

REFURBISHMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS

CLIENT: DDS Environmental

SITE: Radford House, 18-20 Effingham Street, Ramsgate, Kent, CT11 9AT



Job number	J062606	
Number of high risk materials	0	
Number of medium risk materials	0	
Number of low/ very low risk materials	3	
Issue	Date	Status
1	16/09/2022	Withdrawn
2	01/11/2022	Amendment to plans

SECTION 1 - EXECUTIVE SUMMARY

TYPE OF SURVEY: Refurbishment

SCOPE & EXTENT OF SURVEY: All areas of the building

Locations of asbestos containing materials (ACMs) and actions

Action	Floor/ room
Manage	None recorded
Encapsulate	None recorded
Enclose	None recorded
Remove	Radford House / 1st Floor / 1.08 - Board, Radford House / External / Outbuilding 1 externals - Cement, Radford House / Roof Void / 2.04 roof void - Cement
Restrict Access	None recorded
Inspect Prior to Disturbance	None recorded
Restrict access and remove	None recorded

Areas where no access recorded

Floor/ room
Radford House/External/Externals – No access to main roof - high level access required
Radford House/External/Externals – No access beyond roller doors to rear - unable to tie in ladders
Radford House/Ground Floor/G.03 – No access to cupboard - desk position prevents access
Radford House/1st Floor/1.09 – No access to ceiling void - ceiling grid prevents access. This hatch covers ceiling void to rooms 1.09-1.11

SECTION 2 - INTRODUCTION

The purpose of the survey is to assist duty holders in managing asbestos within premises. The survey is to provide sufficient information for an asbestos register and allow for the planning of removal of all ACMs as far as reasonably practicable from the premises prior to refurbishment.

In most cases the survey will have two main aims:

- ▮ it must as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs;
- ▮ it should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.

SITE DETAILS

Site description, age and construction

The site is a commercial building with an estimated construction date of pre-1900. Externally the building is brick and concrete built and internally lined with lath and plaster, timber and plasterboard.

Use and occupation of site

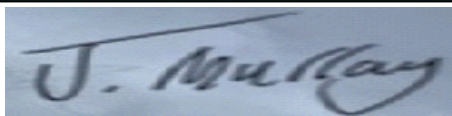
The site is in use as a commercial building and was occupied at the time of survey.


Scope of survey

This survey report covers those areas controlled by client only. These areas are those shown on the attached plans. The areas surveyed were at the direction of the client.

SECTION 3 - GENERAL SITE INFORMATION

Survey information		Report index	
Client	DDS Environmental	Section 1	Executive summary
Client address	Charles Anthony House, Manston Road, Margate, Kent, CT9 4JW	Section 2	Introduction
Client Contact	Luke Breach	Section 3	General site information
Site address	Radford House, 18-20 Effingham Street, Ramsgate, Kent, CT11 9AT	Section 4	Survey results table
Type of Survey	Refurbishment Survey	Section 5	Conclusions and actions
Survey Start Date	3 Sep 2022	Section 6	Limitations of survey
Survey End Date	3 Sep 2022	Appendix A	Non-asbestos samples and assessments
Surveyor/s	Josh Murray	Appendix B	Material assessment records & photographs
Job number	J062606	Appendix C	Certificates of bulk sample analysis
		Appendix D	Sample/ assessment location plans
		Appendix E	General observations

Report prepared by			
Josh Murray	Surveyor		1 Nov 2022

Report verified by			
Michael Stewart	Technical Reviewer		1 Nov 2022

Eton Environmental Group Ltd were instructed to undertake a survey for asbestos containing materials at these premises in accordance with the instructions received from the client. The scope of the survey is summarised below, and is in accordance with HSE document HSG264 "Asbestos: The survey guide" and our documented in-house quality system as accredited by UKAS to ISO17020.

SURVEY INSTRUCTIONS

Survey type instructed	Refurbishment Survey
Included areas	All areas of the building were included in this survey.
Excluded areas	N/A
Agreed exclusions, inaccessible areas and any variations from the method	
<p>In accordance with the PSQ J062606 authorised on 02/09/2022</p> <p>In the parts of the building covered by the scope of the refurbishment survey, restrictions were put in place at the specific request of the client.</p> <p>Because of these restrictions, all external and internal access and construction points were inspected through small holes only to minimise damage and disruption.</p> <p>If any refurbishment works may disturb these other installations, survey access should be provided beforehand.</p> <p>Because of these restrictions, observations made and samples taken are assumed to be representative of the whole. However, it cannot be guaranteed that all areas of the building are similar and therefore any installations and locations that are either opened through small holes or not intrusively opened at all should be treated with additional caution and further survey access gained if required.</p> <p>Eton Environmental Group Ltd endeavoured to conduct the survey as thoroughly as possible within the remit and constraints as stated by the client. Where access restrictions are noted, it is strongly recommended that during the refurbishment works this report is used as a guide but not taken as definitive of ACMs in the building. Caution must be used when accessing any areas and if suspect materials are noted works should cease until further competent advice is sought.</p>	

It is strongly recommended that this report is used as a whole document. Use of individual sections e.g. plans or survey results table alone may lead to misinterpretation for which Eton Environmental Group Ltd cannot be held responsible. This report is a technical document in line with current legislation and guidance. Should clarification be required contact Eton Environmental Group Ltd.

Material & Priority Risk Assessments

Material Risk Assessment:

Material assessment scoring is not a requirement for refurbishment surveys. However, this report does contain material assessment scoring in case ACMs are to remain after refurbishment or management of ACMs is required until refurbishment is undertaken.

The material risk is determined by four parameters, which will assess the risk of fibre release from an ACM when subject to normal disturbance; product type, extent of damage or deterioration, surface treatment and asbestos type.

Each parameter is given a risk score: 3 = high, 2 = medium, 1 = low and 0 = very low.

The total material risk score is the sum total with materials with a score of 10 or more are regarded as having a high fibre release potential, between 7 and 9 a medium fibre release potential, 5 and 6 as a low fibre release potential. Scores of 4 or less are regarded as having a very low fibre release potential. Non-asbestos containing materials are not scored.

Based upon the material risk score, recommendations for control actions and management actions are derived to ensure areas of concern are made safe and remaining ACMs are suitably managed.

Priority Risk Assessment:

Priority risk scoring is undertaken only at the specific request of the client. The Control of Asbestos Regulations (CAR) 2012 requires the duty holder to assess the risks associated with the activities on the premises, additional to those considered within the material risk. Although the duty holder has a responsibility for the priority score, Eton Environmental Group Ltd may collect this information with assistance from the client.

Scores will be between 0 and 12 (10-12 high, 6-9 moderate, 3-5 low and 1-2 very low). Where the priority assessment has not been undertaken, these fields will be left blank for the duty holder to complete. Non-asbestos containing materials are not scored and the priority assessment fields do not appear for these materials.

Total Risk Scores:

The total risk scores are calculated by addition of the material & priority risk scores to give an indication of the relative risk of each ACM, total risk scores between 19-24 are high risk, scores between 13-18 are moderate risk, scores between 9-12 are low risk and scores below 9 are considered as very low risk. Where the priority assessment has not been undertaken, this field will be left blank for the duty holder to complete.

Recommendations:

Recommendations are made to the client based upon all factors including risk scoring. These recommendations fall into two categories, management actions and control actions. Control actions are used to describe actions that will have to be undertaken to the ACM directly and may require specialist treatment or works e.g. encapsulation, repair or removal. In a refurbishment survey report control actions will recommend removal of all materials unless removal is not reasonably practicable. Where removal is time consuming and resource-intensive and only involves removal of lower risk materials such as textured coatings containing asbestos, then removal may not be reasonably practicable.

Management actions are used to describe actions that should be undertaken that do not necessarily involve direct treatment to the ACM e.g. labelling of ACMs, regular inspection for damage/ deterioration, informing tenants/ staff/ contractors or isolation.

SECTION 4 - SURVEY RESULTS TABLE

The data contained within this table shows the known asbestos containing materials (ACMs) for this site as identified at the time of the survey.

The results were compiled by Eton Environmental Group Ltd in accordance with the Health and Safety Executive document HSG264, the Control of Asbestos Regulations (CAR) 2012 and our documented in-house quality procedures as accredited by UKAS to ISO17020.

The data shown may refer to historical data and information provided by the client. Eton Environmental Group Ltd cannot be held responsible for the accuracy of the data included where it is supplied by the client (including the interpretation of any supplied information).

The information in this survey report should be used to form the asbestos register which is a key component of the management plan. The survey report itself will generally not be the asbestos register. The asbestos register will be a simpler document and will not contain most of the information in the survey report, e.g. the bulk analysis results or survey site information.

Regulation 4 of the Control of Asbestos Regulations 2012 dictates that the duty holder should make a written record of the location and condition of known and presumed ACMs and keep the record up to date. This should include regular inspections of the known ACMs and the records updated accordingly. This information must be given to any persons liable to disturb ACMs (e.g. maintenance operatives).

Regulation 11 of the Control of Asbestos Regulations 2012 requires all employers to prevent the exposure of employees and contractors to asbestos as far as reasonably practicable.

The information within this register/ report is provided to the client and Eton Environmental Group Ltd cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to any works in areas that may contain or conceal ACMs, professional advice from a competent organisation or person should be sought. It is strongly recommended that any remedial works to be undertaken to ACMs identified should be based upon a written specification, site visit and other relevant documentation of works and not solely on this report.

Actions listed in the table and MARs in appendix B indicate the following recommendations:

Action	Recommendation
Manage	Inform staff/ contractors, label, re-inspect on a regular basis as per asbestos management plan
Encapsulate	Paint with a suitable proprietary sealant by competent persons and manage as above
Enclose	Box in/ surround with rigid material e.g. timber board and manage as above
Remove	Removal to be undertaken by competent persons
Restrict Access	Take immediate steps to prevent exposure e.g. warning signs, locking rooms, informing staff/ contractors

The table below shows the known ACMs for this site as identified at the time of the survey. Areas of no access should be presumed to contain asbestos until proven otherwise. If this table is blank then no ACMs have been detected within the scope of the survey. Further details of actions recommended are in section 5.

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
Radford House	External / Externals	0020	No access to main roof		-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Radford House	External / Externals	0024	No access beyond roller doors to rear		-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Radford House	External / Outbuilding 1 externals	0027	Cement corrugated roof sheets	Cement	Surface Sealed	Low Damage	12	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(4) Very low	-	Remove
Radford House	Ground Floor / G.03	0017	No access to cupboard		-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Radford House	1st Floor / 1.08	0008	Board door beading to window between rooms 1.08 and 1.09	Board	Surface Sealed	Low Damage	21m	Easily disturbed	Identified	Amosite	(6) Low	-	Remove
Radford House	1st Floor / 1.09	0011	No access to ceiling void		-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
Radford House	Roof Void / 2.04 roof void	0002	Cement lining to ceiling above 2.03 in roof void	Cement	Surface Sealed	Low Damage	15m ²	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(4) Very low	-	Remove

SECTION 5 - CONCLUSIONS AND ACTIONS

Asbestos Containing Materials and Specific Recommendations:

Twenty one samples were taken on site, three of which were confirmed to contain asbestos upon analysis.

General Recommendations:

This was a refurbishment survey.

In the areas where the survey was undertaken with regard to refurbishment of the survey site area, the recommendation is that all asbestos containing materials are removed from site prior to refurbishment in compliance with the Control of Asbestos Regulations 2012.

The asbestos insulating board is a licensed asbestos product and its removal will require the services of a licensed asbestos contractor.

Removal of licensed asbestos materials may require a fourteen day notification period to the relevant enforcing authority prior to works being carried out.

Although the other asbestos materials are non-licensed asbestos products any work upon, or removal of, these materials will need to be done by competent persons and items removed disposing of as asbestos waste. Removal of non-licensed asbestos materials may require notification to the relevant enforcing authority prior to works being carried out.

Any works to these products, such as drilling, cutting or any other abrasive works that may disturb the asbestos, should be prevented.

It is also recommended that staff and contractors are made aware of the presence of all asbestos containing materials to prevent disturbance. This information should be provided to external contractors (e.g. plumbers) pre contract commencement or prior to their arrival on site. This will enable contractors to plan their work accordingly to reduce the risk of exposure to asbestos.

It should be noted that this report only forms part of an asbestos management plan and does not necessarily provide full compliance with regulation 4 of CAR 2012.

Further information can be obtained from the following asbestos related publications:

Regulations:

The Control of Asbestos Regulations 2012.

Approved Codes of Practice:

“Managing and working with asbestos” (L143) 2nd Ed. 2013

Guidance:

“Asbestos: The survey guide” (HSG264) 2nd Ed. 2012

“Asbestos: The analysts' guide for sampling, analysis and clearance procedures” (HSG248) 2005

“Asbestos: The licensed contractors' guide” (HSG247) 2006

“A comprehensive guide to managing asbestos in premises” (HSG227) 2004

“A short guide to managing asbestos in premises” (INDG223) rev. 5 2012

“Asbestos Essentials Task Manual” (HSG210) 4th Ed. 2018

The above documents are published by the Health and Safety Executive and are available from HSE Books, PO Box 1999, Sudbury, Suffolk CO10 2WA

And;

www.books.hse.gov.uk

The above list should not be considered exhaustive.

SECTION 6 - LIMITATIONS OF SURVEY

This asbestos survey was undertaken in accordance with the requirements of HSE documents HSG264 “Asbestos: The survey guide” and HSG248 “Asbestos: The analysts guide for sampling, analysis and clearance procedures” and also Eton Environmental Group Ltd documented in house quality procedures as accredited by UKAS to ISO17020.

Part of the scope of a survey is to collect bulk samples from suspect ACMs found for analysis by a UKAS accredited laboratory to confirm or refute the surveyor’s judgement. If a material is found to contain asbestos other similar homogenous materials used in the same way within the building may be strongly presumed to contain asbestos. The number of samples taken is dependent on the homogeneity of the material but the number should be sufficient for the surveyor to make an assessment of whether asbestos is present or not.

When a sample cannot be taken but the surveyor suspects that asbestos is present within the material, two levels of presumption can be made: one where there is a strong presumption that the material does contain asbestos but a laboratory identification has not been undertaken to confirm this; and a default situation where it must be presumed to contain asbestos because there is insufficient evidence to suggest it is not an ACM.

It should be noted that whilst the surveyor makes every effort to locate all suspect ACMs as far as is reasonably practicable, it can not be guaranteed that all ACMs have been located. Some materials may be hidden within the fabric of the building may only come to light during refurbishment.

Where suspect ACMs are located during the survey it is not the policy of Eton Environmental Group Ltd to disturb this material in any way except to take a representative sample. If it is suspected that further ACMs may be hidden behind a suspect ACM non-licensed, NNLW or licensed asbestos works may be required to gain access. Eton Environmental Group Ltd can assist with further planning to gain access but this would be at additional cost.

Asbestos cement is a non-licensed asbestos material. Asbestos insulating board (AIB) is a licensed asbestos material. A competent, experienced surveyor will normally be able to visually identify most asbestos cement products. But, if visual identification is inconclusive, analysis will be needed to establish the asbestos type(s). If, after analysis of the asbestos types, there is still doubt about whether a material is an asbestos cement product, a water absorption measurement will be

needed, following the methodology set out at www.hse.gov.uk/asbestos/essentials/cement.htm to decide whether the material is asbestos cement.

All material extent figures are as accurate as reasonably practicable and therefore not necessarily definitive for the purpose of tendering for removal without further conformation if required. Plans/ drawings within this report are not to scale.

If, at the time of the survey, access was not possible to certain areas, these are noted on the assessment reports. Until such time that these areas are inspected they should be presumed to have asbestos containing materials for the purposes of the proposed refurbishment.

All reasonable efforts are made to locate ducts, cavities, voids, under-crofts etc as part of the survey. However, some of these areas may not come to light until after the survey has been completed e.g. because the information was not supplied prior to the survey.

This is a building survey only and does not include for any ground investigation outside of the footprint of the structure or structures surveyed or below the lowest level slab before the ground/ ground-bearing slab.


APPENDIX A - TABLE OF NON-ASBESTOS SAMPLES AND ASSESSMENTS


Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Radford House	External / Externals	0021	Promenade tiles flat roof above G.01	Cement	-	-	9m ²	-	Identified	No Asbestos Detected	
Radford House	External / Externals	0022	Asphalt flat roof above G.01 and G.02	Bitumen	-	-	27m ²	-	Identified	No Asbestos Detected	
Radford House	External / Externals	0023	Putty to all windows	Putty	-	-	80lm	-	Identified	No Asbestos Detected	Also to window of outbuilding 2
Radford House	External / Outbuilding 1 internals	0025	Board door lining to internal side of door	Board	-	-	2m ²	-	Identified	No Asbestos Detected	
Radford House	External / Outbuilding 1 externals	0026	Bitumen damp proof course to brick walls	Bitumen	-	-	7lm	-	Identified	No Asbestos Detected	
Radford House	Ground Floor / G.01	0014	Board to ceiling next to large double timber doors	Board	-	-	20m ²	-	Identified	No Asbestos Detected	Also in high level timber cupboard
Radford House	Ground Floor / G.01	0015	Floor joints to solid floor	Well Bound Material	-	-	30lm	-	Identified	No Asbestos Detected	
Radford House	Ground Floor / G.02	0016	Screed To solid floor below vinyl flooring	Well Bound Material	-	-	12m ²	-	Strongly Presumed (009)	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Radford House	Ground Floor / G.05	0018	Yellow gasket to large flange	Gaskets	-	-	1no.	-	Identified	No Asbestos Detected	
Radford House	Ground Floor / G.05	0019	Green gasket small flanges	Gaskets	-	-	2no.	-	Identified	No Asbestos Detected	
Radford House	1st Floor / 1.07	0004	Board pitched ceiling to underside of staircase	Board	-	-	2m²	-	Identified	No Asbestos Detected	
Radford House	1st Floor / 1.07	0005	Board to walls within cupboard under staircase	Board	-	-	5m²	-	Identified	No Asbestos Detected	
Radford House	1st Floor / 1.07	0006	Board door beading around door window	Board	-	-	2lm	-	Identified	No Asbestos Detected	
Radford House	1st Floor / 1.08	0007	Board Door beading to window between rooms 1.07 and 1.08	Board	-	-	2lm	-	Strongly Presumed (006)	No Asbestos Detected	
Radford House	1st Floor / 1.08	0009	Screed under carpet	Well Bound Material	-	-	1.5m²	-	Identified	No Asbestos Detected	
Radford House	1st Floor / 1.08	0010	Stairnosing to staircase	Well Bound Material	-	-	22lm	-	Identified	No Asbestos Detected	1lm per step

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
Radford House	1st Floor / 1.09	0012	Board to walls within cupboard	Board	-	-	4.5	-	Identified	No Asbestos Detected	
Radford House	1st Floor / 1.11	0013	Cistern to window wall	Well Bound Material	-	-	1no.	-	Identified	No Asbestos Detected	
Radford House	2nd Floor / 2.01	0001	Board to window wall	Board	-	-	1.5m ²	-	Identified	No Asbestos Detected	
Radford House	2nd Floor / 2.04	0003	Stairnosing to staircase	Well Bound Material	-	-	12lm	-	Identified	No Asbestos Detected	1 lm per step


APPENDIX B - MATERIAL ASSESSMENT RECORDS


Assessment details				Comments	
Building	Radford House	Floor/ room	2nd Floor / 2.01		
Assessment no.	0001	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Board to window wall				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	<div>Photograph</div> 
Building	Radford House	Floor/ room	Roof Void / 2.04 roof void		
Assessment no.	0002	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	15m²	Asbestos Type	Chrysotile		
Location/ position	Cement lining to ceiling above 2.03 in roof void				
Surface treatment	Surface Sealed				
Product type	Cement				
Material risk	Very low	Material risk score	4		
Action	Remove				





Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	Radford House	Floor/ room	2nd Floor / 2.04	1 lm per step	
Assessment no.	0003	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Stairnosing to staircase				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	
Building	Radford House	Floor/ room	1st Floor / 1.07		
Assessment no.	0004	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Board pitched ceiling to underside of staircase				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	Radford House	Floor/ room	1st Floor / 1.07		
Assessment no.	0005	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Board to walls within cupboard under staircase				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	
Building	Radford House	Floor/ room	1st Floor / 1.07		
Assessment no.	0006	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Board door beading around door window				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	
Building	Radford House	Floor/ room	1st Floor / 1.08		
Assessment no.	0007	Accessibility			
Material Risk					
Identification	Strongly Presumed (006)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Board Door beading to window between rooms 1.07 and 1.08				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				





Assessment details				Comments	<div></div>
Building	Radford House	Floor/ room	1st Floor / 1.08		
Assessment no.	0008	Accessibility	Easily disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	2lm	Asbestos Type	Amosite		
Location/ position	Board door beading to window between rooms 1.08 and 1.09				
Surface treatment	Surface Sealed				
Product type	Board				
Material risk	Low	Material risk score	6		
Action	Remove				





Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	
Building	Radford House	Floor/ room	1st Floor / 1.08		
Assessment no.	0009	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Screed under carpet				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	Photograph
Building	Radford House	Floor/ room	1st Floor / 1.08	1lm per step	
Assessment no.	0010	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Stairnosing to staircase				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	Photograph
Building	Radford House	Floor/ room	1st Floor / 1.09	No access to ceiling void - ceiling grid prevents access. This hatch covers ceiling void to rooms 1.09-1.11	
Assessment no.	0011	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to ceiling void				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				


Assessment details				Comments	
Building	Radford House	Floor/ room	1st Floor / 1.09		
Assessment no.	0012	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Board to walls within cupboard				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	<div>Photograph</div> 
Building	Radford House	Floor/ room	1st Floor / 1.11		
Assessment no.	0013	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Cistern to window wall				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

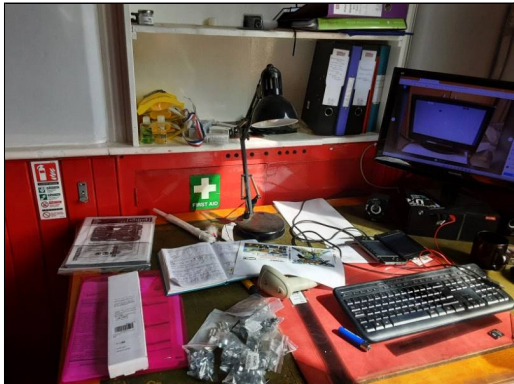



Assessment details				Comments	Photograph
Building	Radford House	Floor/ room	Ground Floor / G.01	Also in high level timber cupboard	
Assessment no.	0014	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Board to ceiling next to large double timber doors				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	Photograph	
Building	Radford House	Floor/ room	Ground Floor / G.01			
Assessment no.	0015	Accessibility				
Material Risk						
Identification	Identified	Condition				
Extent		Asbestos Type	No Asbestos Detected			
Location/ position	Floor joints to solid floor					
Surface treatment						
Product type	n/a					
Material risk		Material risk score				
Action	No further action required					


Assessment details				Comments	<div>Photograph</div> 
Building	Radford House	Floor/ room	Ground Floor / G.02		
Assessment no.	0016	Accessibility			
Material Risk					
Identification	Strongly Presumed (009)	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Screed To solid floor below vinyl flooring				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				





Assessment details				Comments	Photograph
Building	Radford House	Floor/ room	Ground Floor / G.03	No access to cupboard - desk position prevents access	
Assessment no.	0017	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to cupboard				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				


Assessment details				Comments	<div>Photograph</div> 
Building	Radford House	Floor/ room	Ground Floor / G.05		
Assessment no.	0018	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Yellow gasket to large flange				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	
Building	Radford House	Floor/ room	Ground Floor / G.05		
Assessment no.	0019	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Green gasket small flanges				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	Photograph
Building	Radford House	Floor/ room	External / Externals	No access to main roof - high level access required	
Assessment no.	0020	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access to main roof				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				


Assessment details				Comments	
Building	Radford House	Floor/ room	External / Externals		
Assessment no.	0021	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Promenade tiles flat roof above G.01				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				


Assessment details				Comments	<div>Photograph</div> 
Building	Radford House	Floor/ room	External / Externals		
Assessment no.	0022	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Asphalt flat roof above G.01 and G.02				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Radford House	Floor/ room	External / Externals	Also to window of outbuilding 2	
Assessment no.	0023	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Putty to all windows				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Radford House	Floor/ room	External / Externals	No access beyond roller doors to rear - unable to tie in ladders	
Assessment no.	0024	Accessibility			
Material Risk					
Identification	Inaccessible (Presumed)	Condition	n/a		
Extent		Asbestos Type	n/a		
Location/ position	No access beyond roller doors to rear				
Surface treatment	n/a				
Product type	n/a				
Material risk		Material risk score			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	Radford House	Floor/ room	External / Outbuilding 1 internals		
Assessment no.	0025	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Board door lining to internal side of door				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Radford House	Floor/ room	External / Outbuilding 1 externals		
Assessment no.	0026	Accessibility			
Material Risk					
Identification	Identified	Condition			
Extent		Asbestos Type	No Asbestos Detected		
Location/ position	Bitumen damp proof course to brick walls				
Surface treatment					
Product type	n/a				
Material risk		Material risk score			
Action	No further action required				

Assessment details				Comments	Photograph
Building	Radford House	Floor/ room	External / Outbuilding 1 externals		
Assessment no.	0027	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Identified	Condition	Low Damage		
Extent	12	Asbestos Type	Chrysotile		
Location/ position	Cement corrugated roof sheets				
Surface treatment	Surface Sealed				
Product type	Cement				
Material risk	Very low	Material risk score	4		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

APPENDIX C - CERTIFICATES OF BULK SAMPLE ANALYSIS



Analysis Report

Report Number: **J062606**

Issue Date: 08/09/2022

Re-Issue — 1

Private & Confidential:
DDS Environmental
Charles Anthony House
Manston Road
Margate
Kent
CT9 4JW

Premises of Sample Origin:
Radford House
18-20 Effingham Street
Ramsgate
Kent
CT11 9AT

Analyst: Widlyne Pean

Sampled by: Josh Murray

Date of Sample Receipt: 06/09/2022

Date of Analysis: 06/09/2022 -
07/09/2022

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
1	JJ005821	Board to window wall	NAD
2	JJ005822	Cement lining to ceiling above 2.03 in roof void	Chrysotile
3	JJ005823	Stairnosing to staircase	NAD
4	JJ005824	Board pitched ceiling to underside of staircase	NAD

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

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Laboratory, Eton Environmental Group Ltd, Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH
Tel: 01325 366886 Fax: 01325 366914 Website www.etongroup.co.uk
Registered No. 5145774 Registered Office: 1 Trinity Court, Faverdale, Darlington DL3 0PH

Certificate of Analysis	Issue No: 9	Form 103	Issue Date: 23/08/22	Issue by: Quality Manager
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Analysis Report

Report Number: **J062606**

Issue Date: 08/09/2022

Re-Issue — 1

Private & Confidential:
 DDS Environmental
 Charles Anthony House
 Manston Road
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Premises of Sample Origin:
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 18-20 Effingham Street
 Ramsgate
 Kent
 CT11 9AT

Analyst: Widlyne Pean

Sampled by: Josh Murray

Date of Sample Receipt: 06/09/2022

Date of Analysis: 06/09/2022 -
 07/09/2022

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
5	JJ005825	Board to walls within cupboard under staircase	NAD
6	JJ005826	Board door beading around door window	NAD
8	JJ005827	Board door beading to window between rooms 1.08 and 1.09	Amosite
9	JJ005828	Screed under carpet	NAD

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Certificate of Analysis	Issue No: 9	Form 103	Issue Date: 23/08/22	Issue by: Quality Manager
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Analysis Report

Report Number: **J062606**

Issue Date: 08/09/2022

Re-Issue — 1

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 Manston Road
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Premises of Sample Origin:
 Radford House
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 Kent
 CT11 9AT

Analyst: Widlyne Pean

Sampled by: Josh Murray

Date of Sample Receipt: 06/09/2022

Date of Analysis: 06/09/2022 -
 07/09/2022

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
10	JJ005829	Stairnosing to staircase	NAD
12	JJ005830	Board to walls within cupboard	NAD
13	JJ005831	Cistern to window wall	NAD
14	JJ005832	Board to ceiling next to large double timber doors	NAD

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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 Quality Manager

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Certificate of Analysis	Issue No: 9	Form 103	Issue Date: 23/08/22	Issue by: Quality Manager
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Analysis Report

Report Number: **J062606**

Issue Date: 08/09/2022

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Analyst: Widlyne Pean

Sampled by: Josh Murray

Date of Sample Receipt: 06/09/2022

Date of Analysis: 06/09/2022 -
 07/09/2022

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
15	JJ005833	Floor joints to solid floor	NAD
18	JJ005835	Yellow gasket to large flange	NAD
19	JJ005836	Green gasket small flanges	NAD
21	JJ005837	Promenade tiles flat roof above G.01	NAD

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Analysis Report

Report Number: **J062606**

Issue Date: 08/09/2022

Re-Issue — 1

Private & Confidential:
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Premises of Sample Origin:
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 18-20 Effingham Street
 Ramsgate
 Kent
 CT11 9AT

Analyst: Widlyne Pean

Sampled by: Josh Murray

Date of Sample Receipt: 06/09/2022

Date of Analysis: 06/09/2022 -
 07/09/2022

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
22	JJ005838	Asphalt flat roof above G.01 and G.02	NAD
23	JJ005839	Putty to all windows	NAD
25	JJ005840	Board door lining to internal side of door	NAD
26	JJ005841	Bitumen damp proof course to brick walls	NAD

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Certificate of Analysis	Issue No: 9	Form 103	Issue Date: 23/08/22	Issue by: Quality Manager
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Analysis Report

Report Number: **J062606**

Issue Date: 08/09/2022

Re-Issue — 1

Private & Confidential:
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 Charles Anthony House
 Manston Road
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Premises of Sample Origin:
 Radford House
 18-20 Effingham Street
 Ramsgate
 Kent
 CT11 9AT

Analyst: Widlyne Pean

Sampled by: Josh Murray

Date of Sample Receipt: 06/09/2022

Date of Analysis: 06/09/2022 -
 07/09/2022

Item No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
27	JJ005842	Cement corrugated roof sheets	Chrysotile

Notes:

Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

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Certificate of Analysis	Issue No: 9	Form 103	Issue Date: 23/08/22	Issue by: Quality Manager
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APPENDIX D - GENERAL OBSERVATIONS

Building	Room no.	Description	Comments
Radford House	Externals	External – Externals	Metal/plastic rainwater goods, timber soffits and fascias, solid walls, timber and metal fitted windows with solid sills, plastic pipework, timber fitted doors with glass header panels, clay/metal grilles, modern ventilation, solid chimneys with clay cowls, timber framed metal roller shutter doors with timber fascias above, steel staircase, metal wastepipes, modern flue pipes, lead flashing, asphalt roof covering above G.01 and G.02 with promenade tiles above G.01, plastic vents, pitched slate tiled roof above 1.09-1.11, flat felt 1st floor roof. No visible damp proof course.
Radford House	Outbuilding 1 externals	External – Outbuilding 1 externals	Cement corrugated roof, solid walls, timber framed door, timber fascias, timber lintel, plastic vent, bitumen damp proof course.
Radford House	Outbuilding 1 internals	External – Outbuilding 1 internals	Cement corrugated roof, timber beams, solid walls and floor, timber framed door, plastic vent.
Radford House	Outbuilding 2 externals	External – Outbuilding 2 externals	Metal corrugated roof sheets, solid walls, timber framed doors, timber framed window.
Radford House	Outbuilding 2 G.01	External – Outbuilding 2 G.01	Plasterboard ceiling to metal ceiling with modern foam insulation between, timber beams, solid walls, fitted timber framed door, fitted timber framed window, fitted electric heater, timber panels fitted to wall, modern electrics, timber to solid floors.
Radford House	Outbuilding 2 G.02	External – Outbuilding 2 G.02	Metal corrugated roof sheets, metal and timber beams, solid walls and floor, timber framed doors.
Radford House	G.01	Ground Floor – G.01	Board/lath and plaster ceiling to timber floorboards above, ceramic tiles fitted to solid walls, timber framed fitted doors with glass header panels, metal trunking, foam insulated metal pipework, unlagged metal pipework, metal radiators with unlagged metal pipework, timber cupboard housing modern electrics, modern MEM electrical boxes, concrete floor, solid and steel columns, steel beam, plaster coving, timber fitted panels to walls, timber framed metal roller shutter doors, metal fan units, timber fitted window and sill, timber wall to staircase, modern timber cupboards, timber skirting to cupboards, modern metal sink unit with unlagged metal and plastic pipework, high level cupboard with modern ventilation, unlagged metal pipework and timber floor to plasterboard ceiling below to G.02. Within cupboard under staircase - solid ceiling, solid floor, unlagged metal pipework, timber framed fitted door, solid and timber walls.
			MMM suspended ceiling tiles to fitted timber ceiling, plasterboard ceiling, part ceramic tiled plasterboard/solid walls, fitted timber framed sash window with modern

Radford House	G.02	Ground Floor – G.02	cords, timber fitted sill, timber boxing housing unlagged metal pipework, modern W.C. and shower fittings, unlagged metal and plastic pipework, foam insulated metal pipework, metal radiator with unlagged metal pipework, modern vinyl flooring to screed covered solid floor.
Radford House	G.03	Ground Floor – G.03	Lath and plaster ceiling to timber floorboards above, timber/solid walls, fitted timber framed metal/timber windows with fitted with fitted timber sills, fitted timber framed sash window with modern cords, timber fitted doors with glass header panels, modern electrics, timber skirting, modern vinyl flooring to solid floor, plastic conduits, unlagged metal pipework, metal radiators with unlagged metal pipework.
Radford House	G.04	Ground Floor – G.04	Timber ceiling to cupboard above with solid ceiling, MMMF and unlagged metal pipework, solid walls, metal trunking, plastic conduits, timber framed sliding doors, timber/solid walls, modern floor cover to solid floor, timber fitted doors and windows, metal windows, modern timber kitchen units, metal radiator with unlagged metal pipework.
Radford House	G.05	Ground Floor – G.05	Plasterboard ceiling to timber above, solid walls, concrete floor, timber raised floor, modern boilers and flues, part MMMF insulated metal pipework, timber fitted door, metal trunking, modern digital pressurisation unit.
Radford House	G.06	Ground Floor – G.06	Solid ceiling, solid walls, solid floor, unlagged metal pipework, fitted timber framed door, modern gas fittings.
Radford House	1.01	1st Floor – 1.01	MMMF suspended ceiling tiles to void above to lath and plaster ceiling to timber floorboards above, electrical cables, plasterboard/lath and plaster/solid walls, plastic cable trunking, metal radiator with unlagged metal pipework, timber framed sash windows with modern cords and timber surrounds, timber framed fitted doors, timber skirting, plaster grille to chimney, timber fitted steps to external door, carpet to MDF to timber floorboards.
Radford House	1.02	1st Floor – 1.02	Lath and plaster ceiling to timber floorboards above, woodchip papered plasterboard/lath and plaster/solid walls, metal radiator with unlagged metal pipework, timber framed sash windows with modern cords, timber framed fitted doors, modern ventilation, plaster coving, plastic trunking, timber fitted cupboard, carpet to MDF to timber floorboards.
Radford House	1.03	1st Floor – 1.03	Lath and plaster ceiling to timber floorboards above, plaster coving, ceramic tiled plasterboard walls, modern ventilation, timber fitted door and skirting, modern shower unit with metal and plastic pipework, modern vinyl flooring to timber floorboards below.
Radford House	1.04	1st Floor – 1.04	MMMF suspended ceiling tiles to lath and plaster ceiling to timber floorboards above, electrical cables, plaster coving, part plastic coated plasterboard/lath and plaster walls, modern ventilation, timber fitted door and skirting, modern shower unit with metal and plastic pipework leading into timber boxing, timber framed fitted sash

			windows with modern cords, modern vinyl flooring to timber floorboards below.
Radford House	1.05	1st Floor – 1.05	Lath and plaster ceiling to timber floorboards above, wallpapered plasterboard/lath and plaster/solid walls, metal radiator with unlagged metal/plastic pipework, timber framed sash windows with modern cords and timber sills, timber framed fitted doors, plaster coving, metal trunking, timber and brick fireplace surround with slate hearth to brick chimney with a metal fitted plate, timber fitted cupboard, carpet to MDF to timber floorboards.
Radford House	1.06	1st Floor – 1.06	Lath and plaster ceiling to timber floorboards above, wallpapered plasterboard/lath and plaster/solid walls, metal radiator with unlagged metal pipework, timber framed sash windows with modern cords, timber framed window, timber sills, timber framed fitted doors, timber door reveals, plaster coving, plastic trunking, timber panel to solid chimney, modern vinyl flooring to timber floorboards.
Radford House	1.07	1st Floor – 1.07	Lath and plaster ceiling to timber floorboards above, plasterboard/lath and plaster/solid walls, timber framed window, timber framed fitted doors, modern ventilation, plaster coving, timber skirting, plastic trunking, modern electrics, carpet to MDF to timber floorboards and solid floors. Within cupboard - board pitched ceiling to underside of staircase, board walls, timber floorboards to ceiling below.
Radford House	1.08	1st Floor – 1.08	Timber ceiling with MMMF insulation above to timber ceiling above, plasterboard/solid walls, timber framed windows, timber framed sash windows with modern cords, timber fitted doors, timber skirting, carpet to screed covered solid floors, modern vinyl floor cover to solid staircase with stair nosing strips.
Radford House	1.09	1st Floor – 1.09	MMMF suspended ceiling tiles to lath and plaster/plasterboard ceiling above, part plastic coated solid/plasterboard/lath and plaster walls, fitted timber framed sash windows with modern cords, timber fitted doors, modern timber kitchen units with metal and plastic pipework, modern ventilation, timber cupboard housing foam insulated copper water cylinder with MMMF and foam insulated metal pipework, timber and board walls, plasterboard ceiling, plaster wall grille, unlagged metal pipework, metal/brick/timber fireplace fittings, modern extraction unit, modern vinyl flooring to plyboard to timber floorboards.
Radford House	1.10	1st Floor – 1.10	Plasterboard ceiling, part ceramic tiled solid/plasterboard walls, plastic cable trunking, timber fitted doors, timber fitted window with clay tiled sill, timber boxing housing unlagged metal pipework, foam insulated metal pipework, ceramic sink, modern vinyl flooring to plyboard to timber floorboards.
Radford House	1.11	1st Floor – 1.11	Plasterboard ceiling, plaster coving, ceramic tiled solid walls, timber fitted door, timber fitted window with timber fitted sill, modern toilet and wastepipe, unlagged metal pipework, modern vinyl flooring to plyboard to modern screed covered solid floor.
			Lath and plaster/plasterboard ceiling to roof void above, timber framed fitted doors,

Radford House	2.01	2nd Floor – 2.01	timber framed sash windows with timber sills and modern cords, metal radiator with unlagged metal pipework, solid/plasterboard/lathe and plaster/timber walls, timber skirting, metal vent to chimney, carpet to MDF to timber floorboards below.
Radford House	2.02	2nd Floor – 2.02	Woodchip papered lath and plaster ceiling to roof void above, timber framed fitted doors, timber framed sash windows with timber sills and modern cords, timber fitted window surrounds, metal radiator with unlagged metal pipework, woodchip papered solid/lathe and plaster/timber walls, plastic wall vent, timber, skirting, carpet to MDF to timber floorboards below.
Radford House	2.03	2nd Floor – 2.03	Plasterboard/lath and plaster ceiling to roof void above, timber framed fitted door, timber framed sash window with modern cords, plasterboard sill to void below, timber skirting, metal radiator with unlagged metal pipework, woodchip papered solid/lathe and plaster/plasterboard walls, plasterboard boxings with timber tops to empty void, carpet to MDF to timber floorboards below.
Radford House	2.04	2nd Floor – 2.04	Lath and plaster ceiling to roof void above, plaster coving, timber framed fitted doors, timber framed sash window with timber fitted sill and modern cords, modern ventilation, modern electrics, solid/plasterboard/lathe and plaster walls, timber skirting, carpet to MDF to timber floorboards below and staircase with stair nosing strips.
Radford House	2.01 roof void	Roof Void – 2.01 roof void	Pitched timber ceiling/beams/columns, brick walls, solid chimneys, timber framed loft access hatch, MMMF insulation to lath and plaster ceiling with slate roof tile debris, timber roof access hatch.
Radford House	2.04 roof void	Roof Void – 2.04 roof void	Pitched timber ceiling/beams/columns, brick walls, solid chimneys, timber framed loft access hatch, MMMF insulation to lath and plaster/plasterboard ceiling below.

Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan
indicate point of assessment,
observation or no access only.
For full extents see register/
assessment tables within this report.

Drawing not to scale

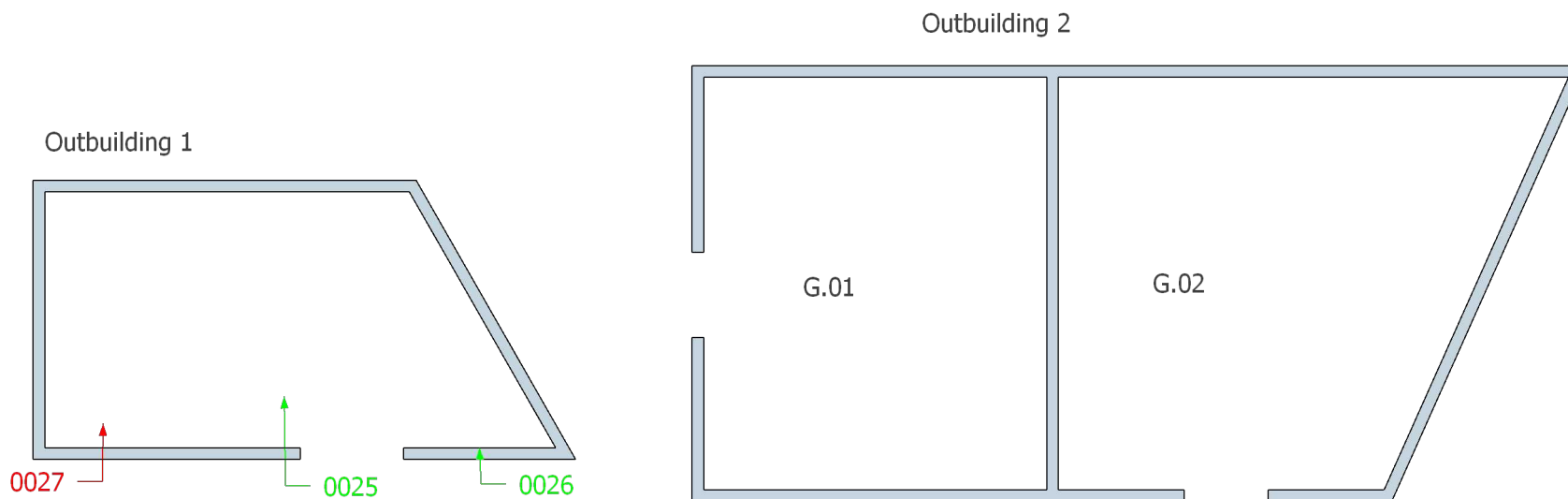
Survey reference:
J62606

Survey date:
September 2022

Building:
Outbuildings

Floor:
Ground

Site address:
Radford House,
18-20 Effingham Street,
Ramsgate,
Kent,
CT11 9AT



Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan
indicate point of assessment,
observation or no access only.
For full extents see register/
assessment tables within this report.

Drawing not to scale

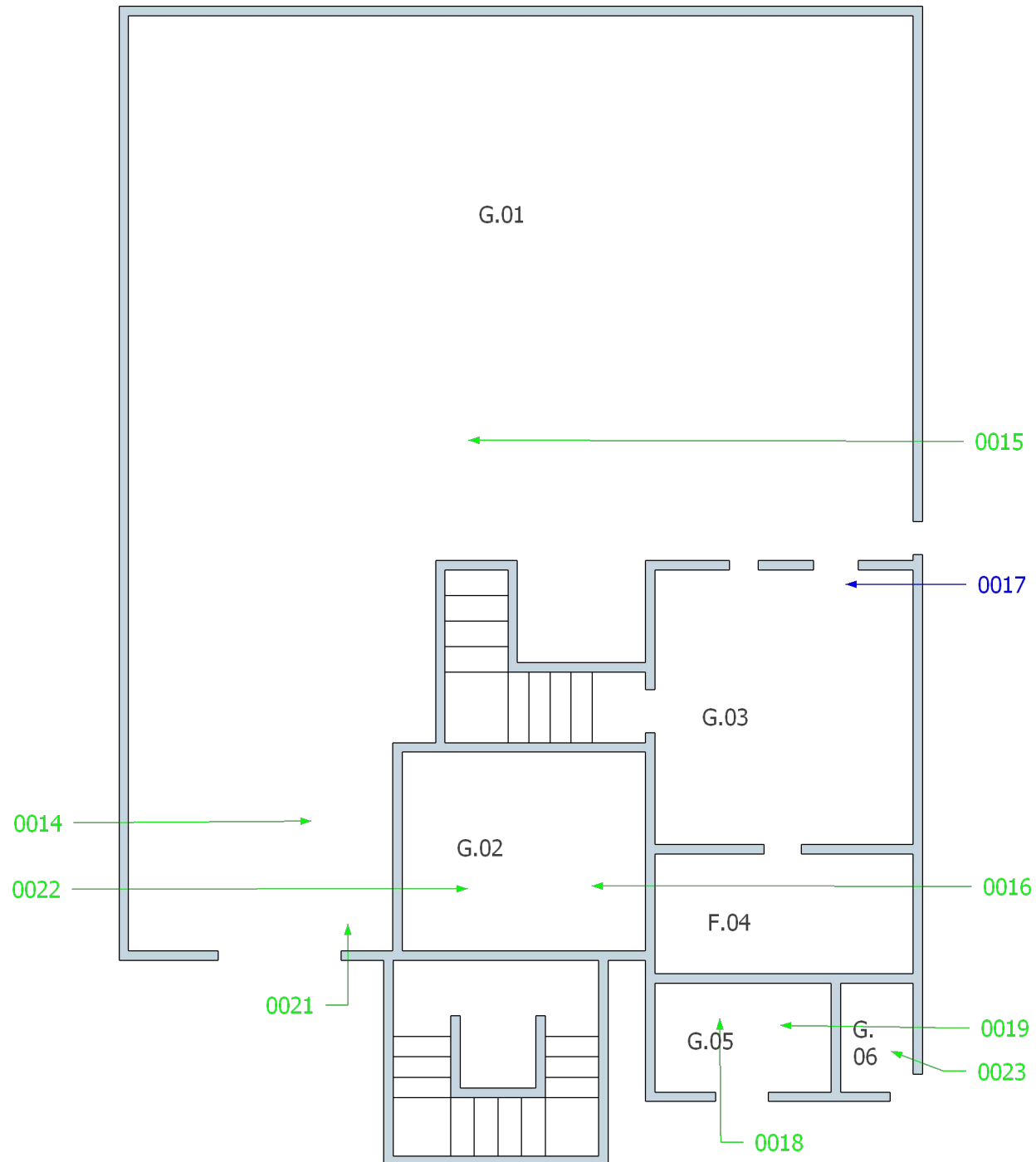
Survey reference:
J62606

Survey date:
September 2022

Building:
Main

Floor:
Ground

Site address:
Radford House,
18-20 Effingham Street,
Ramsgate,
Kent,
CT11 9AT



Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/assessment tables within this report.

Drawing not to scale

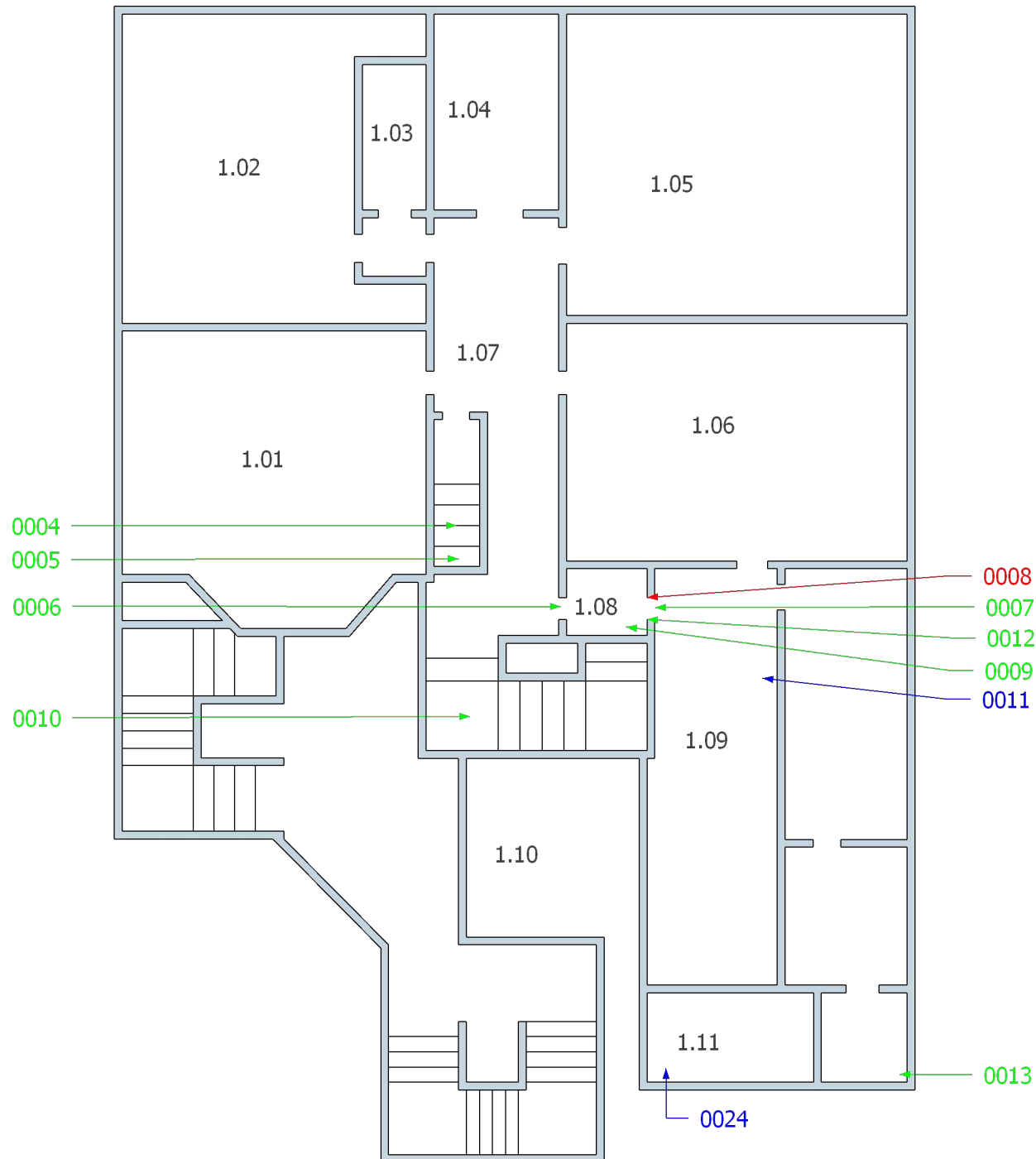
Survey reference:
J62606

Survey date:
September 2022

Building:
Main

Floor:
First

Site address:
Radford House,
18-20 Effingham Street,
Ramsgate,
Kent,
CT11 9AT



Legend:

**Asbestos positive
assessment**

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan
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Drawing not to scale

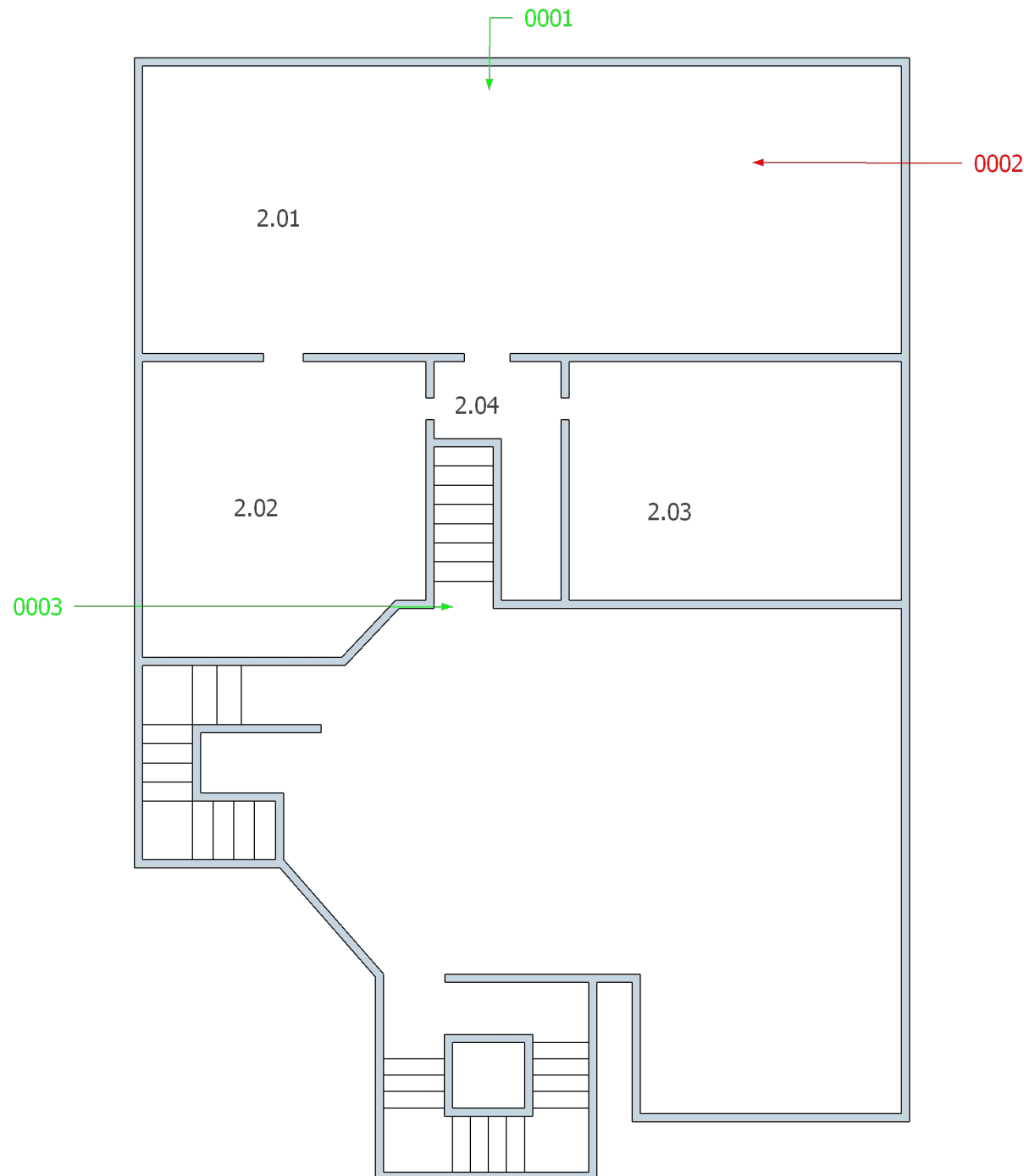
Survey reference:
J62606

Survey date:
September 2022

Building:
Main

Floor:
Second

Site address:
Radford House,
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End of report