The Geo-Environmental Service Provider

SUPPLEMENTARY DESK STUDY REPORT
ABBEY GARDENS
ABBEY STREET, READING

Prepared for: Randalswood Construction UK Limited

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1.0 INTRODUCTION

In October 2025, ASL was instructed by Randalswood Construction UK Limited to undertake a supplementary desk study for the site known as Abbey Gardens, Abbey Street, Reading. The instruction to proceed with these works was received from the client in their completed Project Award Form dated 8th October 2025.

A Phase I Desk Study has previously been completed for the site associated with a planning application for a change of use of the existing office building for a mixed use of retail, commercial and residential apartments. The previous assessment identified a potential risk to the identified human health receptors from on and off-site sources of contamination via the inhalation of vapours pathway and hazardous ground gases. An intrusive investigation was recommended to determine the actual risks posed to human health receptors. However, the previous assessment is not considered to have appropriately interpreted the risks posed at the site and therefore a supplementary assessment is considered necessary.

The purpose of this supplementary desk study is to determine any potential environmental issues and liabilities pertaining to the future development of the site. It is understood that the proposed development comprises the refurbishment of an existing building to comprise commercial/retail space on the ground floor and first floor with residential apartments above. It is understood that no significant changes are to be made to external areas. A proposed development layout is presented in Appendix I.

This assessment uses available information on the site and the surrounding area sourced as part of the previous Phase I Desk Study, the findings of an asbestos survey, a site walkover survey, a review of the site's environmental setting and an appraisal of the current and former land uses to determine the potential for contamination and/or hazardous ground gas to be present at the site and whether any potential sources of contamination can pose a risk to human health receptors.

It should be noted that this assessment cannot determine the actual levels of contamination present at the site only the potential for contamination to be present. The general notes section should be consulted in relation to the limitations of this report.

This report has been prepared for the sole benefit of the Client, Randalswood Construction UK Limited and their representatives and agents. The report has been written based on the results of data searches and site conditions encountered at the time of the assessment. Future changes in legislation and advances in current best practises or provision of more detailed design proposals will result in this report requiring review and possible further assessment after the date of issue. The general notes section within this report should be noted in relation to the limitations of this assessment.

2.0 THE SITE

The site is located to the north-east of the junction between Abbey Street and Kings Road in Reading town centre and can be located approximately by National Grid Reference SU719734 as shown on Figure 1.

The site comprises an irregularly shaped piece of land with maximum dimensions of approximately 115m by 50m with the long axis aligned approximately north to south. The site generally slopes down to the south with a maximum change in elevation of approximately 2m present across the site.

The site is currently occupied by a multi-storey office building extending up to seven storeys in height. During the site walkover, the majority of the building was unoccupied with only a portion of the northern part of the building in use for offices.

The building is surrounded by areas of hardstanding including tarmacadam and block paving for pedestrian access routes together with minor areas of soft landscaping, typically present within brick built raised planters.

The site is separated into two parts by a channelised watercourse that runs beneath the central northern portion of the building from west to east at ground level. The ground level directly to the south of this watercourse comprises pedestrian access routes and under croft parking. Further to this, it is understood that basement structures are present beneath the entire site to the south of the watercourse extending to the site boundary in all directions. During the site walkover, the basement generally comprises parking areas and plant rooms, however, access to all areas was not available. During the site walkover, two photographs of the site during construction were viewed from 1984, that showed the basement structure to comprise a sheet pile wall around the perimeter of the site followed by excavation to formation level and construction of the basement within the sheet pile wall.

Due to the sloping topography leading up to the northern site boundary, a lower ground floor is present to the structure to the north of the canal that is partially below ground level. It is not known if a further basement is present below the lower ground floor as access was not possible to this part of the building as it was still in use. Based on the photographs of the site viewed on-site, this partial basement is of similar construction to the basements centrally and in the south.

The eastern boundary is formed by a sheet pile wall centrally and in the south and is not physically marked in the north-east. The northern, western and southern boundaries are marked by roadways.

The site is bound to the east by the River Kennet with commercial properties beyond, to the north-east by the ruins of Reading Abbey, to the north by an unnamed roadway with commercial properties beyond, to the west by Abbey Street with commercial properties beyond and to the south by Kings Road with commercial properties beyond.

The general layout is presented as figure 2. Selected photographs of the site from the site walkover are presented in Appendix II together with photographs of the historical photographs of the site during construction.

It is understood that the proposed development comprises the refurbishment of an existing building to comprise commercial space on the ground floor and first floor with residential apartments above. It is understood that no significant changes are to be made to external areas. A proposed development layout is presented in Appendix I.

3.0 ENVIRONMENTAL SETTING

The British Geological Survey (BGS) Sheet No. 268 – Reading Solid and Drift and the BGS Geoindex indicate the south of the site to be directly underlain by drift deposits comprising Alluvium. The Alluvium is generally described as 'variable sandy, silty clay, locally shelly, with peat and tufa layers' by the BGS. The thickness of the Alluvium is not defined by the BGS in the vicinity of the site.

The Alluvium and the north of the site are indicated to be directly underlain by drift deposits comprising the Taplow Gravel Member. The Taplow Gravel Member is generally described as 'river terrace deposits of the middle and lower Thames contain gravel clasts mainly composed of flint, vein quartz and local bedrock lithologies including chert' by the BGS. The thickness of the Taplow Gravel Member is not defined by the BGS in the vicinity of the site. However, the BGS indicates 'single terrace aggregations range from 3m to 12m' in thickness.

The drift deposits are indicated to be underlain by solid geology comprising the Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated) of the White Chalk Subgroup. The Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated) is not described by the BGS. However, the White Chalk Subgroup is generally described as 'chalk with flints. With discrete marl seams, nodular chalk, sponge-rich and flint seams throughout. Typology of flints and incidence of marl seams is important for correlation' by the BGS. The thickness of the Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated) is not defined by the BGS at the site. However, this stratum is indicated to be of significant thickness in the vicinity of the site.

In addition to the published geology, Made Ground is anticipated associated with the development of the site.

The environmental database search indicates the site to be in a lower probability radon area and that no radon protective measures are necessary in the construction of new buildings or extensions.

The nearest surface water feature is the River Kennet located directly to the east and Holly Brook within the site area centrally in the north.

The Alluvium and Taplow Gravel Member are classified by the EA as Secondary Aquifers – A, defined as 'permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers'.

The White Chalk Subgroup is classified by the EA as a Principal Aquifer defined as 'these are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale'.

The site is not located in a Source Protection Zone (SPZ).

4.0 PREVIOUS INVESTIGATION

4.1 General

ASL is in receipt of a previous Phase I Desk Study report for the site. It is understood that the client has reliance on this previous report for the site.

4.2 Phase I Desk Study Report

Ground and Water Limited completed a Phase I Desk Study report (report reference GWPR6366/DS, dated December 2024) for the site on behalf of McGrath Group. This report was required to assess the contaminative and geotechnical issues pertaining to the proposed development of the site comprising the refurbishment of the existing buildings for commercial properties at the ground floor and first floor with residential properties above.

The findings of this report relevant to this current assessment are summarised as follows:

- A site description was provided. The site description did not include the presence of partial and full basements;
- Based on the published geology, the site was identified as being underlain by drift deposits comprising Alluvium (Secondary Aquifer – A) and the Taplow Gravel Member (Secondary Aquifer – A) and solid geology comprising Seaford and Newhaven Chalk Formation (Undifferentiated) (Principal Aquifer);
- The site was identified as not being located within a SPZ;
- It was considered that groundwater would be present at 'shallow' to 'moderate' depth;
- The site was identified as being located in an area where radon gas protection measures are not required;
- The site was identified as being at low risk from unexploded ordnance (UXO);
- No landfill facilities were identified within 0.25km of the site;
- Based on the available historical mapping dating back to 1879, the site was identified as comprising land associated with residential dwellings in the north, Holly Brook and a sawmill in the south. These land-uses underwent minor phases of development before the entire site was redeveloped with an undefined building in the general layout seen today by at least 1986;
- The surrounding area was identified as comprising wharfs, various works including a printing works and garages, railway land and a prison. From the 1960's, it was stated that the surrounding area was redeveloped in phases with commercial properties;
- The environmental database search identified a sawmill as the only potential source of contamination at the site. Numerous potential sources of contamination were identified in the surrounding area including but not limited to wharfs, unspecified works, sawmills, unspecified tanks, electrical substations and waste processing facilities. Typically, these sources were identified in excess of 100m from the site;
- A planning search for the site did not identify any records relevant to the assessment;
- The Conceptual Site Model (CSM) identified the potential sources of contamination at the site to be Made Ground associated with the former and current development and the sawmill in the south of the site. It was noted that the site ceased operation as a sawmill greater than 60 years ago;
- It was stated that based on the nature of the existing development and the development proposals, the only pathways of concern for site users were associated with hazardous ground gas and the inhalation of volatile vapours;

- It was considered that the potential risk to controlled waters was low and that the nature of the proposed development would not increase the risk posed;
- It was stated that potential sources of contamination located beyond the river to the east had been discounted as a viable pollutant linkage was not present. The off-site sources of contamination were identified as a garage 10m to the west-south-west, general works and wharfs to the north, south and west, railway land in excess of approximately 120m to the south and further to the north and electrical substations in excess of approximately 85m from the site. However, it was stated that the railway land and electrical substations did not pose a significant risk due to their distance from the site. It was stated that the only viable pathways from the identified sources were via the inhalation of ground gas and vapours.
- The CSM identified the receptors to be future site users, construction and maintenance workers, neighbouring properties, buildings, buried concrete, buried services, confined spaces, the various aquifers and surface water features;
- The viable pathways relevant to human health were identified as the inhalation of hazardous ground gases and volatile vapours. For buildings, the relevant pathways were identified as 'direct contact' and 'explosion'. The pathways for controlled waters were identified as vertical migration, via anthropogenic pathways (i.e. service runs) and surface water run-off;
- The CSM identified a low risk to human health and buildings from Made Ground and a moderate risk to human health from the inhalation of ground gas and vapours from on and off-site sources of contamination. A moderate risk was also identified associated with asbestos within the existing building fabric;
- Based on the findings of the CSM, it was recommended that an intrusive investigation was completed to determine the potential risk to human health from hazardous ground gas and the inhalation of vapours. It was noted that the presence of under croft parking would mitigate the potential risk where present. However, it was considered that a potential risk was posed outside the extent of the under croft parking;
- It was recommended that an asbestos survey is completed for the site ahead of the development works.

4.3 Discussion

The previous Phase I Desk Study Report identified a low to moderate risk associated with hazardous ground gas and the inhalation of volatile vapours within the existing building outside the extent of the under croft parking. A risk was not identified where under croft parking was present as this area is suitably ventilated. It was recommended that intrusive investigation was undertaken to determine the potential risk posed.

The previous investigation did not identify the presence of any basement structures at the site. Further assessment of the potential risk to the critical receptors in consideration of the presence of the basement and partial basement structures is therefore considered necessary.

5.0 ASSESSMENT OF POTENTIAL CONTAMINATION RISKS

5.1 General

The following sections identify potential sources of contamination at the site and the surrounding area. The receptors to any contamination are also identified together with the pathways by which the contamination may make contact with the receptors. This section of the report uses the 'Land Contamination Risk Management' (LCRM) guidance (2021), produced by the Environment Agency to develop a conceptual site model (CSM) as a 'source-pathway-receptor' model in accordance with current best practise.

5.2 On-Site Sources of Contamination

The potential sources of on-site contamination are derived from an assessment of the current and historical site activities. The previous assessment identified the sources of contamination at the site to be associated with Made Ground from the historical and current development and associated with the sawmill in the south of the site that was present in this area before at least 1986. However, aerial photography viewed during the site walkover indicates that development works were ongoing for the buildings currently present at the site from at least 1984.

To construct the existing structure, the available information indicates that sheet pile walls have been installed around the perimeter of the site followed by excavation to formation level and the construction of the basement and partial basement structures. Due to the proximity of Holly Brook within the site area and the River Kennet directly to the east, and the expected shallow depth to groundwater, it is anticipated that the basements would have been suitably waterproofed.

The construction of the existing structure would result in all soils including any Made Ground up to the site boundary being removed to depths of up to approximately 4m bgl. It is therefore considered likely that following the completion of the existing development, the only remaining Made Ground at the site would comprise soils containing construction materials associated with the existing structure. Due to the nature of the existing structure and the likely absence of any significant thicknesses of Made Ground, the potential risk from contamination and/or hazardous ground gas associated with residual Made Ground that may be present is considered to be very low if not negligible.

Intrusive investigations have been attempted at the site to verify the ground and ground gas conditions at the site. A total of ten exploratory holes were attempted in two phases of investigation, however these were unsuccessful with all exploratory holes terminating at shallow depth on concrete associated with the basements, sheet pile walls and the general construction of the existing building. This is considered to confirm the assumption that any Made Ground at the site is formed by construction materials and the basements cover the vast majority if not all of the existing building footprint. It was not considered prudent to complete intrusive investigations through the existing basement floor so that the integrity of the waterproofing was not compromised.

Due to the time that has elapsed since the site ceased operations as a sawmill, the potential for significant residual contamination to remain at the site is considered to be very low. Further to this, the existing structure required the excavation and removal of all soils down to the basement formation level, anticipated to be up to approximately 4m bgl. The removal of this soil is anticipated to have removed any significantly contamination impacted soils that may have been present at the site. Due to the nature of the existing structure, the potential risk associated with any residual contamination that may be present associated with the sawmill is considered to be very low if not negligible.

Due to the proximity of surface water features, it is anticipated that the basements present at the site are suitably waterproofed. Further to this, due to the use of the basements as car parking, they are suitably ventilated. The construction of the existing structure is essentially providing protection against the migration of hazardous ground gas and volatile vapours.

With respect to ground gas protection, the existing building would score 6 gas protection points in accordance with BS 8485 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings'. This score would be from at least 2 points for a waterproofed basement and 4 points for the associated ventilation. A score of 6 Points is suitable for sites classified as Characteristic Situation 5 (CS5) for a Type B building that is considered suitable for the proposed development. As significant sources of hazardous ground gas and volatile vapours have not been identified at the site, the construction of the existing building is considered to provide suitable protection.

Due to the age of the buildings at the site, there is the potential for asbestos to be present within the existing building fabric. ASL is in receipt of an asbestos survey for the existing building. This survey has locally identified asbestos, in particular, within plant rooms and associated with electrical apparatus. The report provides recommendations for the management of the identified asbestos. Assuming the appropriate management of the identified asbestos, no further assessment of the potential risk to human health is considered necessary.

5.3 Off-Site Sources of Contamination

The potential sources of off-site contamination are derived from an assessment of the current and historical activities. The previous assessment identified the sources of contamination in the surrounding area to comprise wharfs, garages and various works located to the south, north and west. Sources identified to the east were not considered to pose a risk at the site due to the presence of existing watercourses between the site and these sources that would prevent migration to the site.

The industrial land-uses identified are considered to generally be a source of contamination in the form of metals, sulphates, chlorinated aliphatic hydrocarbons, fuel and oil based hydrocarbons, polycyclic aromatic hydrocarbons, aromatic hydrocarbons and phenol.

It is noted that the industrial land-uses in the vicinity of the site have been subject to redevelopment for commercial and retail properties. It is anticipated that any significant contamination present at these site would have been subject to remediation as part of these development works.

It is also noted that the construction of the existing development will limit migration of contamination to the site. Future to this, a ventilated and waterproofed basement structure will act as a barrier to the migration of hazardous ground gas and volatile vapours. The potential risk from off-site sources of contamination and hazardous ground gas is therefore considered to be very low.

5.4 Receptors

The receptors to any potential contamination and therefore the element actually at risk from the potential sources of contamination have been identified as the following:

- Human Health – Construction/maintenance workers (R1);

- Human Health – Future Site Users (R2);
- Service Lines – Constructed as part of the new development (R3);
- Groundwater hydraulically down gradient of the site within the Secondary Aquifers – A and Principal Aquifer (R4);
- Surface Water – River Kennet directly to the east and Holly Brook within the site area centrally in the north (R5);
- Neighbouring properties and residents (R6).

5.5 Pathways

A pathway is the means by which a contamination source makes contact with the receptor creating a pollutant linkage.

The proposed development comprises the refurbishment of an existing building to comprise commercial units at ground level and on the first floor with residential dwellings above. The majority of the site is covered with buildings and hardstandings with only minor areas of soft landscaping, typically within brick built raised planters. It is understood that no significant changes are to be made to the external areas as part of the proposed development.

Due to the nature of the proposed development and as the site comprises buildings and hardstandings at the surface or imported growing media typically within raised planters, the direct contact pathways including dermal contact, ingestion, the inhalation of particulates and vegetable uptake are not considered relevant for the site. The pathways considered viable in this assessment are as follows:

- Migration from soils to groundwater via leaching (PL1);
- Migration within groundwater (PL2);
- Migration via service lines (PL3);
- Volatilisation of contaminants from soils and groundwater (PL4);
- Migration of hazardous ground gases (PL5);
- Exposure to asbestos fibres (PL6).

The three elements of an identified pollutant linkage (source-pathway-receptor) need to be present for there to be a perceived risk from any identified contamination present in soils and/or groundwater.

5.6 Conceptual Site Model

This CSM has been produced in accordance with LCRM guidance to produce the source-pathway-receptor model. This CSM should be updated as necessary based on the findings of the intrusive investigation and as potential sources, pathways and receptors are identified.

The production of the CSM requires an assessment of risk to be made. The assessment of risk is in general based on guidance presented in the CIRIA C552 'Contaminated Land Risk Assessment: A Guide to Good Practice' (2001) that includes details on how a probability versus severity risk assessment matrix may be used to determine risk.

The probability of an event occurring can be classified in accordance with Table 1 as follows:

Table 1 CSM Probability Classifications

Classification	Description
Highly Likely	The event is very likely in the short term and appears inevitable over the long term or there is evidence that the receptor is already being polluted or harmed.
Likely	All elements of the pollutant linkage are present and in the right place. It is probable that the event will occur, but it is not inevitable. The event is possible in the short term and likely over the longer term.
Low Likelihood	It is possible the event will occur. The event may occur in the long term and is less likely to occur in the short term.
Unlikely	It is improbable that the event will occur in the long term.

The severity of an event can be classified in Table 2 as follows:

Table 2 CSM Severity Classifications

Classification	Description
Severe	There is an acute risk to human health which will result in significant harm, a risk of catastrophic damage to buildings or property or there is a short term risk of pollution to sensitive water resources and or to an ecosystem.
Medium	There is a risk of chronic damage to human health, a risk of pollution of a sensitive water resource or a risk of significant change in an ecosystem.
Mild	There is a pollution risk to non-sensitive water resources. There is a risk of significant damage to crops, buildings or services.
Minor	There is the risk of harm but is not necessarily significant. It could result in financial loss to resolve its effects. Non-permanent human health effects could be prevented by use of personal protective equipment. Easily repairable damage to buildings or structures.

For reference, each probability and severity rating have been scored with highly likely or severe scoring 4 and unlikely or minor scoring 1. Once the probability and the severity of an event have been characterised, the risk posed can be determined using the risk assessment matrix detailed in Table 3. The probability and severity scores are added to provide the risk score.

Table 3 Risk Assessment Matrix

		Consequence			
		Severe (4)	**Medium (3)**	**Mild (2)**	**Minor (1)**
Probability	**Highly Likely (4)**	Very High (8)	High (7)	Moderate (6)	Moderate/Low (5)
	Likely (3)	High (7)	Moderate (6)	Moderate/Low (5)	Low (4)
	Low Likelihood (2)	Moderate (6)	Moderate/Low (5)	Low (4)	Very Low (3)
	Unlikely (1)	Moderate/Low (5)	Low (4)	Very Low (3)	Very Low or Negligible (2)

Notes: Relevant scores provided in brackets.

The risk classifications above can be defined as presented in the following Table 4:

Table 4 Risk Rating Definitions

Risk Rating	Definition
Very high	There is a high probability that severe harm could or is currently occurring. Urgent investigation required and remediation is likely to be required.
High	Harm is likely to occur. Investigation is required and remediation may be necessary.
Moderate	There is the potential for harm to occur, but it is unlikely to be severe. An investigation is required to clarify the risk. Remediation may be required.
Low	There is the possibility for harm, but the harm is likely to be mild. Consideration should be given to the need for investigation to verify the actual risk rating.
Very low	There is a low possibility for harm and the harm is unlikely to be severe. At the lowest risk score of 2, measurable risk is not anticipated. Intrusive investigation is not deemed necessary.

Table 5 presents a summary of the identified pollutant linkages and their assessed risk scores. The CSM and potential pollutant linkages are also pictorially presented as Figure 3.

Table 5 Summary of Pollutant Linkages

Potential Source of Contamination	Potential Pathway	Description / Comment	Potential Receptors	Risk Classification		
				Prob	Cons	Risk
Potential Made Ground associated with previous and current development.	PL1, PL2, PL3, PL4, PL5	The entire central and southern portion of the site comprises a basement. The northern portion of the site comprises a partial basement. The nature of the existing structure will have resulted in the majority if not all of the historical Made Ground and contamination being removed from the site. Any remaining Made Ground is anticipated to be construction materials for the current development. The sawmill in the south ceased operation before 1984. Therefore, it is anticipated that any contamination that may have been present and if not removed as part of the construction works would have reduced degraded, attenuated or dispersed by now.	R1, R2, R3, R4, R5, R6	1	1	2 Very Low/ Negligible
Contamination associated with former sawmill in the south.				1	1	2 Very Low/ Negligible
Off-site sources of contamination and hazardous ground gas.		The industrial land-uses in the immediate surrounding area have been redeveloped with commercial and retail properties. It is anticipated that any significant contamination would have been subject to remediation as part of these works. The nature of the existing building will act as a barrier to the migration of contamination and hazardous ground gas.		1	1	3 Very Low/ Negligible
Asbestos within the building fabric.	PL6	Asbestos survey completed. Assuming the appropriate management of the identified asbestos, no further assessment of the potential risk to human health is required.	R1,R2	2	1	3 Very Low/ Negligible

5.6 Summary

The CSM, has generally not identified viable pollutant linkages that require intrusive investigation to determine the actual risk posed. However, the potential for asbestos to be present within the existing building fabric may pose a risk to human health at the proposed development and during the development works.

Based on the findings of the CSM, intrusive investigation and/or further assessment is not considered necessary to confirm the contaminative status of the site and the potential risk to the identified receptors. However, further assessment of the potential risk from asbestos within the existing building fabric is required.

An asbestos survey has locally identified asbestos containing materials within the existing building fabric. The report provides recommendations for the management of the identified asbestos. Assuming the appropriate management of the identified asbestos, no further assessment of the potential risk to human health is considered necessary.

6.0 SUMMARY AND RECOMMENDATIONS

A supplementary desk study has been provided as part of the proposed development of the site that comprises the refurbishment of the existing building to comprise commercial space at ground level and on the first floor with residential apartments above. The conclusions of this assessment are summarised as follows:

The environmental database search indicates the site is in a lower probability radon area and that new developments or extensions do not require radon protection measures.

The CSM, has not identified significant pollutant linkages that require further intrusive investigation to determine the actual risk posed. Therefore, intrusive investigation and/or further assessment are not considered necessary.

Specifically, the risk from ground gases at the site is considered to be negligible as the nature of the existing structure is considered to have removed the pollutant linkage by providing ground gas mitigation to a high level based on BS8485.

An asbestos survey has locally identified asbestos containing materials within the existing building fabric. The report provides recommendations for the management of the identified asbestos. Assuming the appropriate management of the identified asbestos, no further assessment of the potential risk to human health is considered necessary.

REFERENCES

Ground and Water Limited, Phase I Desk Study, report reference GWPR6366/DS, dated December 2024

Environtec Ltd, Asbestos Reinspection Survey, report reference J998873, dated January 2025

BGS Map Sheet No. 268 – Reading Solid and Drift. 1:63 360 scale

http://www.bgs.ac.uk/GeoIndex/

Environment Agency's Publication 'Land Contamination Risk Management (LCRM)', dated April 2021

CIRIA C552 'Contaminated Land Risk Assessment: A Guide to Good Practise' (2001)

DEFRA R&D Publication CLR 8 "Potential Contaminants for the Assessment of Land" dated March 2002.

www.environment-agency.gov.uk

Department of the Environment Industry Profiles

GENERAL NOTES

The interpretation made in this report is based on the information obtained during the course of the desk study and ground investigation. It should be appreciated that any desk study information is not necessarily exhaustive and that further information relevant to the site and its proposed usage may be available. There may be conditions present on the site that have not been revealed by the ground investigation which as a result have not been addressed within this report.

The accuracy of any map extracts cannot be guaranteed, and it should be recognised that different conditions on site may have existed between and subsequent to the various map surveys.

The qualitative assessment of risk presented in this report presents an assessment of potential pollutant linkages between sources, pathways and receptors. A level of risk is attributed to these linkages. However, a low or insignificant risk does not imply that elevated concentrations of various determinants are not present on the site when compared to background or 'greenfield' conditions.

The level of risk attributed is based on a number of factors and the interpretation of this risk may be applied in a different manner for a different end use or environmental setting. The presence of contaminants may be assessed in alternative ways by institutional bodies regardless of whether an apparent risk is present based on the identified pollutant linkages in this assessment.

This report may express an opinion on possible configurations of strata underlying the site between or beyond the exploratory holes or on the possible presence of features based on either visual, verbal or published evidence, this is for guidance only and no liability can be accepted for its accuracy.

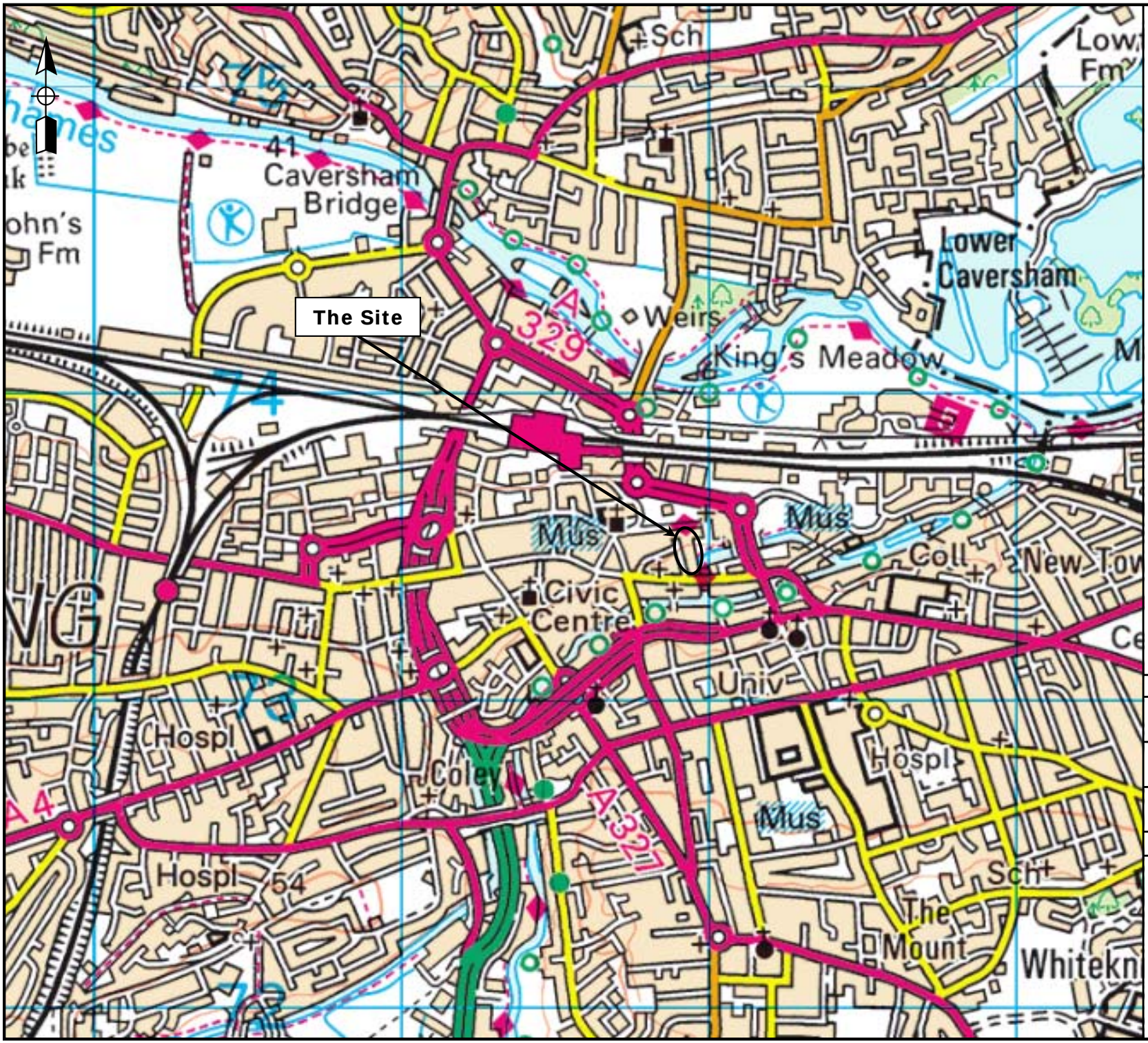
Comments made on ground conditions are based on the observations made at the time of the investigation works. It should be noted that groundwater levels may vary due to seasonal fluctuation or other factors. Observations made with respect to below ground gas concentrations may also vary due to seasonal factors and atmospheric conditions.

This report has been prepared in relation to the proposed development as detailed herein. Should the nature of the development change following the submission of this report a re-assessment of the conditions recorded on the site may be necessary.

This report may not be used in the assessment of the conditions at any site other than the site described herein.

This report has been prepared for the sole use of the client and the client's agents and advisors in relation to the proposed development as detailed herein. The issue of this report to third parties not involved in the proposed development as described herein is not permitted without the prior permission being received in writing by ASL. Reproduction of this report to include all figures, drawings and appendices is prohibited without the prior written consent of ASL.

FIGURES



Reproduced under licence to ASL. Licence No. AC0000821890
OS Map Sheet No. 175 Reading & Windsor, 1:50,000 Scale, dated 2023

Notes: Not to Scale.

Drawing No.	**Figure 1**
Drawing Name	**Site Location Plan**
Project	**Abbey Gardens, Abbey Street, Reading**
Client Name	**Randalswood Construction UK Limited**
Project No.	**129-25-1188**

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Holly Farm Business Park
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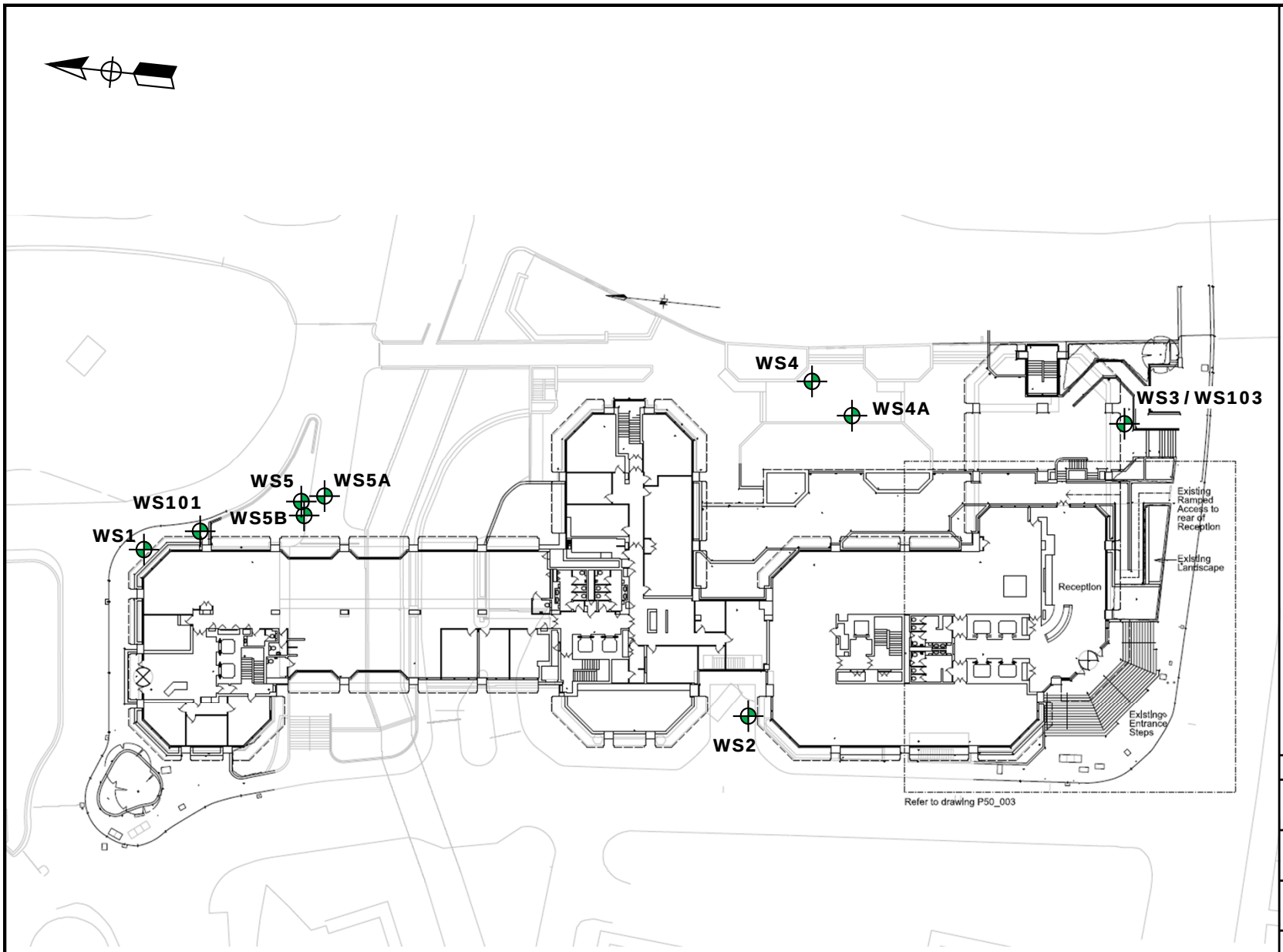

Key

Window Sample Borehole Location

Summary of depth to buried concrete associated with the existing development

WS1	– 0.40m
WS2	– 0.20m
WS3	– 0.20m
WS4	– 0.15m
WS4A	– 0.15m
WS5	– 0.55m
WS5A	– 0.50m
WS5B	– 0.40m
WS101	– 0.95m
WS103	– 0.20m

Notes: Not to Scale. This drawing should be read in conjunction with the associated ASL report. All dimensions to be checked on site and not scaled on this drawing.

Drawing No.	**Figure 2**
Drawing Name	**Site Layout Plan**
Project	**Abbey Gardens, Abbey Street, Reading**
Client Name	**Randalswood Construction UK Limited**
Project No.	**018-25-087**

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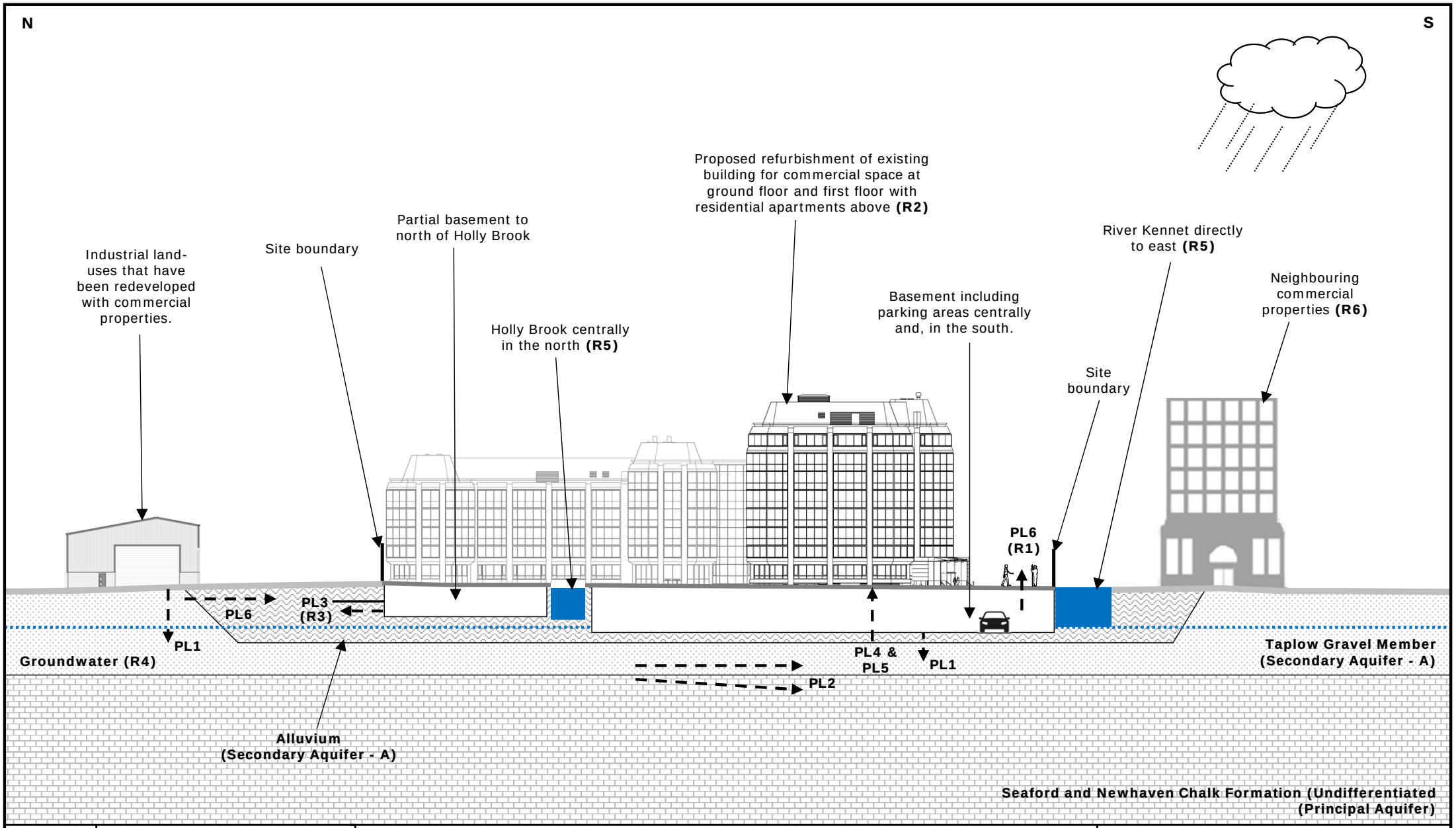

Drawing No.	**Figure 3**
Drawing Name	**Conceptual Site Model**
Project Name	**Abbey Gardens, Abbey Street, Reading**
Client Name	**Randalswood Construction UK Limited**
Project No.	**018-25-087**

Summary of Pollutant Linkages (for full details see contamination associated report)

Receptors:
R1 - Construction and maintenance workers;
R2 - Future site users;
R3 - Service Lines;
R4 - Groundwater;
R5 - Surface watercourses;
R6 - Neighbouring properties and residents.

Pathways:
PL1 - Migration from soils to groundwater via leaching;
PL2 - Migration within groundwater;
PL3 - Migration via service lines;
PL4 - Volatilisation of contaminants from soils and groundwater;
PL5 - Migration of hazardous ground gases;
PL6 – Exposure to asbestos fibres.

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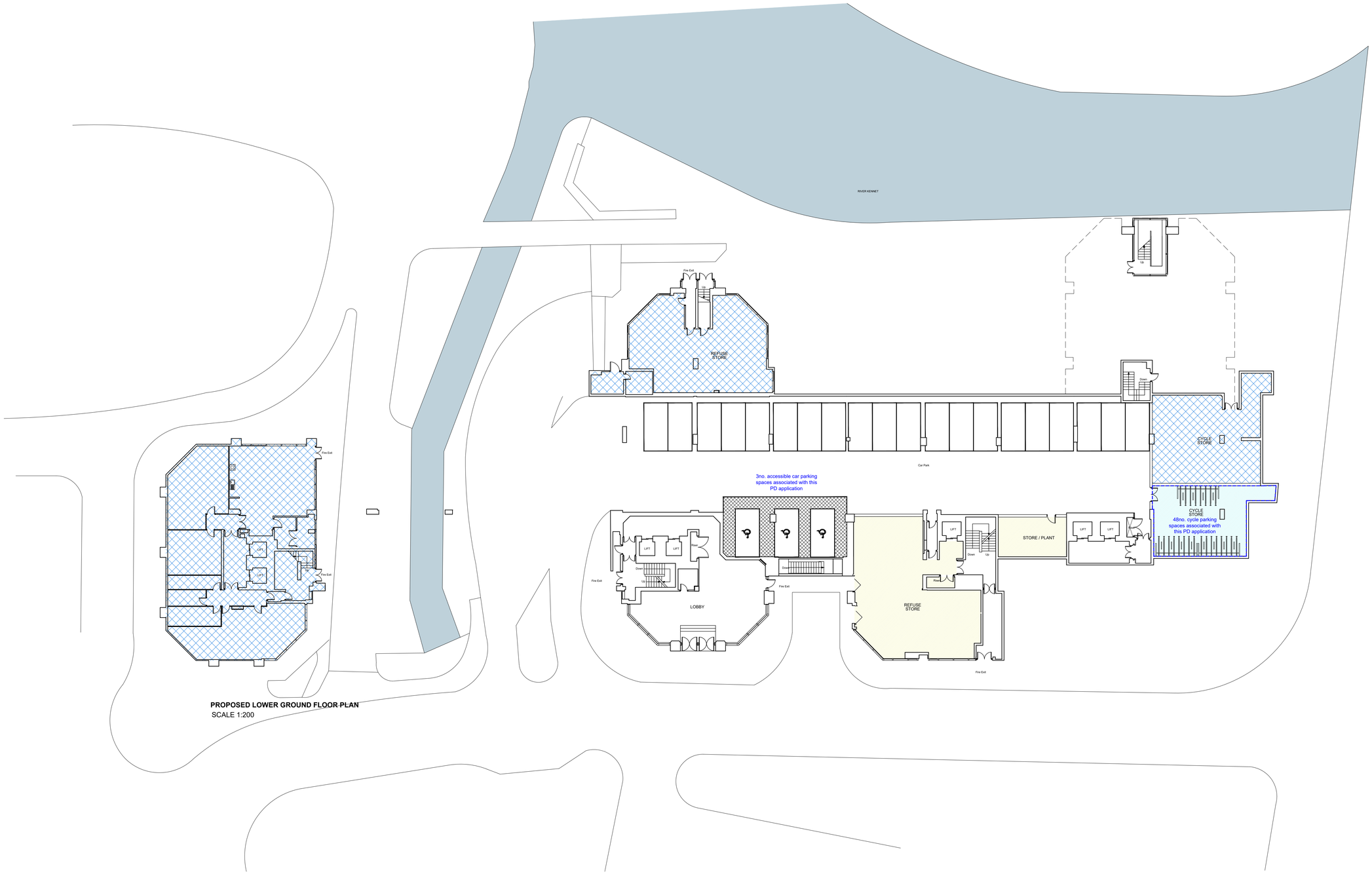
APPENDIX I

PROPOSED DEVELOPMENT LAYOUT



PROPOSED LOWER GROUND FLOOR PLAN
SCALE 1:200

NOTES

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ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE HIGHLIGHTED BY CONTRACTOR.

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ALL LEVELS ARE TO FINISHED LEVELS UNLESS OTHERWISE INDICATED.

N E S W

0 1 2 3 5 10 m 20 m

1B1P	CIRCULATION
1B2P	CYCLE STORE
2B3P	SERVICING / BACK OF HOUSE
2B4P	OUTSIDE SCOPE OF THIS APPLICATION

Drawing Status: P L A N N I N G

Revision:	Description:	Date:
P.01	Issued for Information	30.01.25

P L A N N I N G

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Project:	24-013 Abbey Gardens		
Drawing:	Proposed Lower Ground Floor Plan		
Date:	24.10.2024	drawn by: YY	check: CC
Scale:	1:200@A1	drwg no.: 309	rev. no.: P.01

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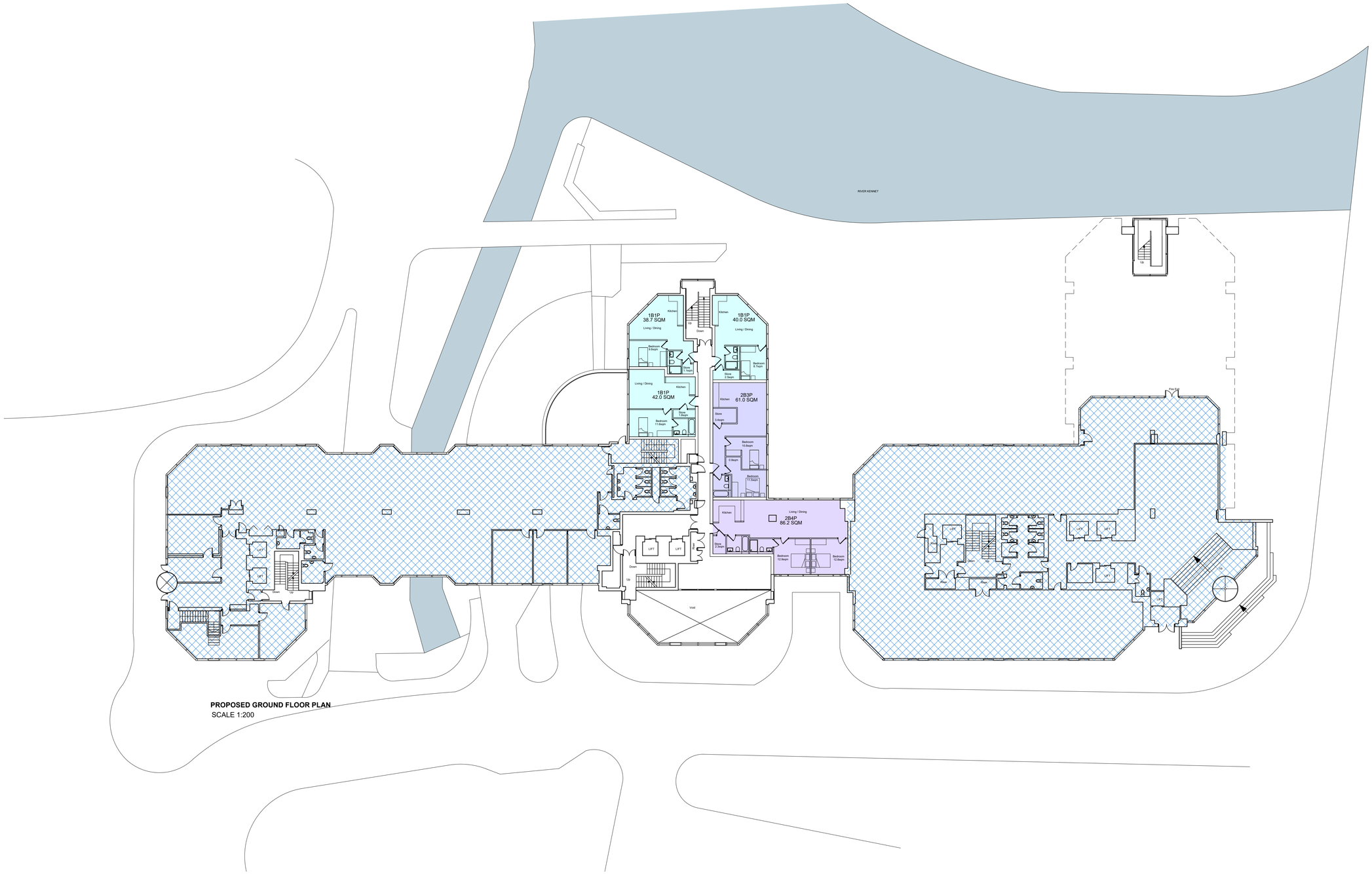
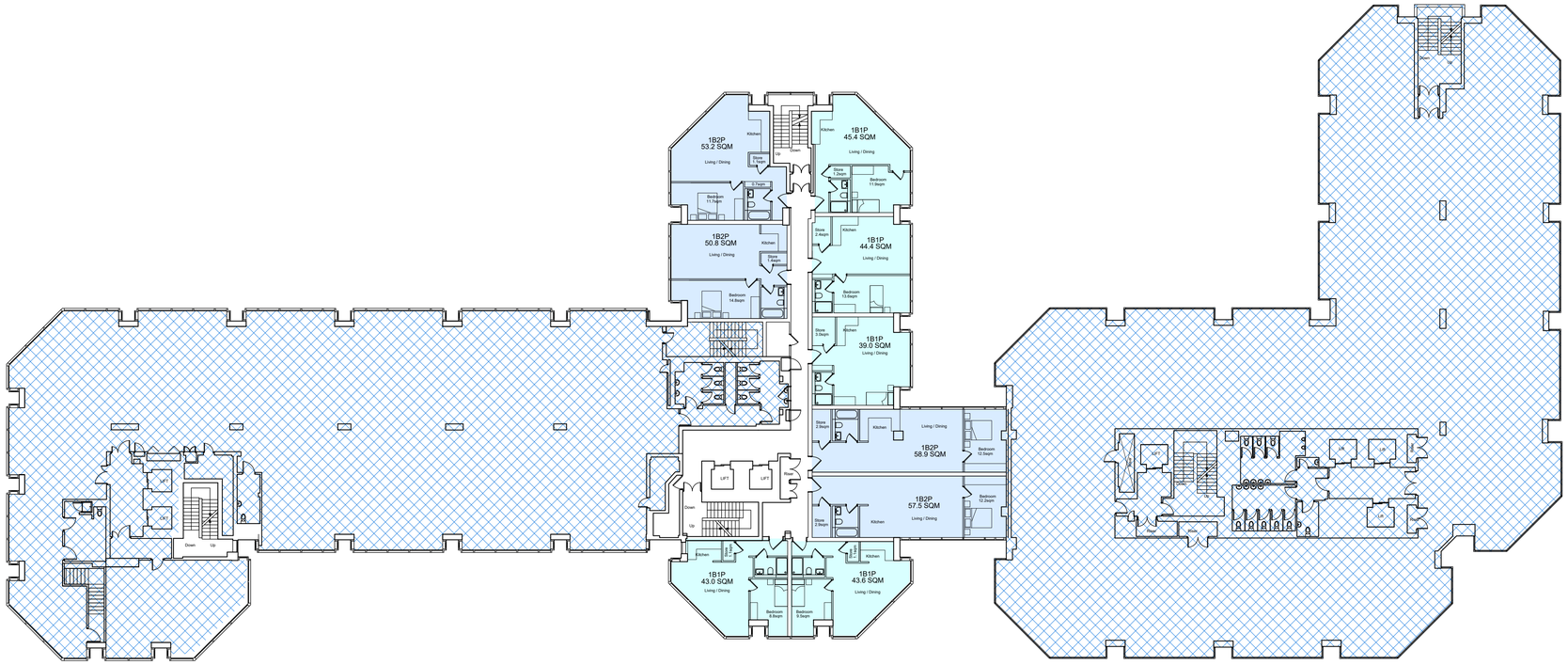
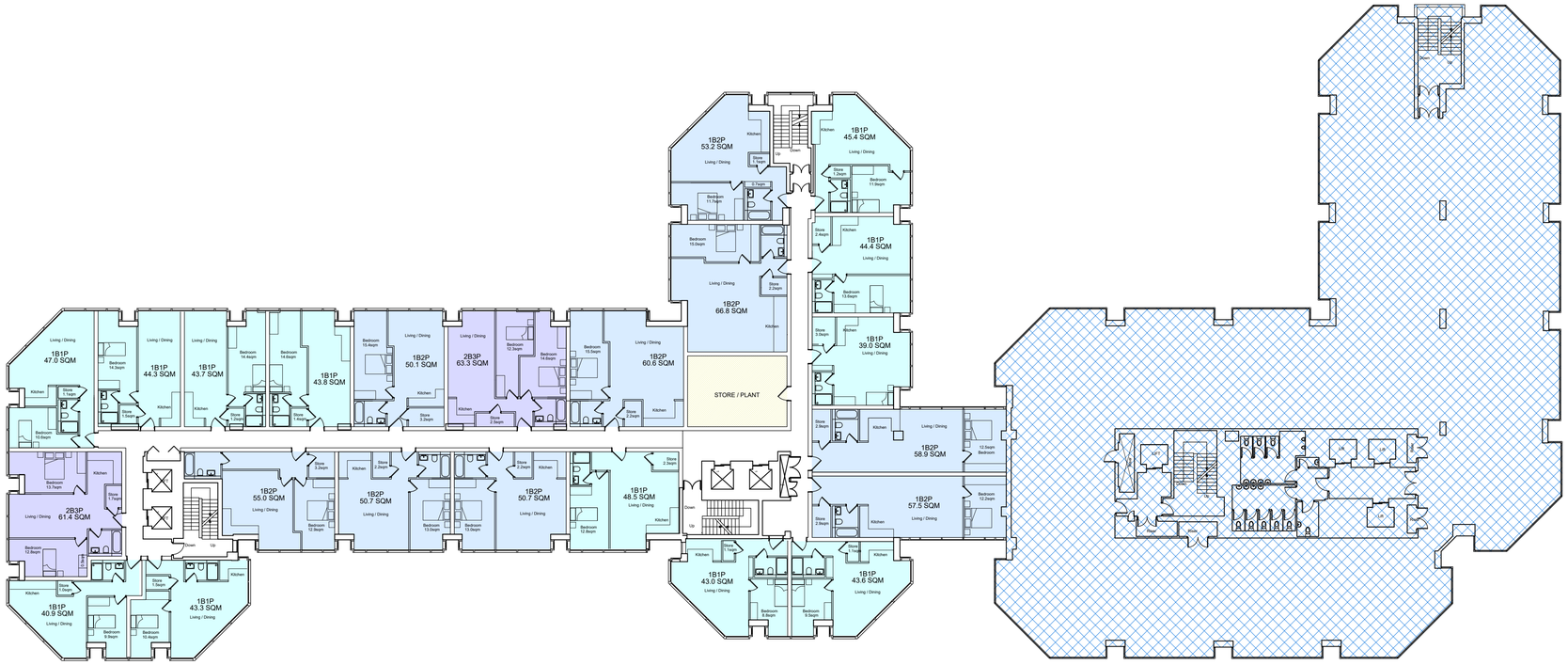

RIVER KENNET
1B1P
38.7 SQM
Kitchen
Living / Dining
Bedroom
5.8sqm
Store
1.7sqm
1B1P
40.0 SQM
Kitchen
Living / Dining
Bedroom
8.7sqm
Store
2.3sqm
1B1P
42.0 SQM
Kitchen
Living / Dining
Bedroom
11.6sqm
Store
1.8sqm
2B3P
61.0 SQM
Kitchen
Store
3.4sqm
Bedroom
10.8sqm
11.6sqm
Bedroom
11.5sqm
2B4P
86.2 SQM
Living / Dining
Kitchen
Store
3.3sqm
Bedroom
12.9sqm
Bedroom
12.8sqm
LIFT
Up
Down
Void
Floor
Floor
Floor


1B2P
53.2 SQM
Living / Dining
Kitchen
Store 1.5sqm
Up
Down
Bedroom 11.1sqm
3.1sqm
1B2P
50.8 SQM
Living / Dining
Kitchen
Store 1sqm
Bedroom 14.8sqm
1B1P
45.4 SQM
Living / Dining
Kitchen
Store 2.4sqm
Bedroom 11.8sqm
1B1P
44.4 SQM
Living / Dining
Kitchen
Store 2.4sqm
Bedroom 13.6sqm
1B1P
39.0 SQM
Living / Dining
Kitchen
Store 3.1sqm
1B2P
58.9 SQM
Living / Dining
Kitchen
Store 2.9sqm
Bedroom 12.3sqm
1B2P
57.5 SQM
Living / Dining
Kitchen
Store 2.9sqm
Bedroom 12.3sqm
LIFT
LIFT
LIFT
Down
Up
1B1P
43.0 SQM
Living / Dining
Kitchen
Store 2.1sqm
Bedroom 6.8sqm
Bedroom 5.3sqm
1B1P
43.6 SQM
Living / Dining
Kitchen
Store 2.1sqm
Up
Down
Up
Down
Up
Down



PROPOSED 2ND - 4TH FLOOR PLAN
SCALE 1:200

NOTES

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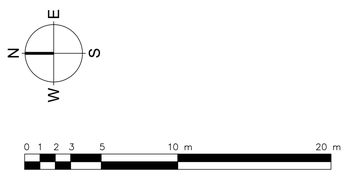

1B1P
1B2P
2B3P
2B4P

CIRCULATION
CYCLE STORE
SERVICING / BACK OF HOUSE
OUTSIDE SCOPE OF THIS APPLICATION

Drawing Status: P L A N N I N G

Revision:	Description:	Date:
P.01	Issued for Information	05.02.25

P L A N N I N G

SADAarchitecture

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Project:	24-013 Abbey Gardens		
Drawing:	Proposed 2nd-4th Floor Plan		
Date:	24.10.2024	drawn by: YY	check: CC
Scale:	1:200@A1	drwg no.: 312	rev. no.: P.01

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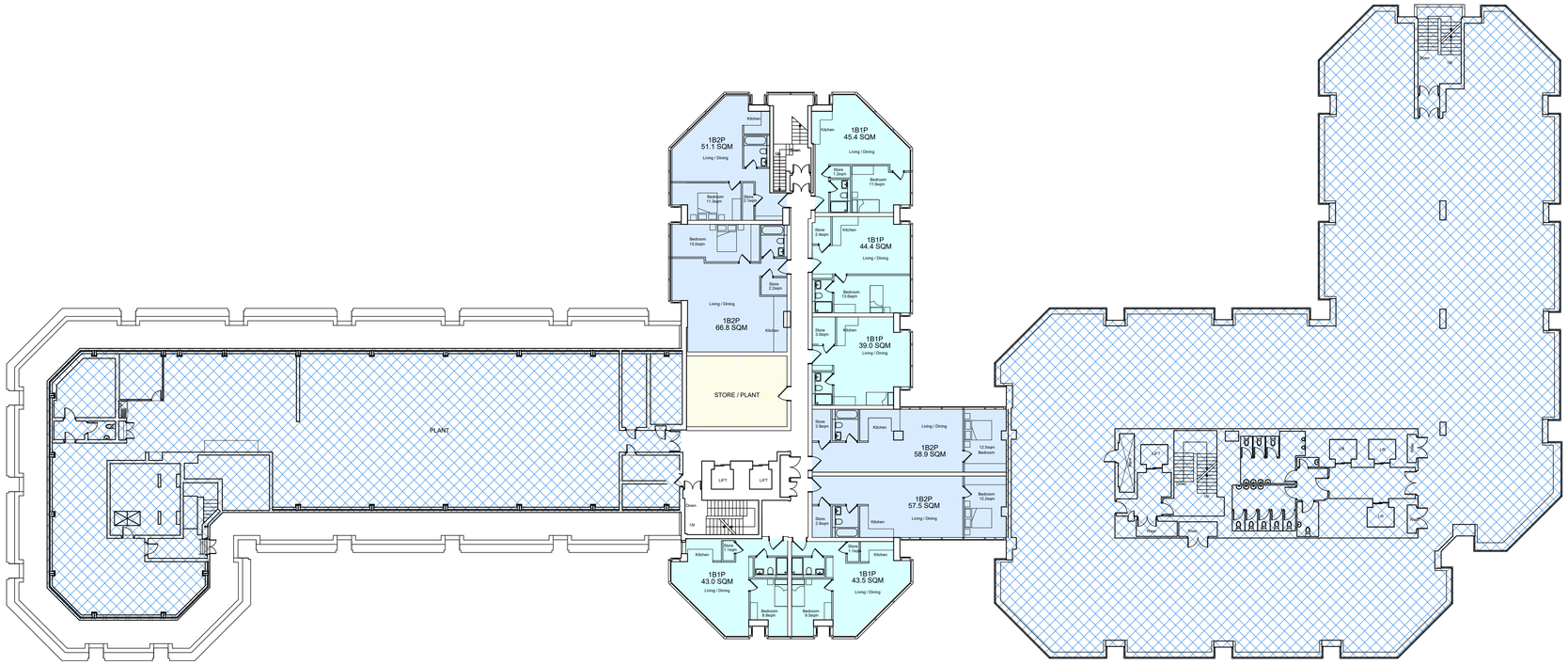

PROPOSED 5TH FLOOR PLAN
SCALE 1:200

NOTES

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N E S W

0 1 2 3 5 10 m 20 m

1B1P
1B2P
2B3P
2B4P

CIRCULATION
CYCLE STORE
SERVICING / BACK OF HOUSE
OUTSIDE SCOPE OF THIS APPLICATION

Drawing Status:	P L A N N I N G

Revision:	Description:	Date:
P.01	Issued for Information	28.01.25

P L A N N I N G

SADAarchitecture

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T : 01 727 860810

Project:	24-013 Abbey Gardens	
Drawing:	Proposed 5th Floor Plan	
Date: 24.10.2024	drawn by: YY	check: CC
Scale: 1:200@A1	drwg no.: 315	rev. no.: P.01

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APPENDIX II

PHOTOGRAPHS

Photo 1:Pedestrian Access in East

Photo 2: Pedestrian Access and Holly Brook

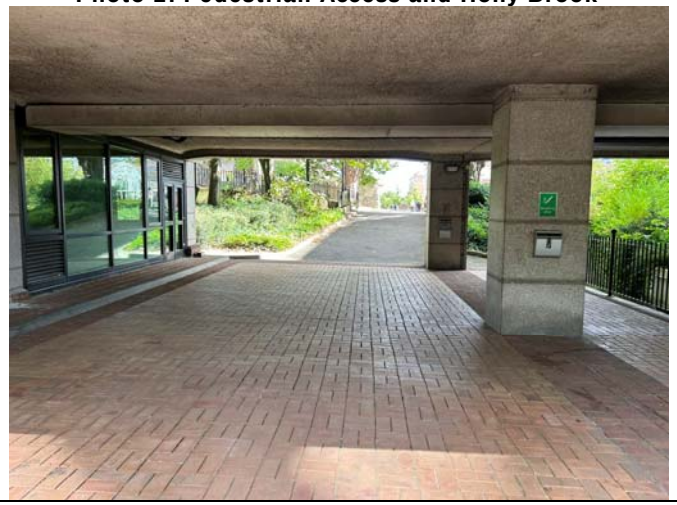


Photo 3: Under Croft Parking

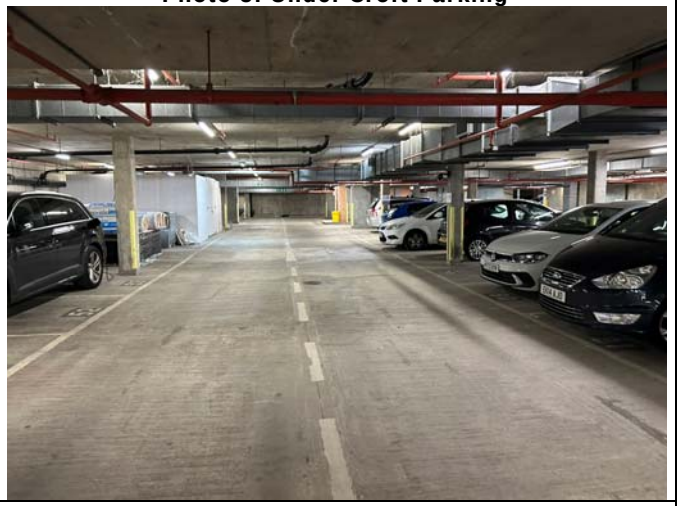


Photo 4: Pedestrian Access in East

Photo 5: North-Western Boundary

Photo 6: Southern Boundary

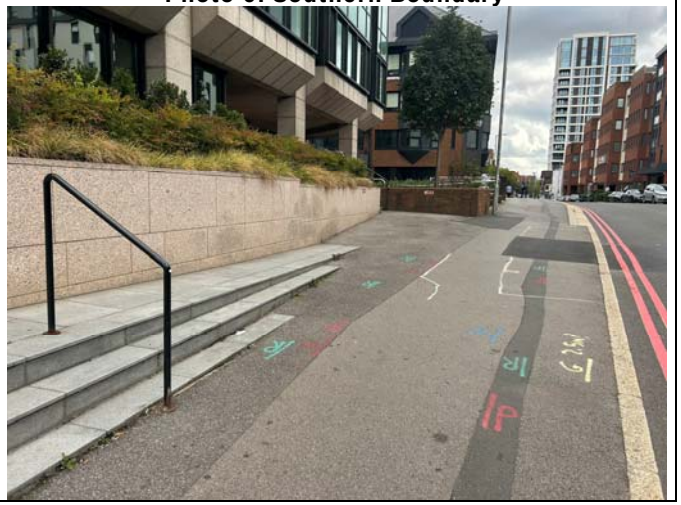
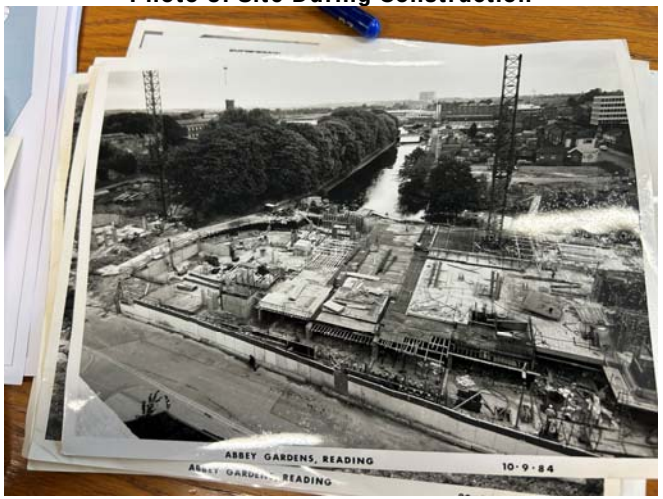
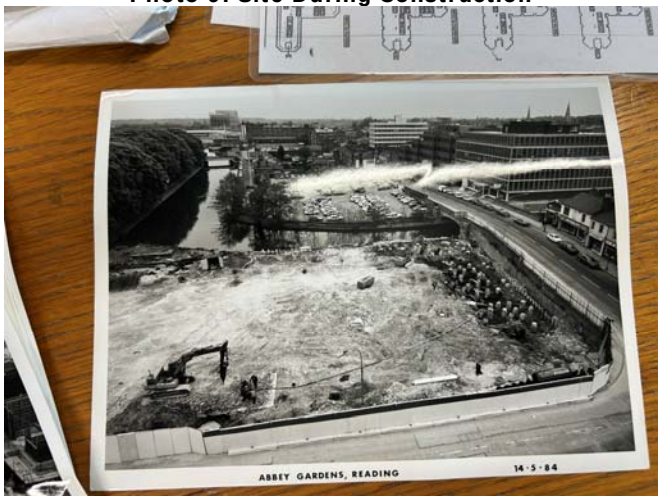


Photo 7: Basement Parking	Photo 8: Site During Construction	Photo 9: Site During Construction
		

APPENDIX III

ASBESTOS SURVEY

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ASBESTOS REINSPECTION SURVEY
OF
(COMMUNAL AREAS) ABBEY GARDENS, 4-6 ABBEY STREET, READING, BERKS, RG1 3BA

CLIENT: KNIGHT FRANK LLP (COMMERCIAL) (LONDON)
55 BAKER STREET, LONDON, W1U8AN

UPRN NO: N/A
PROJECT NO: J998873
DATE: January 2025

CONTENTS **PAGE**

1.0	EXECUTIVE SUMMARY	3
2.0	INTRODUCTION	8
3.0	SURVEY TYPE	8
4.0	SPECIFIC SURVEY INFORMATION	11
5.0	CAVEAT AGREED WITH CLIENT	13
6.0	QUALITY ASSURANCE STATEMENT	14

APPENDICES

APPENDIX 1	ASBESTOS REGISTER
APPENDIX 2	PHOTOGRAPHS
APPENDIX 3	BULK ANALYSIS CERTIFICATE
APPENDIX 4	SKETCH/PLANS
APPENDIX 5	GENERAL SURVEY INFORMATION

1.0 EXECUTIVE SUMMARY

1.1 Asbestos containing materials have been identified or strongly presumed or previously identified or previously strongly presumed in the following locations:

Location	Description	Priority/Risk	Recommendation
Basement Levels / Tank Room / Z-Sub Level 2 / 022	Gaskets to pipework	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Basement Levels / Tank Room / Z-Sub Level 2 / 022	Gaskets to pipework	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Basement Levels / Tank Room / Z-Sub Level 2 / 022	Gaskets to pipework	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Basement Levels / Electrical Intake / Z-Sub Level 2 / 025	Presume asbestos containing materials within bitumen wrap to electrical mains cables - unable to sample due to live services	Low	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
Basement Levels / Electrical Intake / Z-Sub Level 2 / 025	Presumed asbestos containing materials within electrics - unable to sample due to live services	Low	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
Basement Levels / Riser 1 / Z-Sub Level 2 / 029	Gasket to flange joint - Unable to locate gasket from opening at front of room, there is no full access	Very Low	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
Basement Levels / Gas Intake Cupboard / Z-Sub Level 2 / 030	Gasket to flange joint	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works

Location	Description	Priority/Risk	Recommendation
Basement Levels / Riser 3 / Z-Sub Level 2 / 031	Gasket to flange joint	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Basement Levels / Car Park / Z-Sub Level 1 / 001	Presumed asbestos containing materials within electrics throughout - unable to sample due to live services	Low	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
Basement Levels / Car Park / Z-Sub Level 1 / 001	Gaskets to cloth wrapped pipework presumed to all alike pipework throughout building	Low	Manage, monitor and inform maintenance personnel prior to relevant works
Basement Levels / Maintenance Office Store / Z-Sub Level 1 / 003	Sink pads	Very Low	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
Basement Levels / Riser 1 / Z-Sub Level 1 / 005	Presumed asbestos containing materials within gasket to flange joint - unable to safely access to sample	Very Low	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
Basement Levels / Generator Room / Z-Sub Level 1 / 015	Presumed asbestos containing materials within electrical units - unable to sample due to live services	Low	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
External Areas / External / External / 001	Damp proof course to low level brickwork on building and within surrounding rear areas	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
North Block / Plant Room 3 / 5th Floor / 002	Gaskets to pipework	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
North Block / Plant Room 1 / 5th Floor / 003	Presumed asbestos containing materials within electrics - unable to sample due to live services	Low	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work

Location	Description	Priority/Risk	Recommendation
North Block / Plant Room 1 / 5th Floor / 003	Gaskets to pipework throughout	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
North Block / Lift Motor Room / 5th Floor / 006	Presumed asbestos containing materials within arc shields within control panels - unable to sample due to live services	Medium	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
North Block / Lift Motor Room / 5th Floor / 006	Presumed asbestos containing materials within textile break shoes to lift motors - unable to sample due to live services	Low	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
North Block / Engineers Office / 5th Floor / 007	Presumed asbestos containing materials within electrics - unable to sample due live services		Removed
Central Block / Riser 1 / 4th Floor /	Presumed asbestos containing materials within gasket to flange joint	Very Low	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
Central Block / Riser 1 / 5th Floor /	Presumed asbestos containing materials within gasket to flange joints - unable to sample due to live services *Presumed to remain sealed beneath foil backed MMMF	Very Low	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
Central Block / Riser 2 / 5th Floor /	Tiny gaskets to copper pipework	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Central Block / Tank Room / 6th Floor / 001	Presumed asbestos containing materials within electrics - unable to sample due to live services	Low	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
Central Block / Tank Room / 6th Floor / 001	Gaskets to pipework behind tank	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works

Location	Description	Priority/Risk	Recommendation
Central Block / Pump Room / 6th Floor / 002	Gaskets to pipework	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Central Block / Chiller Units / 6th Floor / 007	Felt damp proofing above doors	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
South Block / Boiler Room 1 / 8th Floor / 001	Presumed asbestos containing materials within electrical units - unable to sample due to live services	Low	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
South Block / Boiler Room 1 / 8th Floor / 001	Presumed asbestos containing materials within sealed boiler units - unable to sample due to live services	Low	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
South Block / Boiler Room 1 / 8th Floor / 001	Gaskets to pipework at high level throughout	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
South Block / Boiler Room 1 / 8th Floor / 001	Gaskets to pipework		Removed
South Block / Boiler Room 1 / 8th Floor / 001	Gasket debris to floor sporadically small and large debris scattered around		Removed
South Block / Boiler Room 1 / 8th Floor / 001	Gasket residues to flanges points to redundant pipework adjacent to wall of boiler room	Low	Remove under controlled conditions
South Block / Plant 1 / 8th Floor / 003	Gaskets to pipework throughout	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works

1.2 The following areas were not accessed during the survey and must be presumed to contain asbestos materials in the same condition as per survey.

Location	No Access Area	Reason For No Access
Z-Sub Level 2 -	Transformer Room	Unable to access at time of Environtec re-inspection January 2025 - UK Power Networks.

1.2.1 The client should note that asbestos reinspection surveys only reinspect existing identified asbestos containing materials. All other areas of the building have not been accessed or assessed as part of this reinspection survey.

2.0 INTRODUCTION

2.1 Following evaluation of the clients requirements and considering the aim and purpose of the survey and detailed planning considerations we have undertaken an **Asbestos Reinspection Survey** where reasonably practicable of **(Communal Areas)** ***Abbey Gardens, 4-6 Abbey Street, Reading, Berks RG1 3BA.***

2.2 The buildings are typical late 1900's brick/block built, seven to nine storey constructions, with flat roofs.

2.3 The properties consisted of occupied multi storey office blocks.

2.4 **L143 Managing and Working with Asbestos, Regulation 4 of the Control of Asbestos Regulations (CAR) 2012 approved code of practice (ACOP) and guidance,** states in paragraph 143 and 144: As a minimum, the management plan, including records and drawings, should be reviewed every 12 months. It should also be reviewed if there is reason to believe that circumstances have changed (e.g. there is a change of use of building, work being undertaken, ACMs removed or repaired etc.). The plan, including records and drawings, should then be updated accordingly. Any identified or suspected ACM must be inspected and its condition assessed periodically, to check that it has not deteriorated or been damaged. The frequency of inspection will depend on the location of the ACMs and other factors which could affect their condition, eg the activities in the building, non-occupancy etc. There will also be events or changes, eg maintenance work, new tenants or employees, that should also trigger a review of the plan.

The site survey has been undertaken and report compiled in accordance with the **HSG 264: Asbestos: The Survey Guide**.

The type of survey undertaken may vary, depending on the aim and purpose for which it is to be used. Surveys before demolition and refurbishment will continue to be required under **Control of Asbestos Regulations (CAR) 2012** and the **Construction (Design & Management) Regulations 2015**. However, it is anticipated that most surveys will be undertaken to comply with the **Duty to Manage Asbestos in Non-Domestic Premises Regulation 4 of the Control of Asbestos Regulations 2012**. In these cases, the aim of an asbestos survey is, as far as reasonably practical, to locate and assess all the Asbestos Containing Materials (ACMs) present in the building and its purpose is to present the information collected in a way which allows the employer to manage the risk. This risk must be reviewed at regular intervals and as such asbestos containing materials in either Management or Refurbishment & Demolition surveys must be reinspected.

2.5 This survey report is in a number of sections, the essential sections will be the Asbestos Register (Appendix 1) which is a detailed systematic diligent inspection and sampling report of each room with enhanced annotated Plans (Appendix 4) indicating where samples have been taken and asbestos positively identified.

2.6 Where original surveys have been undertaken by another consultancy, Environtec Ltd accept no responsibility for the accuracy of the original report or subsequent reports based upon this

information.

2.7 This reinspection should be read in conjunction with the original survey report held by the Client.

3.0 SURVEY TYPE

3.1 Reinspection Survey

3.1.1 A **Reinspection Survey** is designed to assist the building owners to manage the risk from asbestos in their premises, as part of their asbestos management plan.
Previously identified or suspect asbestos containing materials are to be inspected periodically, and its condition assessed to check that the material has not deteriorated or been damaged since the last inspection. Any changes to the asbestos containing materials condition e.g. encapsulated, deteriorated or where removed etc. this information would be obtained and provided to the building/duty holders to make any required actions needed.

3.1.2 The purpose of the survey is to assist the client to comply with the **Health and Safety at Work Act 1974** and the **Control of Asbestos Regulations 2012 (Regulation 4)** which contains an explicit duty on the owners and occupiers of non domestic premises who have maintenance and repair responsibilities, to assess and manage the risks from the presence of asbestos.

3.1.3 Every effort has been made to inspect all previously identified asbestos materials so far, as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

3.1.4 Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.

3.1.5 This survey will detail all areas accessed any samples taken will form a management survey attached to this report. Where an area is not covered by this survey, it will be due to No Access for one reason or another i.e. working in sensitive location or just simply no access as keys not available such as a sub-station.

3.1.6 Access for the survey may be restricted for many reasons beyond our control such as where electrical equipment is present and live. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.

3.1.7 This survey is purely an Asbestos Reinspection Survey which involves no intrusive works. For those clients who are commissioning asbestos reinspection surveys of a previous asbestos Refurbishment & Demolition survey, any asbestos containing materials that are hidden/concealed will not be reinspected unless expressly stated in the scope of works. These materials will be presumed to be present and in the same condition as per the original survey information unless there is damage to the non-asbestos concealing material(s). We have not inspected flues, ducts, risers, undercrofts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure there may be asbestos concealed in these voids, risers, undercrofts etc.

3.1.8 We have not inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer.

3.1.9 Where possible, all items that have previously been presumed to containing asbestos materials, the surveyor will attempt to confirm whether the items are asbestos containing by additional sampling or following further investigation by the surveyors with their asbestos experience and knowledge. Key items being updated include live mechanical and equipment services e.g. boilers, heaters, fires, distribution boards, switch gear, meter boxes and a variety of gaskets.

4.0 SITE SPECIFIC SURVEY INFORMATION

4.1 The report is the result of the previous analysis of suspect materials and a current visual inspection.

4.2 The reinspection survey was undertaken and completed by an Environtec Ltd asbestos survey team.

4.3 Access was arranged with the client, who enabled and provided all keys and access facilities to all necessary areas of the building.

4.4 The physical survey was undertaken on the 13th January 2025.

For buildings where positive asbestos materials have been identified, a further inspection will be required periodically based on the risk assessment. For areas of High Risk the Client should implement more regular inspections to assess the condition of the materials.

4.5 The site survey was undertaken by Adam Jarvis, during normal business hours of 9.00 am to 5.00 pm.

4.6 Where bulk samples and analysis of suspect materials for asbestos content, this was undertaken:-

Date Analysed	Laboratory Technician(s)

None recorded.

4.7 During the site survey work the building remained partially occupied.

4.8 Samples were taken of suspected materials and where possible photographs of the samples taken. Clearly it is not possible to sample every material encountered therefore, where common areas and features exist, representative samples were taken and extrapolations were made to the nature of the material.

4.9 Where suspected asbestos materials form a duct cover, false ceiling, etc. or where these materials would require disturbing to gain access to an area, they have not been displaced, as any physical disturbance of these materials may have resulted in a release of airborne asbestos fibres which may pose a hazard to health.

4.10 Photographs have been included in the report to highlight particular instances or detail as required.

4.11 Plans of the premises were prepared by Environtec Ltd to assist in the location and designation of rooms for ease of reference. It must be noted that these plans are not to be regarded as accurate but for assistance purposes only. These plans are located within the appendices of this report.

4.12 During the period of the survey electrical supplies and artificial illumination were operative in

some areas of the building.

4.13 It must be noted that the information contained within this report is compiled and dealt with in a number of sections to enable and give a complete overall assessment and conclusion when considering the asbestos materials positively identified and possible potential hazards.

It is therefore recommended that when passing information onto third parties such as contractors etc. that the complete report be issued to ensure that all information is available to such responsible parties that they may consider all options and actions to be undertaken to so far as is reasonably practicable.

The measurements given within this report for all sampled asbestos/non asbestos materials are approximations only. Environtec Ltd cannot accept responsibility for discrepancies on these measurements. Any future asbestos removal projects should be priced on the basis that the material has been accurately measured by the removing party themselves.

4.14 The survey included the following areas of the site:

Asbestos Reinspection Survey to previously identified asbestos containing materials and no access areas as noted in survey J922956.

4.15 The following areas were specifically excluded from the survey:

All other areas.

5.0 CAVEAT AGREED WITH CLIENT

5.1 We have not inspected any part requiring specialist access equipment other than stepladders. Any requirement for specialist access equipment has been specifically excluded unless otherwise stated.

5.2 Accessible is defined as reasonably and safely reachable by foot or reachable from a step ladder up to 3m. Opening electrical equipment (e.g. switchboxes), plant (e.g. boilers, air handling units and ducted systems) and hazardous installation (e.g. chemical containers) are specifically excluded.

5.3 Where the Client has arranged for asbestos removal works to be undertaken in the period between the original survey and this reinspection survey, and Environtec Limited had no involvement in such works, Environtec Limited cannot guarantee the completeness of the works and we cannot accept any liability for any asbestos materials that may remain present after such works have been completed by others.

5.4 Where there has been removal works completed within Boiler Rooms, or areas with similar materials (residue beneath an encapsulate painted surface etc.) but the client is unable to provide any documentation, such as a 'Certificate of Reoccupation', Environtec Limited will presume the materials to be remain present.

6.0 QUALITY ASSURANCE STATEMENT

Project Ref: J998873

This report has been compiled by the following authorised staff member of Environtec Ltd:

Name: Adam Jarvis

Signature:

Designation: Consultant **Date:** 27 January 2025

The contents of this report have been checked by a Quality Assurance Reviewer.

The results are accurate and any conclusions and recommendations made are suitable and in line with current company policy.

Name: Charlie Gentry

Signature:

Designation: Senior Quality Assurance Reviewer **Date:** 27 January 2025

APPENDIX 1

ASBESTOS REGISTER

The following are the summary of asbestos materials and priority rating assessments and should be read in conjunction with the attached plans and report

SITE ADDRESS: ABBEY GARDENS, 4-6 ABBEY STREET, READING, BERKS, RG1 3BA	DATE: 13/01/2025
SURVEY TYPE: REINSPECTION SURVEY (MA AND PA)	PROJECT REF: J998873

Survey Level	Location ✔ A	No. of Occupants ✔ B	Description (product type) *C	Approx Extent of Material ✔ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✔ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✔	Priority/Risk	Recommendations
Basement Levels											
Man	**Basement Levels / Z-Sub Level 2 / Tank Room (1)**	**1 - 3 (1)**	**Gaskets to pipework (2)**	**10no. (2)**	**Composite Material (0)**	**Good Condition (0)**	**Low (1)**	**Previously Identified JE000263* / Chrysotile (1)**	**3 + 5 = 8**	**Very Low**	**Manage, monitor and inform maintenance personnel prior to relevant works**
Man	**Basement Levels / Z-Sub Level 2 / Tank Room (1)**	**1 - 3 (1)**	**Gaskets to pipework (2)**	**10no. (2)**	**Composite Material (0)**	**Low Damage (1)**	**Low (1)**	**Previously Identified JE000264* / Chrysotile (1)**	**4 + 5 = 9**	**Very Low**	**Manage, monitor and inform maintenance personnel prior to relevant works**
Man	**Basement Levels / Z-Sub Level 2 / Tank Room (1)**	**1 - 3 (1)**	**Gaskets to pipework (2)**	**10m² (2)**	**Composite Material (0)**	**Low Damage (1)**	**Low (1)**	**Previously Identified JE000265* / Chrysotile (1)**	**4 + 5 = 9**	**Very Low**	**Manage, monitor and inform maintenance personnel prior to relevant works**
Man	Basement Levels / Z-Sub Level 2 / Tank Room	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Concrete ceiling, brick and concrete walls, solid floor. Timber door. Metal water tanks sealed with modern mastic, foil and armour clad MMMF insulated metal pipework, uninsulated metal pipework, various modern gaskets, concrete and brick plinths.								
Man	**Basement Levels / Z-Sub Level 2 / Electrical Intake (1)**	**1 - 3 (1)**	**Presumed asbestos containing materials within electrics - unable to sample due to live services (2)**	**50no. (2)**	**Concealed (1)**	**Good Condition (0)**	**Rare (0)**	**Crocidolite (or unknown) (3)**	**6 + 4 = 10**	**Low**	**Conduct further investigation prior to relevant maintenance / refurbishment / demolition work**
Man	**Basement Levels / Z-Sub Level 2 / Electrical Intake (1)**	**1 - 3 (1)**	**Presume asbestos containing materials within bitumen wrap to electrical mains cables - unable to sample due to live services (1)**	**<100m^{L} (3)**	**Composite Material (0)**	**Good Condition (0)**	**Low (1)**	**Crocidolite (or unknown) (3)**	**4 + 6 = 10**	**Low**	**Conduct further investigation prior to relevant maintenance / refurbishment / demolition work**

Indicates parameter for Material Assessment algorithm(MA) Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H **Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16**

Indicates parameter for Priority Assessment algorithm(PA) Location ✔ A No.of Occupants ✔ B Vulnerability to damage ✔ G Extent of materials ✔ D

SITE ADDRESS: ABBEY GARDENS, 4-6 ABBEY STREET, READING, BERKS, RG1 3BA	DATE: 13/01/2025
SURVEY TYPE: REINSPECTION SURVEY (MA AND PA)	PROJECT REF: J998873

Survey Level	Location ✔ A	No. of Occupants ✔ B	Description (product type) *C	Approx Extent of Material ✔ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✔ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✔	Priority/Risk	Recommendations
Man	Basement Levels / Z-Sub Level 2 / Electrical Intake	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Concrete ceiling, brick and concrete walls, solid floor. Timber door. Foil wrapped MMMF insulated metal ceiling. Modern electrics, electrical cabling, metal pipework with rubber gaskets.								
Man	**Basement Levels / Z-Sub Level 2 / Riser 1 (1)**	**1 - 3 (1)**	**Gasket to flange joint - Unable to locate gasket from opening at front of room, there is no full access (2)**	**1no. (1)**	**Composite Material (0)**	**Good Condition (0)**	**Rare (0)**	**Previously Identified JE000266* / Chrysotile (1)**	**3 + 3 = 6**	**Very Low**	**Conduct further investigation prior to relevant maintenance / refurbishment / demolition work**
Man	Basement Levels / Z-Sub Level 2 / Riser 1	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Solid walls, timber doors, metal conduits, uninsulated metal pipework. Gasket not accessible as there was no floor. Very limited inspection from door.								
Man	**Basement Levels / Z-Sub Level 2 / Gas Intake Cupboard (1)**	**1 - 3 (1)**	**Gasket to flange joint (2)**	**11no. (2)**	**Composite Material (0)**	**Low Damage (1)**	**Rare (0)**	**Previously Identified JE000267* / Chrysotile (1)**	**4 + 4 = 8**	**Very Low**	**Manage, monitor and inform maintenance personnel prior to relevant works**
Man	Basement Levels / Z-Sub Level 2 / Gas Intake Cupboard	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Solid ceiling, walls and floor. Timber door, metal conduits, uninsulated metal pipework.								
Man	**Basement Levels / Z-Sub Level 2 / Riser 3 (1)**	**1 - 3 (1)**	**Gasket to flange joint (2)**	**1no. (1)**	**Composite Material (0)**	**Good Condition (0)**	**Rare (0)**	**Previously Identified Strongly presumed similar to JE000266* / Chrysotile (1)**	**3 + 3 = 6**	**Very Low**	**Manage, monitor and inform maintenance personnel prior to relevant works**

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✔ A No.of Occupants ✔ B Vulnerability to damage ✔ G Extent of materials ✔ D

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ABBEY GARDENS, 4-6 ABBEY STREET, READING, BERKS, RG1 3BA	DATE: 13/01/2025
SURVEY TYPE: REINSPECTION SURVEY (MA AND PA)	PROJECT REF: J998873

Survey Level	Location ✔ A	No. of Occupants ✔ B	Description (product type) *C	Approx Extent of Material ✔ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✔ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✔	Priority/Risk	Recommendations
Man	Basement Levels / Z-Sub Level 2 / Riser 3	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Solid ceiling, solid walls and floor, timber doors, metal conduits, uninsulated metal pipework. Metal ducting, modern air conditioning equipment.								
Man	**Basement Levels / Z-Sub Level 2 / Transformer Room**	**-**	**Inaccessible**	**-**	**-**	**-**	**-**		**-**	**-**	**Conduct further investigation prior to relevant works**
Man			Unable to access - UK Power Networks.								
Man	**Basement Levels / Z-Sub Level 1 / Car Park (1)**	**>10 (3)**	**Gaskets to cloth wrapped pipework presumed to all alike pipework throughout building (2)**	**10no. (2)**	**Composite Material (0)**	**Low Damage (1)**	**Rare (0)**	**Previously Identified JE000256* / Chrysotile (1)**	**4 + 6 = 10**	**Low**	**Manage, monitor and inform maintenance personnel prior to relevant works**
Man	**Basement Levels / Z-Sub Level 1 / Car Park (1)**	**>10 (3)**	**Presumed asbestos containing materials within electrics throughout - unable to sample due to live services (2)**	**1no. (1)**	**Concealed (1)**	**Good Condition (0)**	**Rare (0)**	**Crocidolite (or unknown) (3)**	**6 + 5 = 11**	**Low**	**Conduct further investigation prior to relevant maintenance / refurbishment / demolition work**
Man	Basement Levels / Z-Sub Level 1 / Car Park	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Concrete ceiling, brick and concrete walls, solid floor. Timber doors, uninsulated and cloth/foil wrapped MMMF insulated metal pipework, metal ductwork, metal conduits/cable trays containing electrical cabling, rubber vibration packers, modern insulation to ceiling.								
Man	**Basement Levels / Z-Sub Level 1 / Maintenance Office Store (1)**	**1 - 3 (1)**	**Sink pads (1)**	**2no. (1)**	**Composite Material (0)**	**Low Damage (1)**	**Low (1)**	**Previously Identified JE000276* / Chrysotile (1)**	**3 + 4 = 7**	**Very Low**	**Conduct further investigation prior to relevant maintenance / refurbishment / demolition work**

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✔ A No.of Occupants ✔ B Vulnerability to damage ✔ G Extent of materials ✔ D

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ABBEY GARDENS, 4-6 ABBEY STREET, READING, BERKS, RG1 3BA											DATE: 13/01/2025
SURVEY TYPE: REINSPECTION SURVEY (MA AND PA)											PROJECT REF: J998873
Survey Level	Location ✔ A	No. of Occupants ✔ B	Description (product type) *C	Approx Extent of Material ✔ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✔ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✔	Priority/Risk	Recommendations
Man	Basement Levels / Z-Sub Level 1 / Maintenance Office Store	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Solid ceiling, solid and plasterboard partition walls, solid floor beneath modern vinyl, metal framed windows, timber doors. Metal perimeter heating with foam backing.								
Man	**Basement Levels / Z-Sub Level 1 / Riser 1 (1)**	**1 - 3 (1)**	**Presumed asbestos containing materials within gasket to flange joint - unable to safely access to sample (2)**	**1no. (1)**	**Composite Material (0)**	**Good Condition (0)**	**Rare (0)**	**Crocidolite (or unknown) (3)**	**5 + 3 = 8**	**Very Low**	**Conduct further investigation prior to relevant maintenance / refurbishment / demolition work**
Man	Basement Levels / Z-Sub Level 1 / Riser 1	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Solid walls, timber doors, metal conduits, uninsulated metal pipework. Gasket not accessible as there was no floor. Very limited inspection from door.								
Man	**Basement Levels / Z-Sub Level 1 / Generator Room (1)**	**1 - 3 (1)**	**Presumed asbestos containing materials within electrical units - unable to sample due to live services (2)**	**1no. (1)**	**Concealed (1)**	**Good Condition (0)**	**Low (1)**	**Crocidolite (or unknown) (3)**	**6 + 4 = 10**	**Low**	**Conduct further investigation prior to relevant maintenance / refurbishment / demolition work**
Man	Basement Levels / Z-Sub Level 1 / Generator Room	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Solid ceiling, walls and floor. Metal door, metal ductwork, metal air vents, metal conduits.								
NOTE:		**Clarification on tenanted areas could not be attained, therefore tenanted or tenanable areas were not accessed. Basement floor in north tower was tenanted according to Alan and was not surveyed. Previous reports supplied by engineers so some items on this survey were taken to rule out and may not represent best sampling practice as they have already been analysed.**									
Central Block											
Man	**Central Block / 4th Floor / Riser 1 (1)**	**1 - 3 (1)**	**Presumed asbestos containing materials within gasket to flange joint (1)**	**1no. (1)**	**Composite Material (0)**	**Low Damage (1)**	**Rare (0)**	**Crocidolite (or unknown) (3)**	**6 + 3 = 9**	**Very Low**	**Conduct further investigation prior to relevant maintenance / refurbishment / demolition work**

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✔ A No.of Occupants ✔ B Vulnerability to damage ✔ G Extent of materials ✔ D

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ABBEY GARDENS, 4-6 ABBEY STREET, READING, BERKS, RG1 3BA	DATE: 13/01/2025
SURVEY TYPE: REINSPECTION SURVEY (MA AND PA)	PROJECT REF: J998873

Survey Level	Location ✔ A	No. of Occupants ✔ B	Description (product type) *C	Approx Extent of Material ✔ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✔ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✔	Priority/Risk	Recommendations
Man	Central Block / 4th Floor / Riser 1	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			No safe access within riser, survey conducted from door. Solid walls/floor, modern boarding, timber door, foil wrapped MMMF insulated ductwork/pipework, metal vents.								
Man	**Central Block / 5th Floor / Riser 1 (1)**	**1 - 3 (1)**	**Presumed asbestos containing materials within gasket to flange joints - unable to sample due to live services *Presumed to remain sealed beneath foil backed MMMF (1)**	**1no. (1)**	**Composite Material (0)**	**Low Damage (1)**	**Rare (0)**	**Crocidolite (or unknown) (3)**	**6 + 3 = 9**	**Very Low**	**Conduct further investigation prior to relevant maintenance / refurbishment / demolition work**
Man	Central Block / 5th Floor / Riser 1	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			No safe access within riser, survey conducted from door. Solid walls/floor, modern boarding, timber door, foil wrapped MMMF insulated ductwork/pipework, metal vents.								
Man	**Central Block / 5th Floor / Riser 2 (1)**	**1 - 3 (1)**	**Tiny gaskets to copper pipework (2)**	**3no. (1)**	**Composite Material (0)**	**Low Damage (1)**	**Low (1)**	**Previously Identified JE000287 {TPS000128}* / Chrysotile (1)**	**3 + 4 = 7**	**Very Low**	**Manage, monitor and inform maintenance personnel prior to relevant works**
Man	Central Block / 5th Floor / Riser 2	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Solid ceiling, walls and floor. Timber door, modern water heater, plastic cisterns, metal pipework.								
Man	**Central Block / 6th Floor / Tank Room (1)**	**1 - 3 (1)**	**Gaskets to pipework behind tank (2)**	**8no. (1)**	**Composite Material (0)**	**Low Damage (1)**	**Rare (0)**	**Previously Identified JE000282* / Chrysotile (1)**	**4 + 3 = 7**	**Very Low**	**Manage, monitor and inform maintenance personnel prior to relevant works**

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✔ A No.of Occupants ✔ B Vulnerability to damage ✔ G Extent of materials ✔ D

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ABBEY GARDENS, 4-6 ABBEY STREET, READING, BERKS, RG1 3BA	DATE: 13/01/2025
SURVEY TYPE: REINSPECTION SURVEY (MA AND PA)	PROJECT REF: J998873

Survey Level	Location ✔ A	No. of Occupants ✔ B	Description (product type) *C	Approx Extent of Material ✔ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✔ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✔	Priority/Risk	Recommendations
Man	**Central Block / 6th Floor / Tank Room (1)**	**1 - 3 (1)**	**Presumed asbestos containing materials within electrics - unable to sample due to live services (2)**	**1no. (1)**	**Concealed (1)**	**Good Condition (0)**	**Low (1)**	**Crocidolite (or unknown) (3)**	**6 + 4 = 10**	**Low**	**Conduct further investigation prior to relevant maintenance / refurbishment / demolition work**
Man	Central Block / 6th Floor / Tank Room	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Metal ceiling/roof, solid and metal walls, solid floor. Timber door, metal water tank with modern mastic, metal pipework with modern gaskets.								
Man	**Central Block / 6th Floor / Pump Room (1)**	**1 - 3 (1)**	**Gaskets to pipework (2)**	**12no. (2)**	**Composite Material (0)**	**Low Damage (1)**	**Rare (0)**	**Previously Identified JE000284* / Chrysotile (1)**	**4 + 4 = 8**	**Very Low**	**Manage, monitor and inform maintenance personnel prior to relevant works**
Man	Central Block / 6th Floor / Pump Room	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Metal ceiling/roof, solid and metal walls, solid floor. Timber door, metal pipework, foil wrapped MMMF insulated metal pipework, metal ductwork.								
Man	**Central Block / 6th Floor / Chiller Units (1)**	**1 - 3 (1)**	**Felt damp proofing above doors (1)**	**150m^{L} (3)**	**Composite Material (0)**	**Low Damage (1)**	**Rare (0)**	**Previously Identified JE000285* / Chrysotile (1)**	**3 + 5 = 8**	**Very Low**	**Manage, monitor and inform maintenance personnel prior to relevant works**
Man	Central Block / 6th Floor / Chiller Units	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Brick walls, solid floor, timber doors, modern chiller units.								
NOTE:		**Clarification on tenanted areas could not be attained, therefore tenanted or tenanable areas were not accessed. Basement floor in north tower was tenanted according to Alan and was not surveyed. Previous reports supplied by engineers so some items on this survey were taken to rule out and may not represent best sampling practice as they have already been analysed.**									

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✔ A No.of Occupants ✔ B Vulnerability to damage ✔ G Extent of materials ✔ D

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ABBEY GARDENS, 4-6 ABBEY STREET, READING, BERKS, RG1 3BA	DATE: 13/01/2025
SURVEY TYPE: REINSPECTION SURVEY (MA AND PA)	PROJECT REF: J998873

Survey Level	Location ✔ A	No. of Occupants ✔ B	Description (product type) *C	Approx Extent of Material ✔ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✔ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✔	Priority/Risk	Recommendations
External Areas											
Man	**External Areas / External / External (0)**	**None (0)**	**Damp proof course to low level brickwork on building and within surrounding rear areas (1)**	**1000m^{L} (3)**	**Composite Material (0)**	**Low Damage (1)**	**Rare (0)**	**Previously Identified JE000296* / Chrysotile (1)**	**3 + 3 = 6**	**Very Low**	**Manage, monitor and inform maintenance personnel prior to relevant works**
Man	External Areas / External / External	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Marble clad brick walls, metal doors and windows, timber doors, metal venting, solid asphalt flat roofs and metal pitched roofs, metal mansard panelling, uninsulated metal pipework, metal and plastic rainwater goods. Plastic/rubber damp proofing in some areas. Rubber stair nosing to external steps outside south block.								
NOTE:		**Clarification on tenanted areas could not be attained, therefore tenanted or tenanable areas were not accessed. Basement floor in north tower was tenanted according to Alan and was not surveyed. Previous reports supplied by engineers so some items on this survey were taken to rule out and may not represent best sampling practice as they have already been analysed.**									
North Block											
Man	**North Block / 5th Floor / Plant Room 3 (1)**	**1 - 3 (1)**	**Gaskets to pipework (2)**	**8no. (1)**	**Composite Material (0)**	**Low Damage (1)**	**Low (1)**	**Previously Identified JE000290* / Chrysotile (1)**	**4 + 4 = 8**	**Very Low**	**Manage, monitor and inform maintenance personnel prior to relevant works**
Man	North Block / 5th Floor / Plant Room 3	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Metal ceiling, solid brick and concrete walls, solid floor. Timber doors and frames, metal ducting, uninsulated and foil clad MMMF insulated metal pipework/ductwork, limited access as unguarded sheer drop into riser.								
Man	**North Block / 5th Floor / Plant Room 1 (1)**	**1 - 3 (1)**	**Gaskets to pipework throughout (2)**	**30no. (2)**	**Composite Material (0)**	**Low Damage (1)**	**Low (1)**	**Previously Identified JE000291* / Chrysotile (1)**	**4 + 5 = 9**	**Very Low**	**Manage, monitor and inform maintenance personnel prior to relevant works**
Man	**North Block / 5th Floor / Plant Room 1 (1)**	**1 - 3 (1)**	**Presumed asbestos containing materials within electrics - unable to sample due to live services (2)**	**1no. (1)**	**Concealed (1)**	**Good Condition (0)**	**Low (1)**	**Crocidolite (or unknown) (3)**	**6 + 4 = 10**	**Low**	**Conduct further investigation prior to relevant maintenance / refurbishment / demolition work**

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✔ A No.of Occupants ✔ B Vulnerability to damage ✔ G Extent of materials ✔ D

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ABBEY GARDENS, 4-6 ABBEY STREET, READING, BERKS, RG1 3BA	DATE: 13/01/2025
SURVEY TYPE: REINSPECTION SURVEY (MA AND PA)	PROJECT REF: J998873

Survey Level	Location ✔ A	No. of Occupants ✔ B	Description (product type) *C	Approx Extent of Material ✔ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✔ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✔	Priority/Risk	Recommendations
Man	North Block / 5th Floor / Plant Room 1	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Metal ceiling, solid brick and concrete walls, solid floor. Timber doors and frames, metal ducting, uninsulated and foil clad MMMF insulated metal pipework/ductwork, limited access as unguarded sheer drop into riser.								
Man	**North Block / 5th Floor / Lift Motor Room (1)**	**1 - 3 (1)**	**Presumed asbestos containing materials within arc shields within control panels - unable to sample due to live services (2)**	**20no. (2)**	**Unsealed (2)**	**Low Damage (1)**	**Low (1)**	**Crocidolite (or unknown) (3)**	**8 + 5 = 13**	**Medium**	**Conduct further investigation prior to relevant maintenance / refurbishment / demolition work**
Man	**North Block / 5th Floor / Lift Motor Room (1)**	**1 - 3 (1)**	**Presumed asbestos containing materials within textile break shoes to lift motors - unable to sample due to live services (2)**	**2no. (1)**	**Unsealed (2)**	**Low Damage (1)**	**Low (1)**	**Crocidolite (or unknown) (3)**	**8 + 4 = 12**	**Low**	**Conduct further investigation prior to relevant maintenance / refurbishment / demolition work**
Man	North Block / 5th Floor / Lift Motor Room	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Metal ceiling, solid brick and concrete walls, solid floor. Timber doors and frames, modern electrics, metal conduits.								
Man	North Block / 5th Floor / Engineers Office	1 - 3	Presumed asbestos containing materials within electrics - unable to sample due live services	1no.	Sealed	Good Condition	Low	Crocidolite (or unknown)			Removed
Man	North Block / 5th Floor / Engineers Office	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Plasterboard ceiling, plasterboard walls, carpet over timber floor. Timber door.								
NOTE:		**Clarification on tenanted areas could not be attained, therefore tenanted or tenanable areas were not accessed. Basement floor in north tower was tenanted according to Alan and was not surveyed. Previous reports supplied by engineers so some items on this survey were taken to rule out and may not represent best sampling practice as they have already been analysed.**									

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✔ A No.of Occupants ✔ B Vulnerability to damage ✔ G Extent of materials ✔ D

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ABBEY GARDENS, 4-6 ABBEY STREET, READING, BERKS, RG1 3BA	DATE: 13/01/2025
SURVEY TYPE: REINSPECTION SURVEY (MA AND PA)	PROJECT REF: J998873

Survey Level	Location ✔ A	No. of Occupants ✔ B	Description (product type) *C	Approx Extent of Material ✔ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✔ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✔	Priority/Risk	Recommendations
South Block											
Man	**South Block / 8th Floor / Boiler Room 1 (2)**	**1 - 3 (1)**	**Gaskets to pipework at high level throughout (2)**	**30no. (2)**	**Composite Material (0)**	**Low Damage (1)**	**Rare (0)**	**Previously Identified JE000268* / Chrysotile (1)**	**4 + 5 = 9**	**Very Low**	**Manage, monitor and inform maintenance personnel prior to relevant works**
Man	**South Block / 8th Floor / Boiler Room 1 (2)**	**1 - 3 (1)**	**Presumed asbestos containing materials within electrical units - unable to sample due to live services (2)**	**20no. (2)**	**Concealed (1)**	**Good Condition (0)**	**Rare (0)**	**Crocidolite (or unknown) (3)**	**6 + 5 = 11**	**Low**	**Conduct further investigation prior to relevant maintenance / refurbishment / demolition work**
Man	**South Block / 8th Floor / Boiler Room 1 (2)**	**1 - 3 (1)**	**Presumed asbestos containing materials within sealed boiler units - unable to sample due to live services (2)**	**3no. (1)**	**Sealed (1)**	**Good Condition (0)**	**Rare (0)**	**Crocidolite (or unknown) (3)**	**6 + 4 = 10**	**Low**	**Conduct further investigation prior to relevant maintenance / refurbishment / demolition work**
Man	South Block / 8th Floor / Boiler Room 1	1 - 3	Gaskets to pipework	20no.	Composite Material	Low Damage	Rare	Previously Identified JE000269* / Chrysotile			Removed
Man	South Block / 8th Floor / Boiler Room 1	1 - 3	Gasket debris to floor sporadically small and large debris scattered around	10m²	Debris/Loose material	High Damage	High	Previously Identified JE000270* / Chrysotile			Removed
Man	**South Block / 8th Floor / Boiler Room 1 (2)**	**1 - 3 (1)**	**Gasket residues to flanges points to redundant pipework adjacent to wall of boiler room (2)**	**3m² (1)**	**Composite Material (0)**	**Medium Damage (2)**	**Low (1)**	**Previously Identified JE000271* / Chrysotile (1)**	**5 + 5 = 10**	**Low**	**Remove under controlled conditions**

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✔ A No.of Occupants ✔ B Vulnerability to damage ✔ G Extent of materials ✔ D

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ABBEY GARDENS, 4-6 ABBEY STREET, READING, BERKS, RG1 3BA	DATE: 13/01/2025
SURVEY TYPE: REINSPECTION SURVEY (MA AND PA)	PROJECT REF: J998873

Survey Level	Location ✔ A	No. of Occupants ✔ B	Description (product type) *C	Approx Extent of Material ✔ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✔ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✔	Priority/Risk	Recommendations
Man	South Block / 8th Floor / Boiler Room 1	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Metal ceiling, solid brick and concrete walls, solid floor. Timber doors and frames, metal windows and frames, uninsulated and armour clad MMMF insulated metal pipework, metal water tanks and pressure vessels. Metal ductwork. No access to high level roof due to height restrictions.								
Man	**South Block / 8th Floor / Plant 1 (1)**	**1 - 3 (1)**	**Gaskets to pipework throughout (2)**	**14no. (2)**	**Composite Material (0)**	**Low Damage (1)**	**Rare (0)**	**Previously Identified Strongly presumed similar to JE000268* / Chrysotile (1)**	**4 + 4 = 8**	**Very Low**	**Manage, monitor and inform maintenance personnel prior to relevant works**
Man	South Block / 8th Floor / Plant 1	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man			Metal ceiling, solid brick and concrete walls, solid floor. Timber doors and frames, metal windows and frames, uninsulated and armour clad MMMF insulated metal pipework, metal packers to timber panelling, foil wrapped MMMF insulated pipework and ductwork. Metal ductwork. No access to high level roof due to height restrictions.								

NOTE: **Clarification on tenanted areas could not be attained, therefore tenanted or tenanable areas were not accessed. Basement floor in north tower was tenanted according to Alan and was not surveyed. Previous reports supplied by engineers so some items on this survey were taken to rule out and may not represent best sampling practice as they have already been analysed.**

Indicates parameter for Material Assessment algorithm(MA) Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Indicates parameter for Priority Assessment algorithm(PA) Location ✔ A No.of Occupants ✔ B Vulnerability to damage ✔ G Extent of materials ✔ D

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

APPENDIX 2

PHOTO PAGES OF ASBESTOS OCCURENCES

ADDRESS:	Abbey Gardens, 4-6 Abbey Street, Reading, Berks, RG1 3BA

BUILDING NAME:	Basement Levels
FLOOR/LOCATION:	Z-Sub Level 2 Tank Room
DESCRIPTION:	Gaskets to pipework
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works
EXTENT:	10 - 50 m² or 10 - 50m pipe run
SAMPLE REF:	JE000263*
RESULT:	Chrysotile

BUILDING NAME:	Basement Levels
FLOOR/LOCATION:	Z-Sub Level 2 Tank Room
DESCRIPTION:	Gaskets to pipework
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works
EXTENT:	10 - 50 m² or 10 - 50m pipe run
SAMPLE REF:	JE000264*
RESULT:	Chrysotile

BUILDING NAME:	Basement Levels
FLOOR/LOCATION:	Z-Sub Level 2 Tank Room
DESCRIPTION:	Gaskets to pipework
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works
EXTENT:	10 - 50 m² or 10 - 50m pipe run
SAMPLE REF:	JE000265*
RESULT:	Chrysotile

ADDRESS:	Abbey Gardens, 4-6 Abbey Street, Reading, Berks, RG1 3BA

BUILDING NAME:	Basement Levels
FLOOR/LOCATION:	Z-Sub Level 2 Electrical Intake
DESCRIPTION:	Presumed asbestos containing materials within electrics - unable to sample due to live services
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
EXTENT:	10 - 50 m² or 10 - 50m pipe run
SAMPLE REF:	Presumed
RESULT:	Presumed Crocidolite (or unknown)

BUILDING NAME:	Basement Levels
FLOOR/LOCATION:	Z-Sub Level 2 Electrical Intake
DESCRIPTION:	Presume asbestos containing materials within bitumen wrap to electrical mains cables - unable to sample due to live services
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
EXTENT:	>50m² or >50m pipe run
SAMPLE REF:	Presumed
RESULT:	Presumed Crocidolite (or unknown)

BUILDING NAME:	Basement Levels
FLOOR/LOCATION:	Z-Sub Level 2 Riser 1
DESCRIPTION:	Gasket to flange joint - Unable to locate gasket from opening at front of room, there is no full access
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
EXTENT:	<10m² or <10m pipe run
SAMPLE REF:	JE000266*
RESULT:	Chrysotile

ADDRESS:	Abbey Gardens, 4-6 Abbey Street, Reading, Berks, RG1 3BA

BUILDING NAME:	Basement Levels
FLOOR/LOCATION:	Z-Sub Level 2 Gas Intake Cupboard
DESCRIPTION:	Gasket to flange joint
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works
EXTENT:	10 - 50 m² or 10 - 50m pipe run
SAMPLE REF:	JE000267*
RESULT:	Chrysotile

BUILDING NAME:	Basement Levels
FLOOR/LOCATION:	Z-Sub Level 2 Riser 3
DESCRIPTION:	Gasket to flange joint
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works
EXTENT:	<10m² or <10m pipe run
SAMPLE REF:	SPST JE000266*
RESULT:	Chrysotile

BUILDING NAME:	Basement Levels
FLOOR/LOCATION:	Z-Sub Level 2 Transformer Room
DESCRIPTION:	Inaccessible
RECOMMENDATIONS:	Conduct further investigation prior to relevant works
EXTENT:	
SAMPLE REF:	Presumed
RESULT:	Presumed

ADDRESS:	Abbey Gardens, 4-6 Abbey Street, Reading, Berks, RG1 3BA

BUILDING NAME:	Basement Levels
FLOOR/LOCATION:	Z-Sub Level 1 Car Park
DESCRIPTION:	Gaskets to cloth wrapped pipework presumed to all alike pipework throughout building
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works
EXTENT:	10 - 50 m² or 10 - 50m pipe run
SAMPLE REF:	JE000256*
RESULT:	Chrysotile

BUILDING NAME:	Basement Levels
FLOOR/LOCATION:	Z-Sub Level 1 Car Park
DESCRIPTION:	Presumed asbestos containing materials within electrics throughout - unable to sample due to live services
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
EXTENT:	<10m² or <10m pipe run
SAMPLE REF:	Presumed
RESULT:	Presumed Crocidolite (or unknown)

BUILDING NAME:	Basement Levels
FLOOR/LOCATION:	Z-Sub Level 1 Maintenance Office Store
DESCRIPTION:	Sink pads
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
EXTENT:	<10m² or <10m pipe run
SAMPLE REF:	JE000276*
RESULT:	Chrysotile

ADDRESS:	Abbey Gardens, 4-6 Abbey Street, Reading, Berks, RG1 3BA

BUILDING NAME:	Basement Levels
FLOOR/LOCATION:	Z-Sub Level 1 Riser 1
DESCRIPTION:	Presumed asbestos containing materials within gasket to flange joint - unable to safely access to sample
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
EXTENT:	<10m² or <10m pipe run
SAMPLE REF:	Presumed
RESULT:	Presumed Crocidolite (or unknown)

BUILDING NAME:	Basement Levels
FLOOR/LOCATION:	Z-Sub Level 1 Generator Room
DESCRIPTION:	Presumed asbestos containing materials within electrical units - unable to sample due to live services
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
EXTENT:	<10m² or <10m pipe run
SAMPLE REF:	Presumed
RESULT:	Presumed Crocidolite (or unknown)

BUILDING NAME:	Central Block
FLOOR/LOCATION:	4th Floor Riser 1
DESCRIPTION:	Presumed asbestos containing materials within gasket to flange joint
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
EXTENT:	<10m² or <10m pipe run
SAMPLE REF:	Presumed
RESULT:	Presumed Crocidolite (or unknown)

ADDRESS:	Abbey Gardens, 4-6 Abbey Street, Reading, Berks, RG1 3BA

BUILDING NAME:	Central Block
FLOOR/LOCATION:	5th Floor Riser 1
DESCRIPTION:	Presumed asbestos containing materials within gasket to flange joints - unable to sample due to live services *Presumed to remain sealed beneath foil backed MMMF
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
EXTENT:	<10m² or <10m pipe run
SAMPLE REF:	Presumed
RESULT:	Presumed Crocidolite (or unknown)

BUILDING NAME:	Central Block
FLOOR/LOCATION:	5th Floor Riser 2
DESCRIPTION:	Tiny gaskets to copper pipework
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works
EXTENT:	<10m² or <10m pipe run
SAMPLE REF:	JE000287 {TPS000128}*
RESULT:	Chrysotile

BUILDING NAME:	Central Block
FLOOR/LOCATION:	6th Floor Tank Room
DESCRIPTION:	Gaskets to pipework behind tank
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works
EXTENT:	<10m² or <10m pipe run
SAMPLE REF:	JE000282*
RESULT:	Chrysotile

ADDRESS:	Abbey Gardens, 4-6 Abbey Street, Reading, Berks, RG1 3BA

BUILDING NAME:	Central Block
FLOOR/LOCATION:	6th Floor Tank Room
DESCRIPTION:	Presumed asbestos containing materials within electrics - unable to sample due to live services
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
EXTENT:	<10m² or <10m pipe run
SAMPLE REF:	Presumed
RESULT:	Presumed Crocidolite (or unknown)

BUILDING NAME:	Central Block
FLOOR/LOCATION:	6th Floor Pump Room
DESCRIPTION:	Gaskets to pipework
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works
EXTENT:	10 - 50 m² or 10 - 50m pipe run
SAMPLE REF:	JE000284*
RESULT:	Chrysotile

BUILDING NAME:	Central Block
FLOOR/LOCATION:	6th Floor Chiller Units
DESCRIPTION:	Felt damp proofing above doors
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works
EXTENT:	>50m² or >50m pipe run
SAMPLE REF:	JE000285*
RESULT:	Chrysotile

ADDRESS:	Abbey Gardens, 4-6 Abbey Street, Reading, Berks, RG1 3BA

BUILDING NAME:	External Areas
FLOOR/LOCATION:	External
DESCRIPTION:	Damp proof course to low level brickwork on building and within surrounding rear areas
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works
EXTENT:	>50m² or >50m pipe run
SAMPLE REF:	JE000296*
RESULT:	Chrysotile

BUILDING NAME:	North Block
FLOOR/LOCATION:	5th Floor Plant Room 3
DESCRIPTION:	Gaskets to pipework
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works
EXTENT:	<10m² or <10m pipe run
SAMPLE REF:	JE000290*
RESULT:	Chrysotile

BUILDING NAME:	North Block
FLOOR/LOCATION:	5th Floor Plant Room 1
DESCRIPTION:	Gaskets to pipework throughout
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works
EXTENT:	10 - 50 m² or 10 - 50m pipe run
SAMPLE REF:	JE000291*
RESULT:	Chrysotile

ADDRESS:	Abbey Gardens, 4-6 Abbey Street, Reading, Berks, RG1 3BA

BUILDING NAME:	North Block
FLOOR/LOCATION:	5th Floor Plant Room 1
DESCRIPTION:	Presumed asbestos containing materials within electrics - unable to sample due to live services
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
EXTENT:	<10m² or <10m pipe run
SAMPLE REF:	Presumed
RESULT:	Presumed Crocidolite (or unknown)

BUILDING NAME:	North Block
FLOOR/LOCATION:	5th Floor Lift Motor Room
DESCRIPTION:	Presumed asbestos containing materials within arc shields within control panels - unable to sample due to live services
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
EXTENT:	10 - 50 m² or 10 - 50m pipe run
SAMPLE REF:	Presumed
RESULT:	Presumed Crocidolite (or unknown)

BUILDING NAME:	North Block
FLOOR/LOCATION:	5th Floor Lift Motor Room
DESCRIPTION:	Presumed asbestos containing materials within textile break shoes to lift motors - unable to sample due to live services
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
EXTENT:	<10m² or <10m pipe run
SAMPLE REF:	Presumed
RESULT:	Presumed Crocidolite (or unknown)

ADDRESS:	Abbey Gardens, 4-6 Abbey Street, Reading, Berks, RG1 3BA

BUILDING NAME:	South Block
FLOOR/LOCATION:	8th Floor Boiler Room 1
DESCRIPTION:	Gaskets to pipework at high level throughout
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works
EXTENT:	10 - 50 m² or 10 - 50m pipe run
SAMPLE REF:	JE000268*
RESULT:	Chrysotile

BUILDING NAME:	South Block
FLOOR/LOCATION:	8th Floor Boiler Room 1
DESCRIPTION:	Presumed asbestos containing materials within electrical units - unable to sample due to live services
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
EXTENT:	10 - 50 m² or 10 - 50m pipe run
SAMPLE REF:	Presumed
RESULT:	Presumed Crocidolite (or unknown)

BUILDING NAME:	South Block
FLOOR/LOCATION:	8th Floor Boiler Room 1
DESCRIPTION:	Presumed asbestos containing materials within sealed boiler units - unable to sample due to live services
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment / demolition work
EXTENT:	<10m² or <10m pipe run
SAMPLE REF:	Presumed
RESULT:	Presumed Crocidolite (or unknown)

ADDRESS:	Abbey Gardens, 4-6 Abbey Street, Reading, Berks, RG1 3BA

BUILDING NAME:	South Block
FLOOR/LOCATION:	8th Floor Boiler Room 1
DESCRIPTION:	Gasket residues to flanges points to redundant pipework adjacent to wall of boiler room
RECOMMENDATIONS:	Remove under controlled conditions
EXTENT:	<10m² or <10m pipe run
SAMPLE REF:	JE000271*
RESULT:	Chrysotile

BUILDING NAME:	South Block
FLOOR/LOCATION:	8th Floor Plant 1
DESCRIPTION:	Gaskets to pipework throughout
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works
EXTENT:	10 - 50 m² or 10 - 50m pipe run
SAMPLE REF:	SPST JE000268*
RESULT:	Chrysotile

APPENDIX 3

BULK ANALYSIS CERTIFICATE

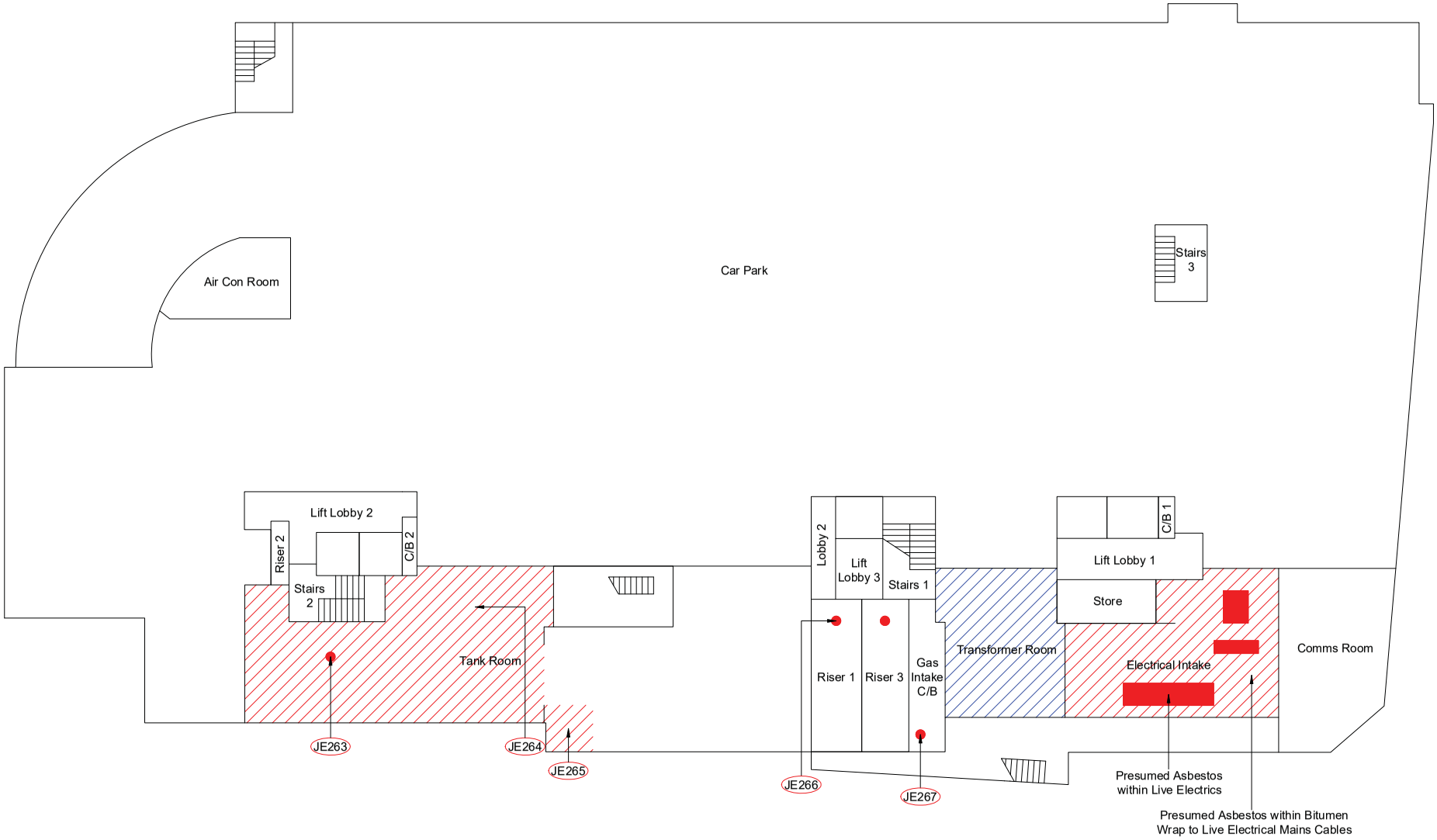
No additional samples were taken during the course of this survey.

APPENDIX 4

SKETCH / PLANS

These plans are provided to assist in the location and designation of rooms etc

The accuracy of the plans / sketches cannot be guaranteed.



Environtec House
The Street
Hatfield Peverel
Chelmsford ESSEX
CM3 2EJ
Tel: 01245 381900
Fax: 01245 381666

S = Sample Location

= Identified & Strongly Presumed Asbestos

= No Access. Presumed Asbestos

= Outside Scope Of Survey

Client:

Knight Frank LLP
(Commercial) (London)
55 Baker Street,
London,
W1U8AN

Project Number: J998873

Site:

Abbey Gardens,
4-6 Abbey Street,
Reading,
Berks,
RG1 3BA

Floor:

Basement Levels -
Z-Sub Level 2

Page Number: 1 of 8

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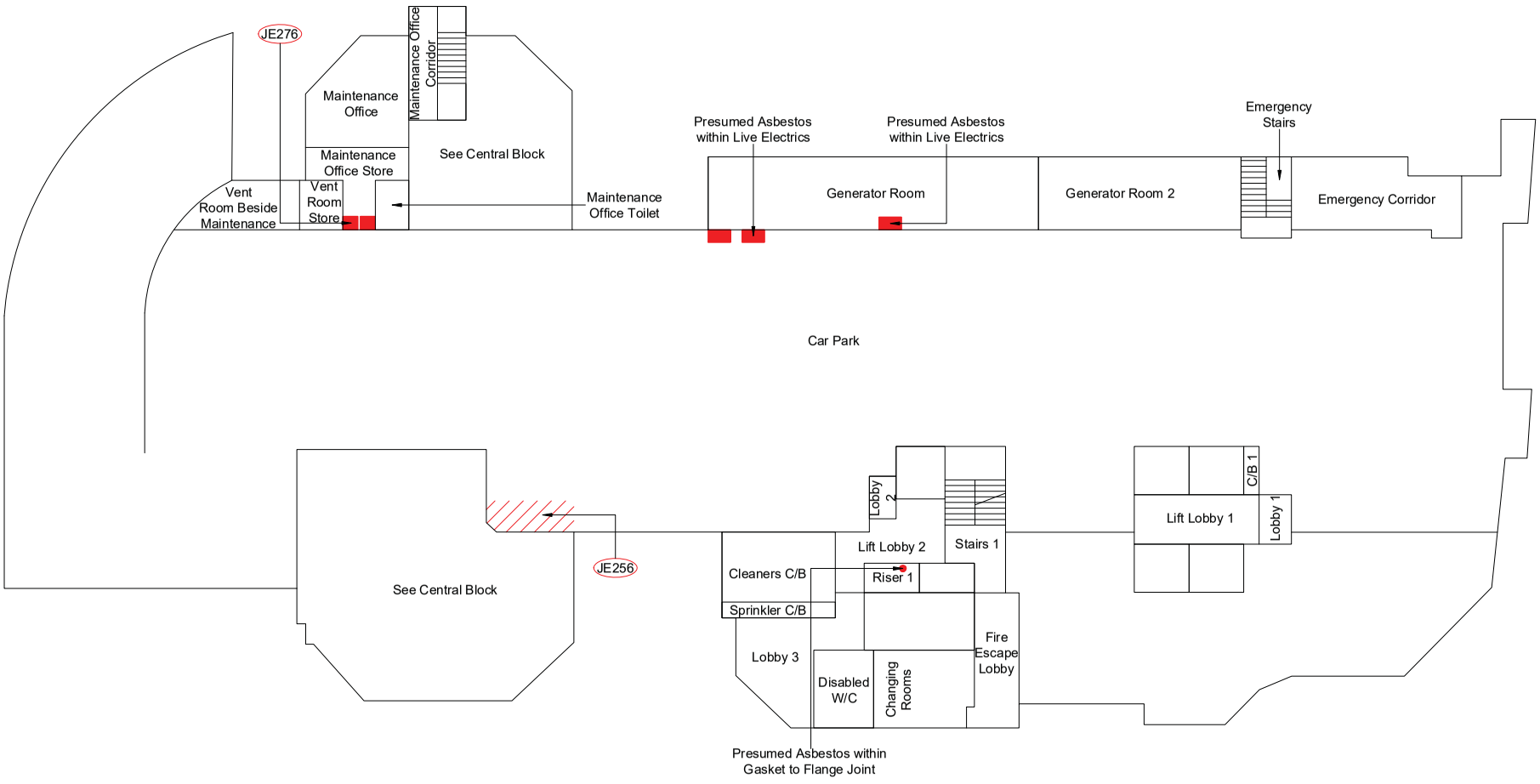

environtec

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W1U8AN

Project Number: J998873

Site:

Abbey Gardens,
4-6 Abbey Street,
Reading,
Berks,
RG1 3BA

Floor:

Basement Levels -
Z-Sub Level 1

Page Number: 2 of 8

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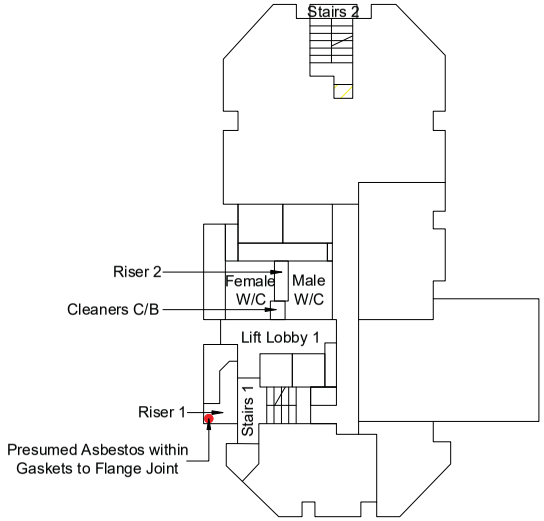

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CM3 2EJ
Tel: 01245 381900
Fax: 01245 381666

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= No Access. Presumed Asbestos

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Client:

Knight Frank LLP
(Commercial) (London)
55 Baker Street,
London,
W1U8AN

Project Number: J998873

Site:

Abbey Gardens,
4-6 Abbey Street,
Reading,
Berks,
RG1 3BA

Floor:

Central Block -
Fourth Floor

Page Number: 3 of 8

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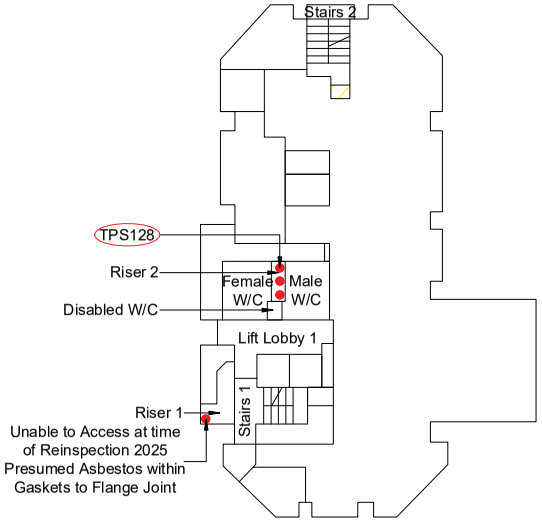

Environtec House
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Hatfield Peverel
Chelmsford ESSEX
CM3 2EJ
Tel: 01245 381900
Fax: 01245 381666

S = Sample Location

= Identified & Strongly Presumed Asbestos

= No Access. Presumed Asbestos

= Outside Scope Of Survey

Client:

Knight Frank LLP
(Commercial) (London)
55 Baker Street,
London,
W1U8AN

Project Number: J998873

Site:

Abbey Gardens,
4-6 Abbey Street,
Reading,
Berks,
RG1 3BA

Floor:

Central Block -
Fifth Floor

Page Number: 4 of 8

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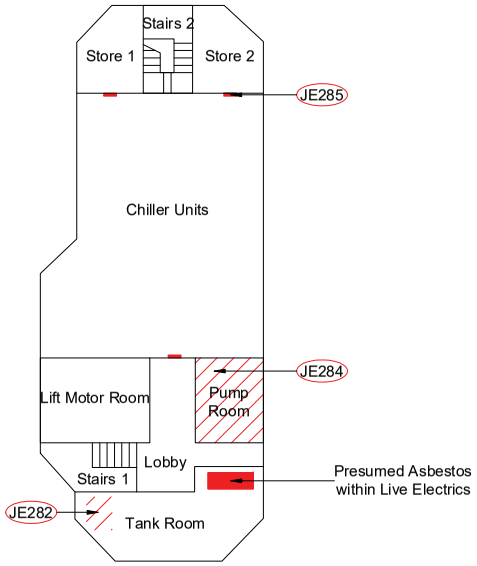

Environtec House
The Street
Hatfield Peverel
Chelmsford ESSEX
CM3 2EJ
Tel: 01245 381900
Fax: 01245 381666

S = Sample Location

= Identified & Strongly Presumed Asbestos

= No Access. Presumed Asbestos

= Outside Scope Of Survey

Client:

Knight Frank LLP
(Commercial) (London)
55 Baker Street,
London,
W1U8AN

Project Number: J998873

Site:

Abbey Gardens,
4-6 Abbey Street,
Reading,
Berks,
RG1 3BA

Floor:

Central Block -
Sixth Floor

Page Number: 5 of 8

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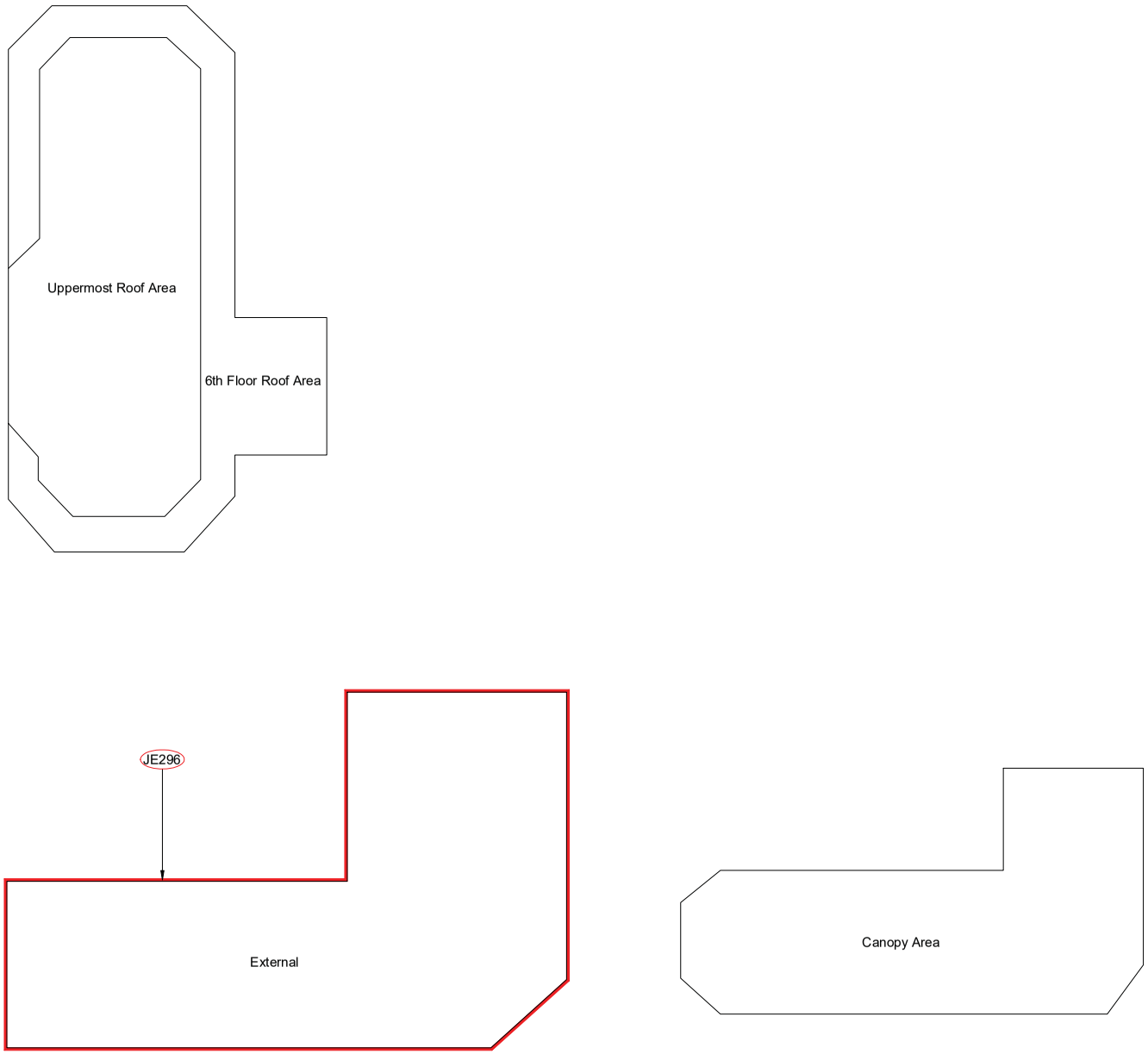

Environtec House
The Street
Hatfield Peverel
Chelmsford ESSEX
CM3 2EJ
Tel: 01245 381900
Fax: 01245 381666

S = Sample Location

= Identified & Strongly Presumed Asbestos

= No Access. Presumed Asbestos

= Outside Scope Of Survey

Client:

Knight Frank LLP
(Commercial) (London)
55 Baker Street,
London,
W1U8AN

Project Number: J998873

Site:

Abbey Gardens,
4-6 Abbey Street,
Reading,
Berks,
RG1 3BA

Floor:

Central Block - External

Page Number: 6 of 8

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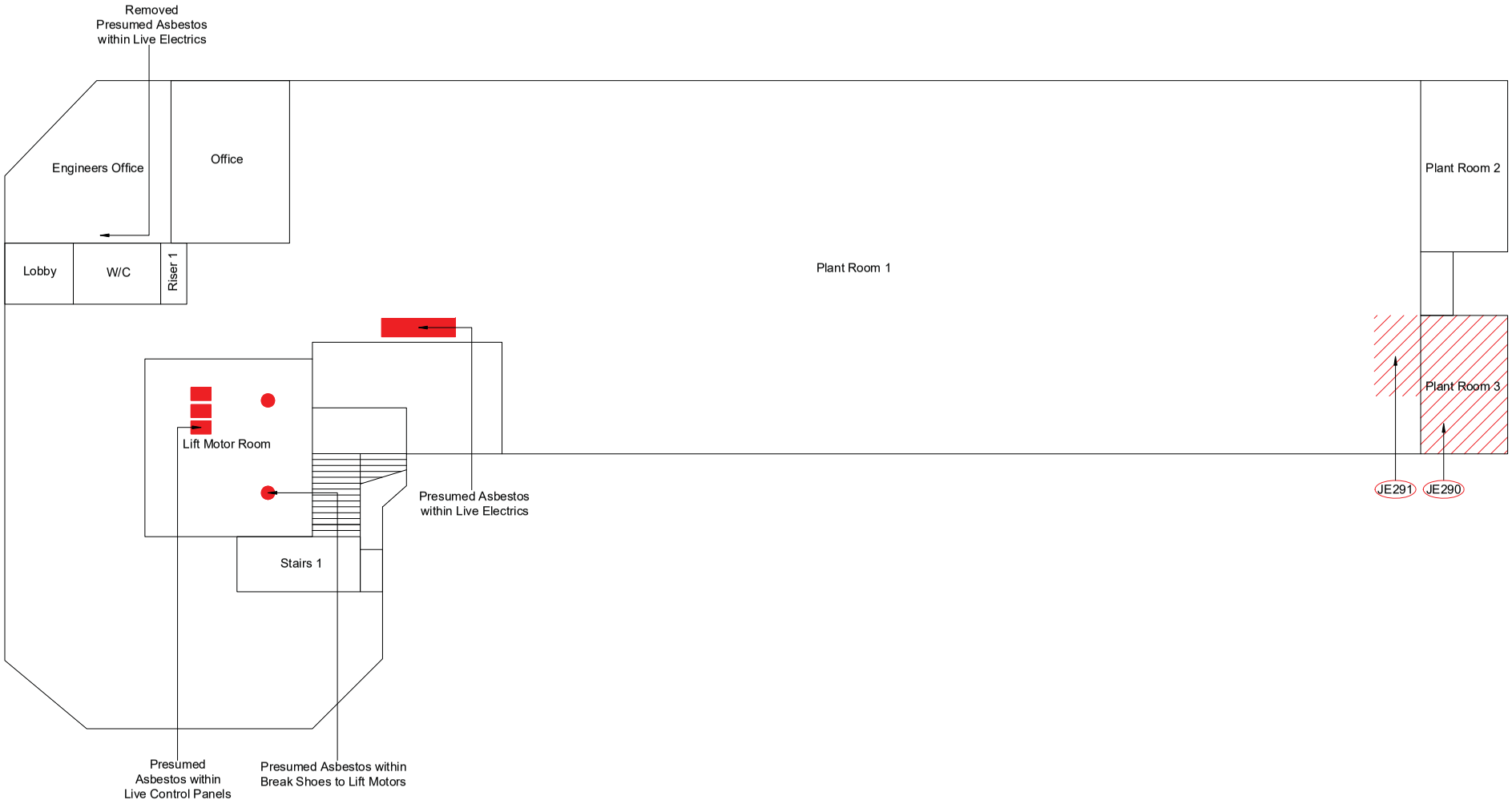

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= Identified & Strongly Presumed Asbestos

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= Outside Scope Of Survey

Client:

Knight Frank LLP
(Commercial) (London)
55 Baker Street,
London,
W1U8AN

Project Number: J998873

Site:

Abbey Gardens,
4-6 Abbey Street,
Reading,
Berks,
RG1 3BA

Floor:

North Block -
Fifth Floor

Page Number: 7 of 8

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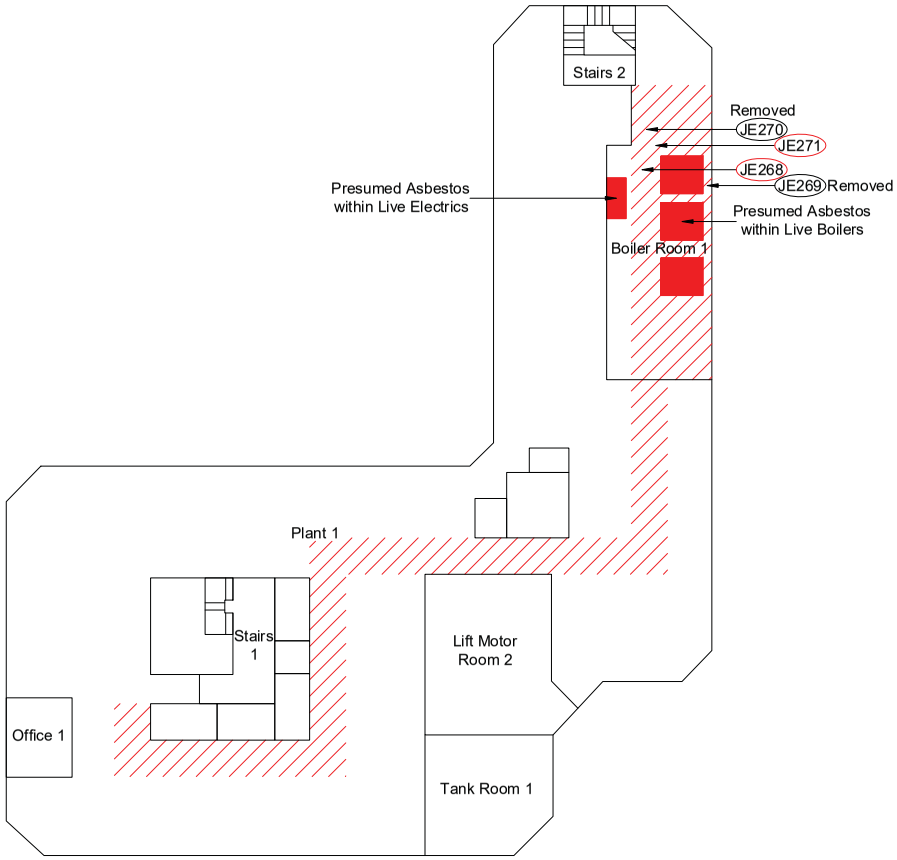
Plan Generated by David Cresswell

Not To Scale



Environtec House
The Street
Hatfield Peverel
Chelmsford ESSEX
CM3 2EJ
Tel: 01245 381900
Fax: 01245 381666

S = Sample Location

= Identified & Strongly Presumed Asbestos

= No Access. Presumed Asbestos

= Outside Scope Of Survey

Client:

Knight Frank LLP
(Commercial) (London)
55 Baker Street,
London,
W1U8AN

Project Number: J998873

Site:

Abbey Gardens,
4-6 Abbey Street,
Reading,
Berks,
RG1 3BA

Floor:

South Block -
Eighth Floor

Page Number: 8 of 8

"This Plan Must Be Read In Conjunction With The Register"

Plan Generated by David Cresswell

Not To Scale

APPENDIX 5

GENERAL SURVEY INFORMATION

GENERAL SURVEY INFORMATION

1.0 SURVEY METHOD

1.1 The survey was conducted by means of visual inspection and subsequent sampling of suspect bulk materials. Environtec Ltd is accredited by UKAS for surveying, this incorporates carrying out sampling of suspect asbestos bulk materials. Where the surveyor suspected a material of containing asbestos, a sample was taken for analysis. The samples taken were chosen as being representative of the material under investigation. Therefore, where there are visually similar materials, they have been regarded as being uniform composition.

1.2 Health & Safety

1.2.1 Working at Heights

All high-level survey work was undertaken in accordance with The Work at Height Regulations 2005 where a risk assessment is undertaken prior to the use of Step ladders where a second operative may have been required to assist in stabilising ladders, etc. In certain instances where the operative was at risk from falling a harness would be worn and / or scaffold platforms erected.

1.2.2 Entry into Confined Spaces

Entry into confined spaces was only permitted to staff holding a current confined space training certificate. All necessary equipment such as escape packs, gas monitors and intrinsically safe electrical equipment and then only after authorisation from the site/ building manager was given and investigating the atmosphere for fumes / oxygen deficiency, etc. Once the responsible person was satisfied that the confined space was safe for the inspection to take place, a second operative waited outside and kept in regular contact with the surveyor. For areas of particular concern and large duct systems the surveyor was provided with a harness and rope.

1.2.3 Loft Space and Roof Structures

Surveyors would only enter roof spaces and flat-roof structures when they were considered safe to do so. Surveyors would enter loft spaces if they were boarded across the joists or could be assured to remain on the timber joists if their strength permits. Environtec Ltd policy on loft spaces if not boarded, is to visually inspect the loft area from the loft hatch and make presumptive statements to any potential ACMs visible.

1.2.4 Inadequate Lighting

All surveyors would use torches for buildings with no natural or electrical illumination and would have full use of mobile phones in case of emergency. Surveyors would work in pairs in these circumstances.

1.2.5 Construction and Demolition Sites

When surveys or sampling was to take place on construction or demolition sites the operatives would wear hard hats, protective footwear and luminous jackets, all of which would have been provided. Surveyors would work in pairs and have had full use of mobile phones for case of emergency in these circumstances.

1.2.6 Working on Machinery

Working on machinery that was not guarded or that was functional was not permitted.

1.2.7 Chemical Hazards

Surveyors would access the premise's COSHH register and identify any chemical hazards that need the appropriate action to be taken prior to entering such areas.

1.2.8 Biological Hazards

Surveyors would only enter areas identified as biological hazards after donning the appropriate personal protective equipment in accordance with the client's instructions, training and warning signs when safe to access. Should other biological hazards such as pigeon excrement, rats or needles be encountered, surveyors would don the appropriate personal protective equipment; including overalls, gloves, boots and respiratory equipment.

1.2.9 Noise Hazards

Surveyors would don the appropriate ear defenders or plugs when entering areas that had a noise hazard in accordance with the client's instructions, training and warning signage.

1.2.10 Sampling Safety

All surveyors conducting sampling would don protective disposable overalls and overboots and wear suitable face fitted RPE; mostly an orinasal mask would be adequate, but higher protection may have been needed for severely contaminated buildings or higher risk materials e.g. sprayed coating.
Care would always be exercised when carrying out bulk sampling to ensure that the disturbance of the materials being sampled is minimised. When carrying out sampling it would be ensured that the area from which the sample was taken was repaired and no loose materials were spread around the area.
This would be undertaken by minimizing emission of asbestos fibres by use of a water spray or PVA/water mixture spray to damp down a panel or lagging. A polythene sheet laid under the sample point was used to collect any debris, this was wiped down with wet wipes before removing. An "H" type vacuum cleaner was used if available. All sampling tools were cleaned before moving on to the next sample, placing dirty wet wipes into a sealable sample bag, which upon filling would be double bagged and transferred to the asbestos waste bag in the laboratory.
Operatives undertaking the survey would have relevant Company identification and would undertake their duties discreetly without causing alarm or stress to occupants by unnecessary

conversation or remarks.
Staff involved in taking samples of this nature would be fully acquainted with the environmental hazards and would take essential precautions for both their own protection and that of personnel in the vicinity. All samples would be taken while the area is not occupied, but explanations to personnel present what was being done would be undertaken, with as much honesty as the client and the situation demands. In an occupied building, sampling may have been undertaken during lunch breaks or after normal working hours.
Deviations from the above method may have been required where instances are such that wearing full protective clothing cannot be worn without being alarmist to occupants. It would have been suggested to the client that the sampling be conducted out of hours or alternatively recommended air monitoring been conducted whilst sampling was in progress to reassure occupants.

1.2.11 Sampling Techniques for Bulk Materials

When taking a sample care would be exercised to minimise the damage caused. Often it is possible to find a damaged area of boarding or insulation from which a sample would be removed without causing further damage. When it was necessary to make a fresh hole to take a sample this would be done with a sharp implement such as a Stanley knife, bradawl, cork borer or a hand drill. The sample would be extracted and placed directly into self-seal plastic bags and double bagged. The sample reference number was allocated to each sample taken and recorded on the sample bag ensuring that the dust suppressant was sprayed within the vicinity and over the sampling surface.
The damaged material would be repaired with either polyfilla and/or fabric tape.
Labels indicating sample location were left in-situ if permitted by the client.

2.0 SAMPLING STRATEGY

2.1 The object of carrying out sampling was to identify the nature and extent of any visible asbestos bearing material.
All sampling was undertaken causing the minimum possible nuisance and potential risk to health of building occupants and visitors.

2.2 Sampling Strategies to Locate Asbestos

The strategy was based on a systematic diligent visual examination of a building, based on the procedures detailed in Environtec's Technical Procedures Manual and usually in conjunction with the scope of work and building plans supplied by the client.
When accessing voids, it was essential to inspect for debris from damaged asbestos either from a previous installation or careless removal.

Also representative inspections under existing non-asbestos insulation for asbestos residue from a previously inadequate asbestos removal operation would have been undertaken.

2.2.1 Visual Inspections

If the surveyor can confirm from a visual basis that the asbestos material was uniformed then it is possible to extrapolate sampling information from identical locations to keep unnecessary sampling to a minimum.

2.2.2 Panels

Samples of every single ceiling panel was evidently not required but sufficient were needed to be sure of locating all the same installations of a particular type. It was recommended that at least one sample per room be taken or every 25 m^2 or increase the frequency should it be required. However, samples of each type of asbestos panel occurrence would be taken throughout each floor.

2.2.3 Doors and Windows

Doors would be inspected adjacent to the door furniture and if visible, a sample of the internal lining would be taken where exposed. For Refurbishment and Demolition Surveys, it is not reasonably practicable to remove all door and window frames, only a random representative selection will be removed to ascertain if there are any hidden asbestos packers or spacers in existence.

2.2.4 Floor Tiles

One sample of each obvious type of vinyl and colour floor tile. Should it be deemed that all floor tiles are the same then one sample per 25 m^2 sections would be sufficient.

2.2.5 Gaskets

One sample of each type of gasket was recommended.

2.2.6 Bitumen Products

The variation between each type of bitumen product is not uncommon therefore, for example, one sample of each bitumastic under sink was required.

2.2.7 Textured Coating

A 5cm^2 sample will be taken from 2 locations in the same room, both samples will be scrapped into one sample bag. Within larger buildings or areas more samples may be required. If the textured coating can be positively confirmed to be of the same batch and applied at the same time then samples may be cross referenced up to a maximum of 3 rooms. Textured coating must never be cross referenced to another sample between different floors.

2.2.8 Cement Products

Cement products e.g. corrugated roofs, rain water goods etc. tend to be uniform, therefore for a large scale roof a maximum of 4 samples would be deemed sufficient. Samples should be taken by carefully removing pieces of approximately 5 cm^2. If panels are visibly different a sample from each different panel should be taken separately. Any other cement product should have a representative sample from each type.

2.2.9 Sprayed Coating

Different mixtures containing different materials may have been used in different areas and layers. Material may also have been removed, repaired or patched at various times. Samples would be taken by carefully removing pieces of approximately 5 cm^2, where the material appears uniform and consistent, two samples should usually be enough if taken at either end of the sprayed surface in installations exceeding 100m^2, one sample per 25-35 m^2. At least one

sample would be taken from each patched area. Care would be taken to include all layers of sprayed coating through to the covered surface.

2.2.10 Lagging

The number of samples would depend on the intended treatment. If the entire boiler house has to be stripped, then it was probably only necessary to prove that one sample contains asbestos. In general one sample should be taken per 3m run of pipe with particular attention paid to different layers and functional items (valves etc.). For long runs of pipe, eg > 20m, one sample per 6m item will usually be enough. If only a small part of the lagging was evidently asbestos, then it would have been necessary to inspect all branches of the pipework with particular attention to damaged/repaired lagging and extensions to the system.
Fibreglass lagging can be often found on straight portions of pipe runs, but the bends may be wound with asbestos chrysotile rope or packed with an asbestos composite insulation.

3.0 SURVEY STRATEGY

3.1 Visual Inspection and Sampling

3.1.1 The site survey and report has been undertaken in accordance with the latest version of **HSG 264: Asbestos: The Survey Guide** incorporating our procedures accredited by UKAS for surveying. A strategy has been established to keep to a minimum, the number of bulk/dust samples taken for analysis and hence minimise the cost of the survey. The strategy employed a combination of visual inspection and sampling of bulk materials thus:

3.1.2 Where the surveyor suspected a material containing asbestos, a bulk sample was taken for analysis. In areas where there were substantial quantities of visually uniform materials, then a small number of samples were taken as being representative of the whole area. Because of this strategy, the client must interpret the results such that where asbestos is detected in a material (such as board or beam cladding) then all visually similar material in the same area must be assumed to contain asbestos.

3.1.3 Where the surveyor reports a material as **non asbestos** by visual inspection and with no analysis of samples (e.g. recently lagged pipework covered with metal cladding) then the client must exercise caution in interpreting the results. It is IMPORTANT to stress that in such circumstances, it is possible that there are residues of asbestos trapped under the newly applied lagging (e.g. from poor quality stripping methods carried out at some time in the past).
It is not practicable to detect such residues until substantial disturbance of the material takes place, e.g. during major alterations, and Environtec cannot accept liability for the detection of such residues in this survey. If the client undertakes major alterations in a specific area where it is possible that residual asbestos may be found, we recommend that a further investigation of the specific area be carried out before starting any works.

3.1.4 Where there are large numbers of identical items distributed in numerous locations throughout the site, e.g. cement flue pipes, oven door seals etc., a single analysis will have been carried out by the surveyor and the client must assume that all identical items have the same composition as the one specified.

3.1.5 Where a 'NO ACCESS' is used, it indicates that the area specified was not accessible to the Surveyor at the time of the survey, either because of locked rooms or because to gain entry,

would require an unreasonable degree of dismantling of the structure of the building. The client is advised to be alert to the possibility of there being asbestos materials in such areas. If access is not possible to a room or area this will default to No Access - Presumed Asbestos.

4.0 PRIORITY RATING/RISK ASSESSMENT

4.1 For ease of reference of this report and easy use where asbestos bearing material has been identified a priority rating system has been implemented based on condition, which will allow the client the opportunity to plan any requirement for the remedial action and expenditure. This system operates as follows:

4.2 A priority rating has been assigned to each sample taken and is based on a method of summarising the surveyor's estimate of the condition of the material examined. It is included to assist the client in determining priorities when drawing up a programme of action for asbestos abatement, however, it must be stressed that priorities for action must be drawn up using the priority together with a consideration of the location of the material and any work methods and schedules which may result in disturbance of the material. To assist, a material risk assessment score has been applied to each sample based on the likelihood of asbestos fibres being released into the breathing zone of persons at risk. A single example can be used to illustrate this point; a partition consisting of asbestos insulating board containing amosite observed at the time of the survey to be in good physical condition with no breaks or abrasions would be given a priority rating of ***Low***, i.e. low hazard not requiring urgent attention. If the location of the board is such that it is not subjected to impact or abrasions by normal work activities then the priority for action is also low. The priority would, of course, change to priority ***High*** if it is decided to carry out works such as upgrading, which would require substantial disturbance of the material.

4.3 To summarise, the priority assessment is also the priority for action in cases where the material remains undisturbed through normal work activities. Changes in priorities can be assessed only by the client's representative on site in the light of planned or unscheduled maintenance requirements or changes in normal working patterns as they arise.

4.4 The priorities are defined as follows:

4.5 **No priority has been assigned - for a material where no asbestos has been detected.**

4.6 **VERY LOW (Score 9 or lower)** - indicates a composite asbestos material which has a very low potential to release asbestos fibres in its normal occupation unless damage occurs.

4.7 **LOW (Score 10-12)** - indicates a more friable material that contains asbestos but is in a condition and/or location which does not give rise to a significant health risk, **PROVIDED IT REMAINS UNDISTURBED** either by routine maintenance or by personnel carrying out routine daily work activities which could cause impact or abrasion of the material. Priority ***Low*** is valid as a priority rating only if this proviso is maintained. Minor remedial action such as very minor encapsulation may be required in order that the material may remain in-situ. Clients are advised to be alert to any changes in work activities in areas where priority ***Low*** material is located. Permit to work scheme must be operated ensuring contractors, building occupants and maintenance operatives who need to know about asbestos are effectively alerted to its presence before undertaking any works in the area.

4.8 **MEDIUM (Score 13-15)** - indicates the material contains asbestos and is in a location and/or condition which requires some remedial action. The remedial action may be relatively simple

such as applying a sealant coat to the surfaces of boards. Priority ***Medium*** materials may be encapsulated by appropriate remedial action but it is recommended that they be stripped or cleaned as appropriate as soon as resources become available.

4.9 **HIGH (Score =16)** - indicates materials which contain asbestos and which are in a condition and/or location which requires urgent attention. Priority ***High*** materials are usually not suited to any form of containment programme and should be stripped or cleaned as appropriate as soon as possible.

4.10 Material Assessment Algorithm (MA)

Each of the parameters given below are assessed during material risk assessment.

Variable	Score	Examples
Product type* (or debris from product)	1 (Low)	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints, decorative finishes, cement, textured coating etc.
	2 (Medium)	AIB, textiles, gaskets, ropes paper etc.
	3 (High)	Lagging, spray coatings, loose asbestos etc.
Surface Treatment*	0	Non-friable composite asbestos/ reinforced plastics, resins, vinyl tiles,textured coating
	1 (Low)	Enclosed sprays/ lagging/ AIB encapsulated/ asbestos cement
	2 (Medium)	Bare AIB or encapsulated lagging/ spray material/ rope
	3 (High)	Unsealed lagging/ spray material
Extent of damage*	0 (None)	Good condition / No visible damage
	1 (Low)	Low Damage-Few scratches/ marks, broken edges etc.
	2 (Medium)	Medium Damage- Significant breakage of non-friable materials or several small areas of damage to friable material
	3 (High)	High damage/ visible debris.
Asbestos Type*	0	No asbestos detected.
	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

The Material Assessment score is calculated by adding the parameters above and the potential for releasing fibres assigned as detailed below.

Material Assessment Score	Fibre Release Potential
10 or higher	High
7 - 9	Medium
5 - 6	Low
4 or lower	Very Low

4.11 **Priority Assessment Algorithm (PA)**

Unless specifically requested Environtec will not use the HSG227 Comprehensive Guide to Managing Asbestos in Buildings as this was designed for the duty holder to complete as the knowledge required is outside the surveyors scope. Environtec have designed a bespoke Priority Assessment which allows the surveyor to populate based on the site conditions encountered at the time of the survey. Each of the parameters given below are assessed during priority risk assessment.

Variable	**Score**	**Examples**
Vulnerability of damage ✔	0	Rare disturbance activity - Only during structural alteration.
	1	Low disturbance activity - Office type activity
	2	Periodic disturbance activity - e.g. Industrial or vehicular activity which may contact ACMs.
	3	High levels of disturbance - e.g. Fire door with A.I.B. sheet in constant use
Extent ✔	0	Small amounts or items (e.g. strings, gaskets)
	1	= 10 m^2 / pipe run
	2	> 10 - 50 m^2 / pipe run
	3	> 50 m^2 / pipe run
Location ✔	0	External
	1	Internal
	2	Heating - Boiler Rooms
	3	Air Conditioning
Number of occupants ✔	0	None
	1	1 - 3
	2	4 - 10
	3	> 10

Priority Assessment + Material Assessment Score	Total Risk Assessment (Priority Rating)
= 16	High
13 - 15	Medium
10 - 12	Low
9 or lower	Very Low

The total risk assessment score is calculated by adding the priority assessment and material assessment score. Environtec Limited will collect Priority Assessment information based upon the surveyors opinions at the time, however, it should be noted that the Priority Assessment is outside of the scope of our UKAS Accreditation and the Priority Assessment is the responsibility of the duty holder

4.12 We have assigned a priority rating in accordance with the algorithm. The priority rating risk assessment is established by adding the material assessment and priority assessment to provide a total risk assessment score.

4.13 The Risk Assessment Algorithm is purely guidance to establishing a priority rating which can be adapted to allow for other factors. The survey shall take into account other parameters making adjustment to the priority rating as required to ensure the priority rating is appropriate.

4.14 To minimise the risk of exposure to fibres and damage to decorations or fabric, not all asbestos containing materials were sampled. Some were strongly presumed or presumed to contain asbestos.

"Strongly presumed" is where the surveyor has confirmed by Laboratory Analysis the presence of asbestos or non asbestos in a material and the surveyor has used this information by extrapolating the results for the material of similar construction. Also this terminology will be used where asbestos has been known to have been commonly used in manufacturing and where access restricts the possibility of sampling e.g. corrugated cement roofs, undercloaking.

"Presumed" asbestos is a ***default situation*** where there is insufficient evidence to confirm that it is asbestos free i.e. where there is no samples taken during a survey as requested by the client or where an area cannot be inspected or accessed. In both cases the areas must be presumed to contain asbestos unless there is strong evidence to prove otherwise.
"Presumed" or "Strongly presumed" asbestos containing materials are scored as Crocidolite (3) unless analysis of similar samples from the building shows a different asbestos type.

4.15 The priority assigned to a specific material to remain in-situ is representative and transient, hence, routine periodic audits must be conducted to reassess the condition on a regular basis at least annually or sooner if there is a particular concern or problem highlighted.

4.16 A safe system of work scheme must be operated ensuring contractors, building occupants and maintenance operatives who need to know about asbestos are effectively alerted to its presence before undertaking any works in the area.

4.17 Management Plan

A management plan should be developed based on this risk assessment. The management plan may include the following :-
• Clean up debris
• Repair
• Encapsulate
• Enclosed
• Remove
• Maintain and update log of asbestos containing materials
• Monitor condition
• Restrict access
• Label or colour code
• Inform
• Train
• Define safe systems of work
• Operate a permit to work system
To manage the risk effectively you will need to:
• Keep and maintain an up to date record of the location, condition, maintenance and removal of all asbestos materials on your premises
• Repair, seal or remove if there is a risk of exposure
• Maintain in a good state of repair and regularly monitor the condition

• Inform anyone likely to disturb asbestos of its location and condition
• Have arrangements in place so that work which disturbs asbestos complies with the Control of Asbestos Regulations (CAR)
• Review the plan at regular intervals and update if circumstances change

4.18 Generally, work with asbestos insulation, insulating board and spray coating **must not** be carried out without a licence from the HSE although there are exceptions for very minor works - more information is available in Managing and working with asbestos Control of Asbestos Regulations 2012 Approved Code of Practice and guidance L143 (Second edition) Published 2013. As a general guideline, work on these materials should be carried out inside full enclosures incorporating negative pressure and decontamination facilities although minor works may be carried out in accordance with the ***"Asbestos Essentials Task Manual" (HSG210).***

4.19 The removal of asbestos insulation, insulating board and spray coating is subject to a statutory 14 day notification to the Health and Safety Executive. The notification period is a condition of the removal contractor's licence. Note, also there may be additional restrictions placed on a licence at the discretion of the HSE.

4.20 Following the introduction of The ***Hazardous Waste (England & Wales) Regulations 2005 as amended by the Hazardous Waste (England & Wales) Regulations 2009***, all materials with an asbestos content greater than 0.1% by weight - including asbestos cement where applicable - are now classified as a Hazardous Waste and must be disposed of at a site licensed to accept such waste. An appropriate consignment note is also required.

4.21 Although not a legal requirement, it is recommended that a licensed asbestos contractor is engaged for any work with asbestos - including cement products - to ensure full compliance with all current legislation.

5.0 UKAS

5.1 In accordance with current legislation as of August 1999, as an employer, you must only engage laboratories to carry out air monitoring, clearance sampling and analysis who can demonstrate that they conform to ***European Standard ISO 17025*** by accreditation with a recognised accreditation body.

5.2 Environtec Ltd are accredited by ***UKAS (United Kingdom Accreditation Service)*** for fibre counting, clearance sampling, bulk sampling and bulk analysis **(Testing 2030)** thereby assuring our audit system, quality system, calibration and testing operations are in compliance with the relevant requirements and are regularly assessed both internally and externally. Environtec Ltd is a UKAS accredited inspection body for asbestos surveying in complying with the standard ***ISO 17020 (Inspection 197).***

5.3 Environtec Ltd has a wealth of experience and knowledge to ensure maximum standards are maintained and that the reporting to the client is of the highest quality achievable. Views and interpretations expressed within the content of this report are outside the scope of UKAS.

6.0 AIR SAMPLE ANALYSIS RESULTS

6.1 If required, air tests were taken in accordance with ***HSG 248*** and our UKAS accreditation for fibre counting and sampling. Air test filters were cleared using acetone/triacetin and read using phase contrast microscopy.
Environtec Ltd are participants, with current satisfactory performance in the RICE scheme (The Regular Inter-Laboratory Counting Exchange), which formally established in 1984 as the UK National Proficiency Testing Scheme for laboratories using the membrane filter method.

7.0 DISCLAIMER

7.1 This consultancy contract was completed by Environtec Ltd on the basis of a defined programme of work and terms and conditions agreed with the Client. This report was compiled with all reasonable care and attention, bearing in mind the project objectives, the agreed scope of works, prevailing site conditions and the degree of manpower and resources allocated to the project, as agreed.

7.2 Environtec Ltd cannot accept responsibility to any parties whatsoever, following the issue of this report, for any matters arising which may be considered outside of the agreed scope of works.

7.3 This report is issued in confidence to the client and Environtec Ltd cannot accept responsibility to any third parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of the report solely at their own risk.

The measurements given within this report for all sampled asbestos/non asbestos materials are approximations only. Environtec Ltd cannot accept responsibility for discrepancies on these measurements. Any future asbestos removal projects should be priced on the basis that the material has been accurately measured by the removing party themselves

8.0 CONCLUSION

8.1 General

8.1.1 Where asbestos materials have been positively identified to this property remedial action may be required to be completed to render them safe. Some asbestos materials may remain in-situ in their present condition to fulfil their life expectancy, providing they remain undisturbed and undamaged.

8.1.2 Careful consideration must be given to all maintenance and associated operations that will or are likely to disturb any asbestos bearing materials that remain in-situ.

8.1.3 It must be noted that demolition works prior to refurbishment or similar may expose asbestos materials that were physically and visually impossible to locate and identify within the restraints of this survey. Caution should therefore always be adopted where there is a question of doubt.

8.1.4 Caution must therefore be adopted when maintenance works are conducted, should any suspect materials be revealed then the works must stop immediately and expert advice sought.

8.1.5 The test results set out within the appendices show the nature and condition of the asbestos present in the building. Should the building be programmed for major demolition and redevelopment works all asbestos materials positively identified must be removed under controlled conditions by a hazardous licensed asbestos removal contractor and disposed of as hazardous waste, prior to the commencement of such works.

9.0 RECOMMENDATIONS

9.1.1 This survey report and recommendations detailed shall form part of the asbestos management plan in accordance with ***regulation 4 of the (CAR 2012).***

9.1.2 To comply with and ensure that the requirements of ***The Control of Asbestos Regulations 2012 and the Approved Code of Practice L143 Managing and Working with Asbestos, and Guidance, Health and Safety at Work Act 1974, The Management of the Health & Safety at Work Regulations 1999 and Construction (Design and Management) Regulations 2015.*** It is proposed and recommended that the following are implemented and actioned:-

9.1.3 That access and disturbance to all areas containing loose or substantially damaged/ deteriorated asbestos materials with a priority ***High*** be restricted immediately.

9.1.4 That all asbestos materials listed under priority ***High*** be the subject of removal/ remedial action to be implemented immediately to render them safe. This action to include all necessary environmental decontamination and cleaning as necessary.

9.1.5 That those items listed under priority ***Medium*** which are vulnerable to damage be removed and replaced with a non-asbestos substitute or if the ACM is not vulnerable to damage then the ACM must be encapsulated within 12 months of the date of this report.

9.1.6 That all individual recommendations relating to ACM occurrences listed within the asbestos register are implemented within 12 months or sooner of the date of this report, depending on the individual circumstances. The prefix word "Programme for removal" shall indicate a less urgent ACM occurrence that requires remedial action to be implemented at a later date depending upon

budget restraints.

9.1.7 That those items listed under priority ***Low/Very Low*** may remain in situ unless there is a high vulnerability to damage and/or disturbance as a result of routine occupational activity or maintenance/refurbishment.

9.1.8 That all asbestos containing materials that are to remain in place are clearly labelled with statutory warning labels. Labelling of ACMs that are in good condition and may remain in-situ is purely a recommendation. We appreciate in certain circumstances asbestos can be an emotive subject and labelling of asbestos may draw unwanted attention to the said material. Other warning systems can be applied to the ACMs for example a colour coding and/or permit to work scheme should be operated ensuring contractors, building occupants and maintenance operatives who need to know about asbestos are effectively alerted to its presence before undertaking any works in the area. Environtec Ltd can provide full details of a comprehensive permit to work scheme upon request.

9.1.9 Consideration should be given to future proposed refurbishment work and the asbestos removal abatement works programmed in to take advantage of that opportunity. If during refurbishment of a building it becomes necessary for asbestos materials to be worked upon or disturbed in any way there is a requirement under the ***CAR 2012*** to carry out a risk assessment.

9.1.10 That all removal, encapsulation and abatement works are undertaken and completed in compliance with a detailed specification and method statement for asbestos works.

9.1.11 That where asbestos materials are to remain insitu then regular, at least annual periodic audit inspections are carried out to monitor and maintain the condition of the asbestos materials such that the risks to health are reduced to the minimum possible so far as is reasonably practicable.

9.1.12 That those employed in management positions directly or indirectly having control of the building (duty holder) and/or any works within these premises are made fully aware of this report and all asbestos materials identified. Those management have a responsibility to provide awareness training for all personnel, site and office based.

9.1.13 Those who have repair and maintenance responsibilities for the premises because of a contract or tenancy or those in control of the premises if no such contract or tenancy exists are the "duty holder". The duty holder shall adopt all liabilities for management of ACMs.

9.1.14 That all contractors and those who visit site to undertake any works be notified and made aware of this report and that asbestos materials are present prior to the undertaking of such works to enable suitable precautionary actions to maintain and reduce the risk to health.

9.1.15 That asbestos airborne fibre monitoring is considered to all areas where asbestos materials have been listed under priority ***High or Medium*** which are programmed for removal at a later date, to identify if airborne fibres are being generated under prevailing conditions. It is considered that this monitoring exercise will act as a reassurance confirmation as it is not expected that airborne fibres will be generated.
This monitoring should be maintained periodically until the said asbestos materials are made safe by removal or abatement works.

9.1.16 That all asbestos removal/abatement works are undertaken by a licensed asbestos removal contractor under the direct supervision of Environtec Ltd appointed by the client and that all analytical attendance and monitoring be completed by Environtec Ltd in accordance with our

UKAS accreditation.

9.1.17 That competitive quotations/tendering procedures are employed to achieve the most economically favourable costings and programme.

10.0 CLIENT OPTIONS

10.1 Environtec Limited, on the basis of the survey report can assist the duty holder in compiling a detailed asbestos management plan and asbestos policy on behalf of the client which shall incorporate involve asbestos remedial works. If necessary, together with future updates to the register, asbestos awareness training together with our comprehensive popular permit to work scheme.

10.2 Environtec Ltd can also undertake periodic inspections/re-surveys of premises on behalf of clients to assess in-situ asbestos containing materials and inspect areas originally omitted from the survey with the purpose of updating the asbestos register especially when remedial works or maintenance works take place. The register shall be issued with updates on a regular basis one copy to the client and one for the premises.

10.3 Where remedial works are identified, Environtec Ltd under CDM Regulations 2015 can act as the designer and can prepare a detailed specification or method statement for the safe removal/containment and any decontamination of all asbestos identified. The specification will encompass all current legislation, extent of works and any site restrictions.

10.4 The works can be programmed to progress in phases in order to keep staff disturbance to a minimum. All works to be managed and monitored by Environtec Limited who will provide all necessary certification upon successful completion of the works.

10.5 Environtec Limited have been involved as Project Managers on asbestos projects can also act as Principal Designers or Principal Contractors under the CDM Regulations 2015 for clients , and as such, have compiled a list of reputable Licensed Asbestos Contractors. The contractors are familiar with our Specification and are usually selected for their particular experience or location to the particular site.

10.6 Returned tenders will be vetted by Environtec Limited to ensure that contractors have demonstrated a thorough understanding of the proposed works and provided all necessary supporting information. From the details returned, a recommendation will be made of the most suitable tender received. The tenderers and recommendations will be submitted to the client in the form of a tender summary report.

10.7 Budget prices based on our knowledge and experience in the industry can be prepared if requested.

10.8 The client should consider undertaking asbestos surveys of other properties under their control and management to formulate and generate an asbestos risk register for their portfolio of buildings so that the asbestos can be effectively controlled and managed. This should be undertaken prior to future projects enabling the client to account for any additional costs/timescale additions necessary on such projects as well as locating previously unidentified asbestos material. Current legislation has placed a statutory obligation on the duty holder to manage ACMs in non-domestic premises. The asbestos register will form part of the management plan. It is a requirement that all properties controlled by the duty holder have a management plan that incorporates an asbestos register.

10.9 Environtec Ltd can provide a computer web-based portal database system so that asbestos risk registers for various buildings can be properly managed and updated accordingly incorporating current legislation.

11.0 REGULATIONS ON ASBESTOS IN BUILDINGS

11.1 General

11.1.1 Prior to any work involving the disturbance or removal of asbestos containing materials, points that must be noted:
In accordance with the **, The Control of Asbestos Regulations 2012 Approved Code of Practice L143 Managing and working with asbestos and guidance,** all work with asbestos falls within the scope of the Code of Practice and guidance therein. In general terms, if the code applies, various provisions and regulations have to be compiled with. Although failure to observe any provision of this code is not in itself an offence, that failure may be taken by a court in criminal proceedings as proof that a person has contravened a regulation to which the provision relates.

11.1.2 The Control of Asbestos Regulations 2012 Approved Code of Practice and guidance is aimed at those who have repair and maintenance responsibilities for non-domestic premises.

11.1.3 Definitions
a) Control Limits: The single control limit for all asbestos types is 0.1 fibres per cubic centimetre averaged over a continuous 4 hour period.
For further reference, please refer to the following Guidance Notes:-
1) ***HSG248 - Asbestos: The analyst's guide for sampling, analysis & clearance procedure***s, published by the Health and Safety Executive.

11.1.4 Every effort has been made to identify all asbestos materials so far, as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.
Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons:
• Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
• Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. where this is the case then its detection will be impaired.
• Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
• Debris from previous asbestos removal projects may well be present, these may have not been discovered in some areas as they are in insufficient quantities to be detected. All good intentions are made for its discovery in keeping with the required sampling and inspection frequency in HSG 264.
• Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos at Work Regulations (1987) or other similar subsequent regulations laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.

• This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or another i.e. working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
• Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.
• In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
• Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (textured coating for example). Where this is the case the sample taken may not be representative of the whole product throughout.
• Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instructions and guidance at that time.
• Environtec Limited cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report. Environtec Limited cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.
As a general guide:

a) Asbestos materials which are sound, undamaged and not releasing dusts, should not be disturbed unless for refurbishment works and then, all necessary precautions must be taken and in accordance with Managing and working with asbestos, The Control of Asbestos Regulations 2012 Approved Code of Practice and guidance.
b) Those activities that are likely to produce a release of asbestos dust should be avoided as far as possible.
c) The concentration of airborne asbestos in occupied areas should be reduced to the lowest, reasonably practicable level.

11.2 Specific

11.2.1 ***Section 2(d) of the Health and Safety at Work Act 1974 (Chapter 37),*** places a general duty on employers to:
'So far as is reasonably practicable as regards any place of work under the employers control, the maintenance of it in a condition that is safe and without risk to health, and adequate as regards facilities and arrangement for their welfare at work'.
Section 3 of the Act places general duties on employers and the self employed persons other than their employees:
'It shall be the duty of every employer to conduct his undertaking in such a way to ensure, so far as is reasonably practicable, that persons not in his employment who may be affected, thereby are not exposed to such risks to their health or safety'.
Section 4 places general duties on persons concerned with premises to persons other than their employees in non-domestic premises:
'... to take such measures as it is reasonably practicable, that the premises ...., and any plant or substance in the premises or, as the case may be, provided for use there, is or are safe and without risk to health'.

11.2.2 The ***Control of Asbestos Regulations 2012 (CAR)*** requires employers to prevent the exposure of employees to asbestos. If this is not reasonably practicable the law says their exposure should be controlled to the lowest possible level. Before any work with asbestos is carried out, the Regulations require employers to make an assessment of the likely exposure of employees to asbestos dust. The assessment should include a description of the precautions that are to be taken to control dust release and to protect workers and others who may be affected by that work. If you are employing a contractor to work in your building make sure that either the work will not lead to asbestos exposures or that they have carried out this assessment and identified work practices to reduce exposures.

11.2.3 The ***Construction (Design and Management) Regulations 2015*** applies to all construction, maintenance, refurbishment and demolition projects irrespective of the size . The Regulations states that:

"construction work" ... includes:

(a) de-commissioning, demolition or dismantling of a structure;
(d) the removal of a structure, or of any product or waste resulting from demolition or dismantling of a structure:

There are five defined roles as part of the CM 2015 Regulations
1. The Client
2. Principal Designer (replaces the old CDM Coordinator)
3. Designer
4. Principal Contractor
5. Contractor

The main changes surround the Client and the new Principal Designer role. However, despite remaining largely unchanged the Designer might have the biggest impact on asbestos projects.

Client

CDM 2015 takes implied responsibilities from the 2007 regs and adds liability significant phrases such as 'must' and 'ensure'. The main changes are as follows:
• Ensure sufficient time for the project
• Ensure that a Construction Phase Plan and H&S File are created
• Provide pre-construction information to every Designer and Contractor
• Ensure arrangements for managing a project are in place and are maintained
• Ensure the project is completed (so far as reasonably practicable) without risk to any person affected by the project
• 'Reasonable steps' are taken to ensure that the Principal Contractor and Principal Designer fulfil their duties
• If the Client does not feel competent - they must obtain competent advice
• Where there is more than one contractor, the Client must appoint a Principal Designer and Principal Contractor (in writing) - or assume all of those duties as well!

With the exception of domestic clients**, the regs therefore no longer make the allowance that

Clients don't know what to do and now insist that they must, or employ competent advice so that they can.

** Note the duties of domestic clients are assumed by the Principal Contractor or in the case of very small jobs, the single Contractor.

Designers

Whilst this is not a new role and the duties are not tremendously different from before, it is worth understanding who a designer is and what duties they are committing to when they take it on. The regs tell us a Designer is an organisation or individual who
prepare or modify a design for a construction project (including the design of temporary works)
It goes on to say this includes, writing specifications, project management, drawings and anyone that design and modify work are included. It is therefore clear that the familiar role asbestos consultancies take on - is unarguably that of a designer.
The following key duty is therefore assumed by anyone in the role:
Must identify foreseeable risks to health and safety and apply the principles of prevention (avoid, reduce or where you can't, control)
... identify foreseeable risks... , Environtec Ltd fully understands the issues presented by an asbestos job, our industry is often guilty of being blinkered to the host of other hazards that surround it. Therefore when specifying a removal technique, the Environtec Ltd Designer will consider all Health and Safety issues associated with the project

The Principals (Designers and Contractors)
Any project that involves more than one contractor e.g. LARC, Scaffolder, Electrician (for isolations) etc... must have both a Principal Contractor (PC) and a Principal Designer (PD). If the Client fails to appoint them, they assume the duties.
The two main changes for the PC is that the notification bar is higher. A project now needs to be notified if > 500 person days or if >30 working days AND >20 workers at any one time. The HSE believe this will halve the number of projects to be notified.

However a Construction Phase Plan is now needed on ALL projects, not just notified ones. The significance of this on asbestos projects where the LARC is the PC or sole Contractor is that they must produce a Construction Phase Plan (CPP) as well as their method statement. For the small removal project most of the detail required in a CPP is already present in a good quality method Statement.

The PD is the new role on the block, replaces the old CDM Coordinator, takes on all of those duties and more. The duties are:
• Coordinating the Pre-Construction phase
• Identify and remove / control foreseeable risks
• Ensuring co-ordination and co-operation of all team members
• Assist the Client with Pre-Construction Information. The principal designer must help the client bring together the information the client already holds (such as any existing health and safety file or asbestos survey). The principal designer should then:
(a) assess the adequacy of existing information to identify any gaps in the information which it is necessary to fill;
(b) provide advice to the client on how the gaps can be filled and help them in gathering the

necessary additional information; and
• Assist the PC in preparing the Construction Phase Plan (now needed on ALL projects)
• Prepare the Health & Safety File

The role is essentially an organisational one, plus:

• Identifying project risks - perhaps with a full team meeting discussing the project and thrashing out what hazards are to be expected - agreeing how they would be mitigated and assigning responsibility

• Identifying residual risk (for the H&S File) - this will flow from the initial meetings, hazards identified that remain after the job is finished.

11.2.4 Assessment of work which exposes employees to asbestos (as detailed in regulation 6 of the ***Control of Asbestos Regulations 2012):***
The Control of Asbestos Regulations 2012 Approved Code of Practice L143 Managing and working with asbestos, and guidance place strict duties on those who have repair and maintenance responsibilities for premises, because of a contract or tenancy, to manage the risk from asbestos in those premises. Where there is no contract or tenancy the person in control will be the duty holder. There is also a duty of co-operation on other parties under the Approved Code of Practice and guidance.
Who has a duty to Manage asbestos?

A wide range of people potentially have obligations under this regulation, including employers and the self-employed, if they have responsibilities for maintaining or repairing non-domestic premises, and the owner of those premises, whether they are occupied or vacant. In all these cases, regulation 4 of CAR may apply, but the extent of the practical duties will be determined by contractual and other existing legal obligations towards the property.
Specific legal duties under regulation 4 of CAR 2012

The broad requirements on employers and others are to:
- Take reasonable steps to find materials likely to contain asbestos;
- Presume materials contain asbestos, unless there is strong evidence to suppose they do not;
- Assess the risk of the likelihood of anyone being exposed to asbestos from these materials;
- Make a written record of the location and the condition of the ACMs and presumed ACMs and keep it up to date;
- Repair or remove any material the contains or is presumed to contain asbestos, is necessary, because of the likelihood of disturbance, and its location or condition;
- Prepare a plan to manage that risk and put it into effect to ensure that;
- Information on the location and condition of ACMs is given to people who may disturb them;
- any material known or presumed to contain asbestos is kept in a good state of repair;
- Monitor the condition of ACMs and presumed ACMs; and
- Review and monitor the action plan and the arrangements made to put it in place;

11.2.5 Information, Instruction and Training (as detailed in Regulation 10 of CAR 2012):
Every employer shall ensure that adequate information, instruction and training is given to his employees who are liable to be exposed to asbestos so that they are aware of the risks and the precautions that should be observed.

11.2.6 Use of ***Control Measures (as detailed in Regulation 12 of CAR 2012):***
Every employer who provides personal protective equipment shall ensure that it is properly used. Every employer shall make full and proper use of any personal protective equipment and if he discovers any defect he shall report it to his employer.

11.2.7 Maintenance of ***Control Measures (as detailed in Regulation 13 of CAR 2012):***
Every employer who provides any personal protective equipment shall ensure that it is maintained in a clean and efficient state, in efficient working order and in good repair.

11.2.8 ***Provision and Cleaning of Protective Clothing (as detailed in Regulation 14 of CAR 2012):***
Every employer shall provide adequate and suitable protective clothing for his employees who are exposed to asbestos. The employer shall ensure that any protective clothing provided, is either disposed of as asbestos waste or adequately cleaned.

11.3 Removal

11.3.1 When it is not possible to seal an asbestos material effectively and it is likely to release dust, it may be decided to remove it completely. If it is necessary to disturb asbestos materials frequently, for example, for maintenance purposes, the cost of the precautions required may make it more cost effective to replace them. However, it should be recognised that removal often leads to higher short-term dust levels than sealing the material in place, and appropriate precautions must be taken.
Removal may involve complete removal of board or lagging for example, or simply removal of a small vulnerable area from an installation. Temporary repair, sealing or enclosure may be required to render asbestos material safe pending removal. When asbestos fire protection material is removed, it must be immediately replaced with materials having at least an equivalent fire rating.
Removal of sprayed asbestos, lagging and asbestos insulating board should generally be carried out by a Contractor licensed by the Health and Safety Executive (HSE).
Work with materials in which the asbestos fibres are firmly linked in a matrix do not require to be conducted by a licensed contractor. The definition of licensable work is given in paragraph 30 Managing and working with asbestos. The Control of Asbestos Regulations 2012 Approved Code of Practice and guidance, although it is recommended that all such works are undertaken by a licensed contractor.

11.3.2 The ***Control of Asbestos Regulations 2012, entitled 'Asbestos:*** sets down a single control limit for the level of airborne asbestos fibres for all asbestos types, this being 0.1 fibres per cubic centimetre averaged over a continuous 4 hour period.
It should be noted, however, that this level refers to those who would expect to come into contact with asbestos as part of their employment. There are currently no levels set for the general public. However, in terms of non-occupation exposure, airborne fibre levels should be controlled to as low as reasonably practicable. For most practicable purposes, this effectively means less than 0.01 fibres/ml.
Should one wish to disturb this material, the above level must not be exceeded.

11.3.3 Any intended de-contamination/removal work should be undertaken in accordance with a detailed specification.
The specification should include for:-
a)The continued operational requirements.
b)The continuation of the current refurbishment works and the following legislation:-

1) ***The Control of Asbestos Regulations 2012***
2) **L143 Managing and working with asbestos**
3) ***Health and Safety at Work etc. Act 1974.***
4) ***HSG248: Asbestos: The analysts' guide for the sampling, analysis and clearance procedures.***
5) ***Construction (Design and Management) Regulations 2015.***
6) ***Control of Substances Hazardous to Health Regulations 2002***.
7) ***HSG247 Asbestos: The Licensed Contractors' Guide***
8) ***Respiratory Protective Equipment at Work; A Practical Guide HSG53.***
9) ***A comprehensive guide to Managing Asbestos in Buildings HSG227.***
10) ***HSG 264: Asbestos: The Survey Guide***
11) ***Asbestos Essentials Task Manual HSG210.***
12) ***The Hazardous Waste (England & Wales) Regulations 2005 as amended by the Hazardous Waste (England & Wales) Regulations 2009***

c)Further reading:

- ***Asbestos MS13.***