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1.0 Executive summary:

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Asbestos containing materials have been identified during the Refurbishment Survey and the specific areas are categorized below in order according to the initial Material Risk Assessment made by KD Asbestos.

HIGH RISK MATERIALS - SCORES 10+

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

	Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations			
1	There were no results found.									

MEDIUM RISK MATERIALS - SCORES 7-9

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.

В	uilding	Floor	Room	Item		Risk assessment Score	Recommendations				
Т	There were no results found.										

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1.0 Executive summary:



LOW RISK MATERIALS - SCORES 1-6

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 6 monthly intervals.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
restaurant	Ground Floor	external electric cupboard G10	electric switchgear	Asbestos Textiles/Paper	LOW (6)	Removal
restaurant	Roof Void	roof space R01	loose panels x2	Asbestos Cement	VERY LOW (4)	Removal
restaurant	External	lounge external balcony E01	promenade tiles	Asbestos Cement	VERY LOW (3)	Removal
restaurant	External	main building E03	roof tiles	Asbestos Cement	VERY LOW (3)	Removal

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PRESUMED ASBESTOS/NO ACCESS AREA

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 6 monthly intervals.

Building	Floor	Room/Area	Recommendation					
There were no results f	There were no results found.							

Building Notes:

Internal notes: N/A External notes: N/A

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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.

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5.0 Survey Method



- **5.1** This survey has been undertaken in accordance with HSG264 and KD Asbestos in house procedures.
- <u>5.2</u> Clients of KD Asbestos 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.
- <u>5.3</u> 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.
- <u>5.4</u> 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.
- <u>5.5</u> 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.
- <u>5.6</u> 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.
- <u>5.8</u> 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.
- <u>5.9</u> 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.
- <u>5.10</u> 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/locationwill 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.
- <u>5.12</u> 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.

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6.0 Exclusions and Caveats:



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

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 relagging 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/was not required within the survey.

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

The client was advised that destructive inspection will involve that removal of a number of windows, which will be required making secure during/after the survey. The client has accepted this/the client has requested a less intrusive survey into these areas and for the window frames to remain in situ.

Underground services were/were not included in the survey.

It has been agreed with the client that there was/was not any unsafe structures on site. These will be excluded from the survey.

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7.0 Sampling and Analysis:



- 7.1 The object of bulk sampling is to identify the nature and extent of any visible ACM.
- <u>7.2</u> 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.
- <u>7.3</u> 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.
- <u>7.4</u> The label will indicate the sample number and the date taken. This label can be used along with the report for cross reference purposes.
- <u>7.5</u> Bulk sample analysis is carried out in accordance with HSE document HSG 248 'The Analysts Guide' and KD Asbestos 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'.
- <u>7.6</u> 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

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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 risk assessment algorithm score.

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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

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

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Material Risk Assessment Score



Risk Category	Risk	Score Range	Fibre release potential
А	HIGH	10 and above	High risk with a high potential to release fibres if disturbed
В	MEDIUM	Between 7 and 9	Medium risk with a medium potential to release fibres if disturbed
С	LOW	Between 5 and 6	Low risk with and having low potential to release fibres if disturbed
D	VERY LOW	4 and below	Very low risk with and having very low potential to release fibres if disturbed

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9.0 Recommendations:

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- 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
- 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 4of 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.

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Appendix 1 - Asbestos Register

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Building	Floor	Location /Room		Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
			Sample No									
restaurant	Roof Void	roof space R01, loose panels x2 redundant	S AA000083	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile	1m²	Occasionally likely to be disturbed	4	Removal	N/A
restaurant	External	lounge external balcony E01, promenade tiles floor	S AA000084	Asbestos Cement	Good Condition	Surface Sealed	Chrysotile	3m²	Occasionally likely to be disturbed	3	Removal	N/A
restaurant	External	main building E03, roof tiles roof	S AA000089	Asbestos Cement	Good Condition	Surface Sealed	Chrysotile	100m²	Usually inaccessible or unlikely to be disturbed	3	Removal	N/A
restaurant	Ground Floor	external electric cupboard G10, electric switchgear wall	P Visual	Asbestos Textiles/Paper	Low Damage	Unsealed	Chrysotile	2	Occasionally likely to be disturbed	6	Removal	N/A

KEY:

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

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Survey Data Sheets



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	1st Floor	No Asbestos Detected			
	Building	Room	Item	Quantity				
	restaurant	bedroom 2 101	plaster wall	20m²				
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
	AA000077 (S)	N/A	N/A	N/A	N/A			
	Material Risk Score							
	N/A							
Recommended action	No further action required							
Surveyor comments	N/A							

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	1st Floor	N/A			
	Building	Room	Item	Quantity				
	restaurant	bedroom 2 101	void wall	N/A				
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility			
	Visual (P)	N/A	N/A	N/A	N/A			
	Material Risk Score							
	N/A							
Recommended action	No further action required							
Surveyor comments	no suspect materials noted in wall void							

KEY:

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

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1 9 Ch	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis		
	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	1st Floor	No Asbestos Detected		
	Building	Room	Item	Quantity			
	restaurant	bedroom 2 101	plaster ceiling	12m²			
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility		
	AA000078 (S)	N/A	N/A	N/A	N/A		
	Material Risk Score						
	N/A						
Recommended action	No further action required	No further action required					
Surveyor comments	V/A						



Recommended action
Surveyor comments

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	1st Floor	No Asbestos Detected
Building	Room	Item	Quantity	
restaurant	hall 102	plaster wall	12m²	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AA000079 (S)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
No further action required				
N/A				

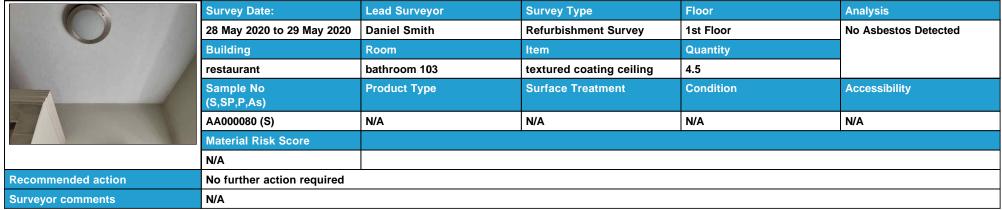
KEY:

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

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Recommended action
Surveyor comments

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis		
28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	1st Floor	N/A		
Building	Room	Item	Quantity			
restaurant	hall 102	void hall cupboard	N/A			
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility		
Visual (P)	N/A	N/A	N/A	N/A		
Material Risk Score						
N/A						
No further action required	lo further action required					
no suspect materials noted						

KEY:

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

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	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis	
	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	1st Floor	No Asbestos Detected	
	Building	Room	Item	Quantity		
	restaurant	kitchen 104	blanking planel chimney breast	0.5		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility	
	AA000081 (S)	N/A	N/A	N/A	N/A	
	Material Risk Score					
	N/A					
Recommended action	No further action required	ed				
Surveyor comments	N/A	A				



Recommended action
Surveyor comments

1	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis	
	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	1st Floor	N/A	
	Building	Room	Item	Quantity		
	restaurant	kitchen 104	boxcasing wall	N/A		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility	
	Visual (P)	N/A	N/A	N/A	N/A	
	Material Risk Score					
	N/A					
	No further action required					
	no suspect materials noted					

KEY:

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

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Recommended action

Recommended action
Surveyor comments

Surveyor comments





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis			
28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	1st Floor	N/A			
Building Room		Item	Quantity				
restaurant	lounge 105	No suspect materials found	N/A				
Sample No	Product Type	Surface Treatment	Condition	Accessibility			
(S,SP,P,As)							
Visual (P)	N/A	N/A	N/A	N/A			
Material Risk Score							
N/A							
No further action required	No further action required						



Survey Date:		Lead Surveyor		Survey Type	Floor		Analysis
28 May 2020 to 29	May 2020	Daniel Smith		Refurbishment Survey	1st Floor		N/A
Building		Room		Item	Quantity		
restaurant		bedroom 1 106		No suspect materials found	N/A		
Sample No (S,SP,P,As)		Product Type		Surface Treatment	Condition		Accessibility
Visual (P)		N/A		N/A	N/A		N/A
Material Risk Sco	re						
N/A							
No further action	required						
N/A	N/A						

KEY:

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

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N/A

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	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis	
	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	1st Floor	No Asbestos Detected	
	Building	Room	Item	Quantity		
	restaurant	ensuite 107	concealed texteured coating ceiling	12m²		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility	
	AA000082 (S)	N/A	N/A	N/A	N/A	
	Material Risk Score					
	N/A					
Recommended action	No further action required	No further action required				
Surveyor comments	N/A	I/A				



Recommended action
Surveyor comments

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	Roof Void	Chrysotile (1)
Building	Room	Item	Quantity	
restaurant	roof space R01	loose panels x2 redundant	1m²	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
AA000083 (S)	Asbestos Cement (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
Material Risk Score				
4				
Removal				
N/A				

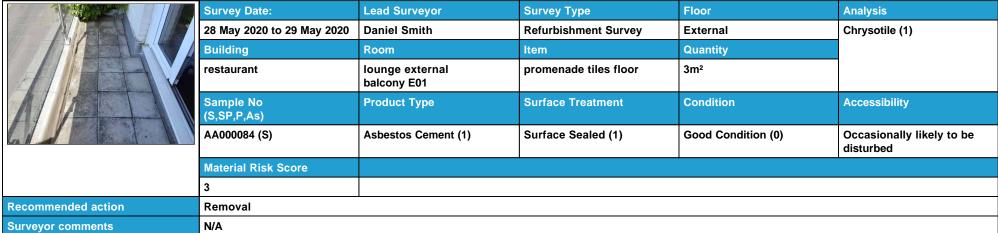
KEY:

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

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-	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis	
	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	1st Floor	N/A	
	Building	Room	Item	Quantity		
	restaurant	bedroom 3 108	No suspect materials found	N/A		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility	
nu.	Visual (P)	N/A	N/A	N/A	N/A	
	Material Risk Score					
	N/A					
Recommended action	No further action required N/A					
Surveyor comments						

KEY:

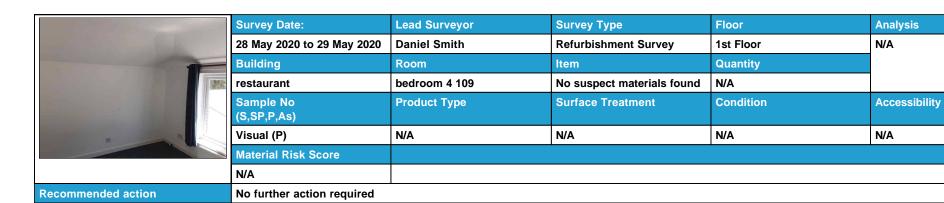
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

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Surveyor comments





	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis	
	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	1st Floor	N/A	
	Building	Room	Item	Quantity		
	restaurant	bathroom 110	No suspect materials found	N/A		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility	
	Visual (P)	N/A	N/A	N/A	N/A	
	Material Risk Score					
	N/A					
Recommended action	No further action required	further action required				
Surveyor comments	N/A					

KEY:

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

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N/A

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Recommended action

Recommended action
Surveyor comments

Surveyor comments





	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis		
ı	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	1st Floor	N/A		
	Building	Room	Item	Quantity			
1	restaurant	kitchen 2 111	No suspect materials found	N/A			
	Sample No	Product Type	Surface Treatment	Condition	Accessibility		
	(S,SP,P,As)						
i	Visual (P)	N/A	N/A	N/A	N/A		
1	Material Risk Score						
	N/A						
	No further action required						



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis	
28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	1st Floor	N/A	
Building	Room	Item	Quantity		
restaurant	lounge 2 112	No suspect materials found	N/A		
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility	
Visual (P)	N/A	N/A	N/A	N/A	
Material Risk Score					
N/A					
No further action required	action required				
N/A					

KEY:

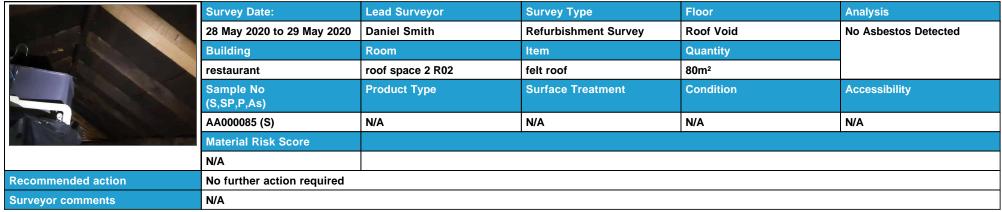
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

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N/A

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Recommended action
Surveyor comments

1	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	1st Floor	No Asbestos Detected
A	Building	Room	Item	Quantity	
	restaurant	kitchen 2 111	plaster wall	7m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AA000086 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
	No further action required				
	N/A				

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	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis	
	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	1st Floor	No Asbestos Detected	
	Building	Room	Item	Quantity		
775	restaurant	bathroom 110	plaster ceiling	6m²		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility	
	AA000087 (S)	N/A	N/A	N/A	N/A	
The Property of the Parks	Material Risk Score					
	N/A					
Recommended action	No further action required					
Surveyor comments	N/A					



Recommended action
Surveyor comments

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis	
28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	1st Floor	N/A	
Building	Room	Item	Quantity		
restaurant	kitchen 2 111	floor void	N/A		
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility	
Visual (P)	N/A	N/A	N/A	N/A	
Material Risk Score					
N/A					
No further action required	o further action required				
no asbestos noted in area surveyed					

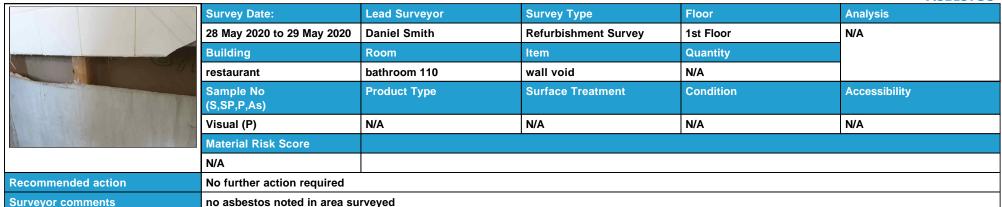
KEY:

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Recommended action
Surveyor comments

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis	
28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	External	No Asbestos Detected	
Building	Room	Item	Quantity		
restaurant	barn E02	roof tiles roof	80m²		
Sample No	Product Type	Surface Treatment	Condition	Accessibility	
(S,SP,P,As)	N/A	AL/A	AL/A	NIA	
AA000088 (S)	N/A	N/A	N/A	N/A	
Material Risk Score					
N/A					
No further action required					
N/A	·	·		·	

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Recommended action
Surveyor comments

Recommended action
Surveyor comments

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	External	Chrysotile (1)
- 1	Building	Room	Item	Quantity	
	restaurant	main building E03	roof tiles roof	100m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
N. Carlotte	AA000089 (S)	Asbestos Cement (1)	Surface Sealed (1)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
_	Material Risk Score				
	3				
	Removal	·	·		·
	N/A				



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
5	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	External	No Asbestos Detected
	Building	Room	Item	Quantity	
	restaurant	barn E02	promenade tiles floor	6m²	
Control of the last of the las	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
- 6	AA000090 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
	No further action required				
	N/A				

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Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	Z-Sub Level 1	No Asbestos Detected
Building	Room	Item	Quantity	
restaurant	basement Z101	insulation residue wall	Throughout	
Sample No	Product Type	Surface Treatment	Condition	Accessibility
(S,SP,P,As)				
AA000091 (S)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				

Recommended action

No further action required

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Surveyor comments

Recommended action
Surveyor comments

recommend no access into the basement unless under controlled conditions.



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis	
	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	Z-Sub Level 1	No Asbestos Detected	
1	Building	Room	Item	Quantity		
	restaurant	basement Z101	insulation residue wall	Throughout		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility	
1	AA000092 (S)	N/A	N/A	N/A	N/A	
	Material Risk Score					
	N/A					
	No further action required					
	recommend no access into the basement unless under controlled conditions					

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Recommended action
Surveyor comments

Recommended action
Surveyor comments





Ī	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	Z-Sub Level 1	N/A
l	Building	Room	Item	Quantity	
	restaurant	basement Z101	ceiling void	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
	No further action required				



I	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis	
	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	Ground Floor	N/A	
	Building	Room	Item	Quantity		
	restaurant	kitchen & prep room G01	void ceiling	N/A		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility	
	Visual (P)	N/A	N/A	N/A	N/A	
	Material Risk Score					
	N/A					
	No further action required					
	no suspect materials noted					

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no suspect materials noted

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Recommended action
Surveyor comments

Recommended action
Surveyor comments





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis	
28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	Ground Floor	No Asbestos Detected	
Building	Room	Item	Quantity		
restaurant	kitchen & prep room G01	plaster wall	5m²		
Sample No	Product Type	Surface Treatment	Condition	Accessibility	
(S,SP,P,As)					
AA000093 (S)	N/A	N/A	N/A	N/A	
Material Risk Score					
N/A					
No further action required					
N/A					



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis	
	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	Ground Floor	No Asbestos Detected	
	Building	Room	Item	Quantity		
	restaurant	kitchen & prep room G01	plaster ceiling	75m²		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility	
-	AA000094 (S)	N/A	N/A	N/A	N/A	
	Material Risk Score					
	N/A					
	No further action required					
	N/A					

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Recommended action

Recommended action
Surveyor comments

Surveyor comments





Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis	
28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	Ground Floor	N/A	
Building	Room	Item	Quantity		
restaurant	restaurant G02	No suspect materials found	N/A		
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility	
Visual (P)	N/A	N/A	N/A	N/A	
Material Risk Score					
N/A					
No further action required					



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
-	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	Ground Floor	N/A
~	Building	Room	Item	Quantity	
	restaurant	bar seating area G03	No suspect materials found	N/A	
100	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
•	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
	No further action required				
	N/A				

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N/A

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Recommended action

Recommended action
Surveyor comments

Surveyor comments





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Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	Ground Floor	N/A
Building	Room	Item	Quantity	
restaurant	function room G04	No suspect materials found	N/A	
Sample No	Product Type	Surface Treatment	Condition	Accessibility
(S,SP,P,As)				
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
No further action required				



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	Ground Floor	N/A
Building	Room	Item	Quantity	
restaurant	female & Male w/c G05	No suspect materials found	N/A	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
No further action required				
N/A				

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N/A

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Recommended action

Recommended action
Surveyor comments

Surveyor comments





_				AJDEJIOJ
Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	Ground Floor	N/A
Building	Room	Item	Quantity	
restaurant	bar store G07	No suspect materials found	N/A	
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score				
N/A				
No further action required				



			_			
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis	
B	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	Ground Floor	N/A	
	Building	Room	Item	Quantity		
Ì	restaurant	kitchen holding area and w/c G06	No suspect materials found	N/A		
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility	
	Visual (P)	N/A	N/A	N/A	N/A	
	Material Risk Score					
	N/A					
	No further action required					
	N/A					

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N/A

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Recommended action

Recommended action
Surveyor comments

Surveyor comments





1	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
Section 2	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	restaurant	plant room G08	No suspect materials found	N/A	
=	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
1	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
	No further action required				



	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	Ground Floor	N/A
1	Building	Room	Item	Quantity	
	restaurant	kitchen female & Male w/c G09	No suspect materials found	N/A	
1	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
	No further action required				
	N/A				

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N/A

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	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	Roof Void	No Asbestos Detected
	Building	Room	Item	Quantity	
	restaurant	roof space R01	stramic boarding roof	20m²	
是在1960年间,1960年1月1日 1960年1日 1960年1月 1960年1月 1960年1日 1960年1日 1960年1日 1960年1日 1960年1月 1960年1月 1960年1月 1960年1月 19	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AA000095 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				



Recommended action
Surveyor comments

Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis	
28 May 2020 to 29 May 2020	Daniel Smith	Refurbishment Survey	External	No Asbestos Detected	
Building	Room	Item	Quantity		
restaurant	garage E04	corrugated roof sheets roof	26		
Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility	
AA000096 (S)	N/A	N/A	N/A	N/A	
Material Risk Score					
N/A					
No further action required	No further action required				
N/A					

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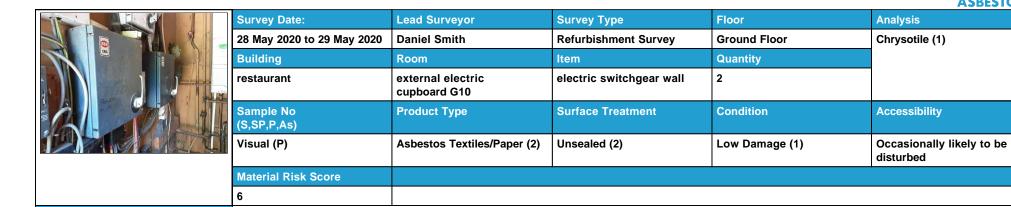
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Recommended action

Surveyor comments





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Removal

N/A

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Appendix 3 - Areas Surveyed

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Building	Floor	Room No:	Room Type	Item
restaurant	External	E01	lounge external balcony	asbestos promenade floor tiles
restaurant	External	E02	barn	plastic rain water good. no survey was carried out to the extern flat roofs
restaurant	External	E03	main building	plastic rain water goods and wood soffits. no survey was carried out to the external flat roof areas or to the external extraction ducting.
restaurant	External	E04	garage	solid floors, walls and corrugated roof
restaurant	Z-Sub Level 1	Z101	basement	solid concrete floor, brick walls and plasterboard ceilings.
restaurant	Ground Floor	G01	kitchen & prep room	solid floor (no access made into any floor ducts) plaster walls and ceilings. modern kitchen appliances. no access was made into any of the extractor ducting.
restaurant	Ground Floor	G02	restaurant	modern wood flooring no access made below, plasterboard walls and ceilings. surface areas only inspected
restaurant	Ground Floor	G03	bar seating area	modern vinyl flooring no access made below, plasterboard walls and ceilings. surface areas only inspected
restaurant	Ground Floor	G04	function room	modern wood flooring no access made below, plasterboard walls and ceilings. surface areas only inspected
restaurant	Ground Floor	G05	female & Male w/c	modern vinyl flooring, plasterboard walls and ceilings. plastic toilet cisterns. surface areas only inspected
restaurant	Ground Floor	G06	kitchen holding area and w/c	modern vinyl flooring, plaster walls and ceilings. timber box casings. surface areas only inspected
restaurant	Ground Floor	G07	bar store	modern vinyl flooring, plaster walls and ceilings. timber box casings. surface areas only inspected
restaurant	Ground Floor	G08	plant room	solid floor, brick walls timber roof. no access was made into the floor duct adjacent the plant room
restaurant	Ground Floor	G09	kitchen female & Male w/c	modern vinyl flooring, plasterboard walls and ceilings. plastic toilet cisterns. surface areas only inspected
restaurant	Ground Floor	G10	external electric cupboard	solid floor and walls with fibre board ceiling

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Appendix 3 - Areas Surveyed (cont)

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Building	Floor	Room No:	Room Type	Item
restaurant	1st Floor	101	bedroom 2	carpeted floors to timber floor boards. plasterboard walls and ceilings. timber box casing, skirting and architrave
restaurant	1st Floor	102	hall	carpeted floors to timber floor boards. plasterboard walls and ceilings. timber box casing, skirting and architrave
restaurant	1st Floor	103	bathroom	modern vinyl flooring to timber floor boards. plaster board and plaster walls. timber boxcasing to waste pipe. no access was made under shower unit
restaurant	1st Floor	104	kitchen	modern vinyl flooring to timber floor boards. plaster board and plaster walls. timber box casing
restaurant	1st Floor	105	lounge	carpeted floors to timber floor boards. plasterboard walls and ceilings. timber skirting and architrave
restaurant	1st Floor	106	bedroom 1	carpeted floors to timber floor boards. plasterboard walls and ceilings. timber skirting and architrave
restaurant	1st Floor	107	ensuite	modern vinyl flooring and carpet to timber floor boards. plaster board and plaster walls. concealed textured coating to ceiling. no access was made under the bath and shower
restaurant	1st Floor	108	bedroom 3	carpeted floors to timber floor boards. plasterboard walls and ceilings. timber box casing, skirting and architrave
restaurant	1st Floor	109	bedroom 4	carpeted floors to timber floor boards. plasterboard walls and ceilings. timber box casing, skirting and architrave
restaurant	1st Floor	110	bathroom	modern vinyl floors to timber floor boards. plasterboard walls and ceilings. timber box casing, skirting and architrave
restaurant	1st Floor	111	kitchen 2	modern vinyl floors to timber floor boards. plasterboard walls and ceilings. timber box casing, skirting and architrave
restaurant	1st Floor	112	lounge 2	carpeted floors to timber floor boards. plasterboard walls and ceilings. timber box casing, skirting and architrave
restaurant	Roof Void	R01	roof space	fibreglass insulation to joists. plastic water tanks with modern insulation to pipe. limited access made due to safety
restaurant	Roof Void	R02	roof space 2	fibre glass insulation to joists. plastic water tanks. modern pipe insulation.

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