19 Dec 2022
Nos.	UPDATED	
3/5 1st Floor		19 Dec 2022



GENERAL KEY NO ACCESS ROOMS TEXT APPROXIMATE LOCATION OF ASBESTOS SAMPLES & PRESUMED ACMs/NO ACCESS ITEMS TEXT APPROXIMATE LOCATION OF NON ASBESTOS SAMPLES		
 FULL CIRCLE COMPLIANCE 32 Wittle Road Chelmsford Essex CM1 3BX Phone: 01245 690606		
CLIENT Lawson Environmental Limited		
This drawing must be viewed and read in conjunction with the Asbestos Survey Report for:		
PROPERTY TITLE Aborfield Garrison Various Buildings Biggs Lane		
Ref. No. J032087	DRAWN DATED	19 Dec 2022
Nos. 4/5 2nd Floor	UPDATED	19 Dec 2022



GENERAL KEY NO ACCESS ROOMS TEXT APPROXIMATE LOCATION OF ASBESTOS SAMPLES & PRESUMED ACMs/NO ACCESS ITEMS TEXT APPROXIMATE LOCATION OF NON ASBESTOS SAMPLES		
FULL CIRCLE COMPLIANCE 32 Wittle Road Chelmsford Essex CM1 3BX Phone: 01245 690606		
CLIENT Lawson Environmental Limited		
This drawing must be viewed and read in conjunction with the Asbestos Survey Report for:		
PROPERTY TITLE Aborfield Garrison Various Buildings Biggs Lane		
Ref. No. J032087	DRAWN DATED	19 Dec 2022
Nos. 5/5 Ground Floor	UPDATED	19 Dec 2022



ARBORFIELD GREEN, SPORT INFRASTRUCTURE – SPORTING INFRASTRUCTURE SITE LAYOUT