Former Warehouse

72 Commercial Road, Lerwick

Offers over £100,000 are invited

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ISLANDS COUNCIL

Property and Location

The property is situated centrally within Lerwick to the rear of 66-68 Commercial Road, Lerwick. It was used as an engineering services warehouse between 1974 and 2016 and vacant since.

Building Construction and Internal layout

The exterior of the building is largely asbestos cladding and roof sheet which will need to be removed. There may be an option to leave the steel frame in situ. An order of Cost Estimate Report is attached, as is an Asbestos Inspection Report.

The property is partially on two levels with an internal ground floor area of 350m² and a mezzanine level of 213m². There is a dormer/loft space of 27m².

Ground floor was previously used as a workshop, welding bay and stores.

Mezzanine consists of a sales area, stores, office, storage area and canteen.

The loft/dormer area was used as an office and storage area.

Services

Mains water and electricity supplies have been disconnected but are nearby. Drains to public sewer.

Plumbing installation comprises three WC's, three wash hand basins, one urinal and one stainless steel sink. Hot water cylinder and hot water geysers.

Heating installation to waste-oil burner. Electric panel radiators to offices.

Viewing

For more information or to arrange a viewing please contact either Mike Taylor on 01595 744591 mike.taylor@shetland.gov.uk or Tracey-Anne Anderson 01595 744165 tracey.anne.anderson@shetland.gov.uk

Proposed Use and Planning

Prospective bidders should outline their plans for the building and use of the site. This should include proposed timelines for development and any additional areas of land required to make this happen. Planning consent and/or Building Standards approval may be required for any proposed alterations or change of use. The prospective purchaser should consult with the Shetland Islands Council Planning Service to fully understand any requirements that may be necessary. The Planning contact number is 01595 744293.

Please note that the closing date for offers is Thursday 25 June 2026 at 2.00pm.

Offers should be e-mailed to:

Mike Taylor
Email: mike.taylor@shetland.gov.uk

Or
Tracey-Anne Anderson
Email: tracey.anne.anderson@shetland.gov.uk

E-mails should be clearly titled "Offer for Former Warehouse, 72 Commercial Road, Lerwick". Please highlight within any offer if there will be a requirement to discuss the need for additional land on the site other than what is being sold as per the attached plan.

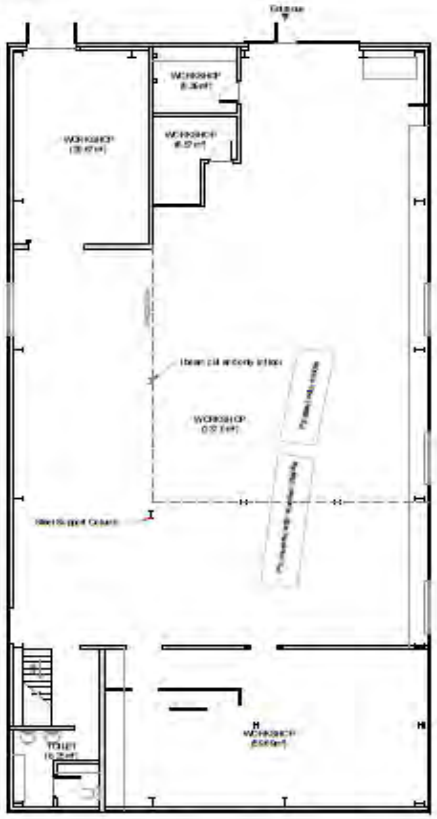
Whilst the foregoing particulars are believed to be correct, their accuracy is not warranted.

The Council reserves the right to amend the closing date.

A2 Original

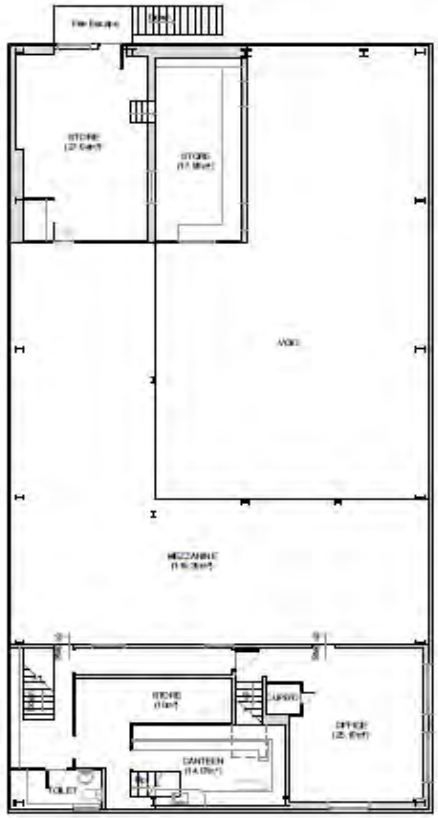
General Notes

1. This drawing is to be read in conjunction with all other Engineering Drawings and all the relevant drawings and specifications.
2. All dimensions are in mm unless specified otherwise.
3. Ensure drawing has been plotted to the correct size when scaling (A1).



Existing Ground Floor Plan

Scale 1:100



Existing Mezzanine Floor Plan

Scale 1:100

HNP Building,
Lerwick, Shetland

Location Plan

Not to Scale

Existing Loft and Dormer Plan

Scale 1:100

PRELIMINARY

FOR COMMENT

CASE SHETLAND

Civil And Structural Engineering (CASE) Shetland Ltd

Project: Shetland Islands Council Property
HNP Building, Lerwick, ZE1 0NL

Drawing Title: Existing Floor Plans

Drawn By: RLT
Checked By: EJA
Date: Aug 2019
Project Number: CS1946
Working @ A1: 1:100

Drawing Status: For Planning
Drawing Number: CS1946-40
Revision: -

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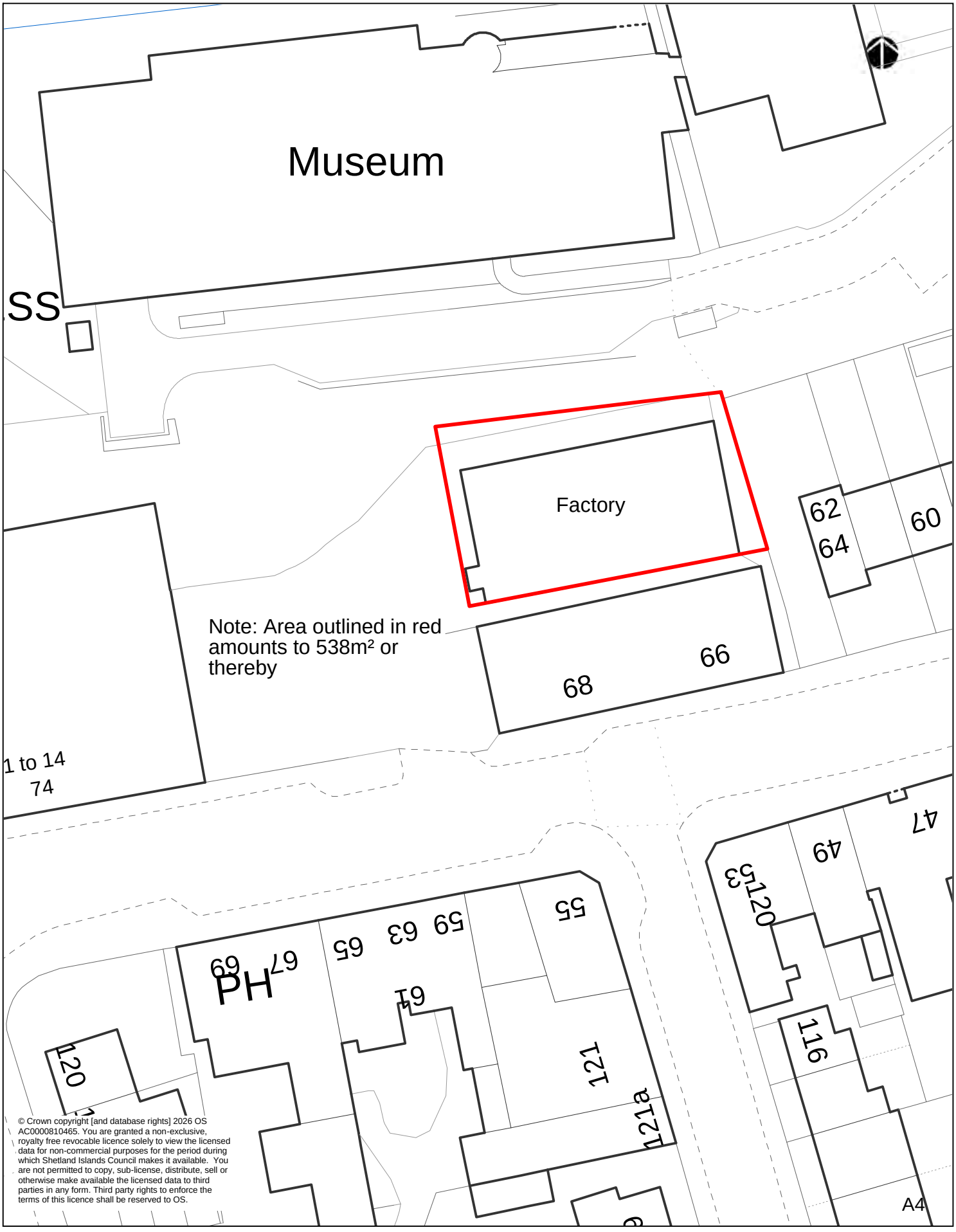


Shetland Islands Council

HNP Site
Lerwick

Date: 26/05/2026

Shetland Chartered Surveyors
Nordhus, North Ness Business Park
Lerwick
ZE1 0LZ
Email:
ewen@shetlandsurveyor.com
Tel: 01595 695 950

Asbestos Inspection Report (HSG 264)

Demolition Survey

HNP Engineers Former Workshop
Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK

Surveyed by Ewen Balfour on 10 Nov 2025

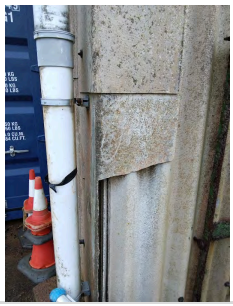
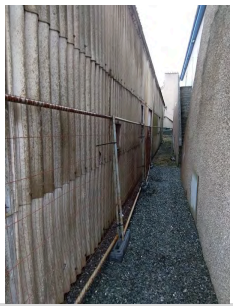
Contents

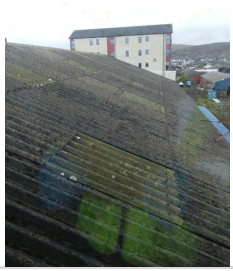
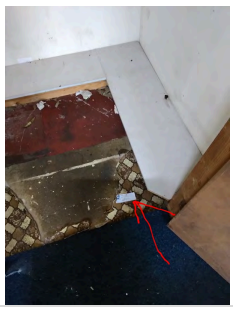
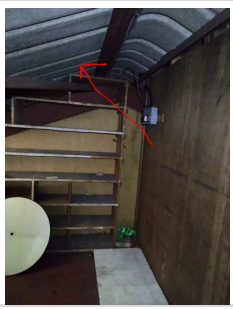
Executive Summary

The following table lists the asbestos containing materials that have been identified, presumed or strongly presumed.

The recommended actions required to manage the asbestos containing materials are summarised.

For a detailed explanation of the recommended action required to manage your asbestos containing materials please refer to the '**Action Descriptions**' section of this report, as they might vary according to which type of survey has been carried out.

ACM Item	Asbestos Material	Recommendation	Photo
Roof covering [029] 0-Ground floor > Workshop *As Seen*	Strongly Presumed	**Action B** Encapsulation *Bagged debris*	
Electrical items [014] 0-Ground floor > Workshop *As Seen*	Strongly Presumed	**Action B** Encapsulation *Flashguards within Switchgear inaccessible*	
Wall covering [007] 0-Ground floor > Workshop *Measured 480.0 Square Metres*	Identified Chrysotile	**Action C** Monitor Biannually *Cement Fibre wall lining sheet*	
Roof covering [008] External > Corners *Measured 40.0 Linear Metres*	Identified Chrysotile	**Action C** Monitor Biannually *Corner flashing vertical*	
Roof covering [009] External > Walls *Measured 480.0 Square Metres*	Identified Chrysotile	**Action C** Monitor Biannually *Cement Fibre sheeting to Walls*	

Roof covering [012] External > Roof *Measured 300.0 Square Metres*	Identified Chrysotile	**Action C** Monitor Biannually *Cement Fibre sheeting*	
Roof covering [013] External > Roof *Measured 300.0 Square Metres*	Identified Chrysotile	**Action C** Monitor Biannually *Cement Fibre roof sheet*	
Sanitary, kitchen items [026] 0-Ground floor > WC *Measured 1.0 Item*	Strongly Presumed	**Action C** Monitor Biannually *Male WC*	
Sanitary, kitchen items [027] 0-Ground floor > WC *Measured 1.0 Item*	Strongly Presumed	**Action C** Monitor Biannually *Male WC Ground Floor*	
Roof covering [030] Lean-to Store > External *Measured 40.0 Square Metres*	Strongly Presumed	**Action C** Monitor Biannually *Roof and Walls*	
Flooring [001] 1-First floor > Office 1 *Measured 25.0 Square Metres*	Identified Chrysotile	**Action D** Must Remove *Escalated *Patterned brown floor vinyl*	
Roof covering [002] 2-Second floor > Store 5 *Measured 30.0 Square Metres*	Identified Chrysotile	**Action D** Monitor Annually *Liner sheet to roof*	

Wall covering [003] 1-First floor > Main Store *Measured 100.0 Square Metres*	Identified Chrysotile	**Action D** Monitor Annually *Cement fibre wall sheeting*	
Roof covering [004] 1-First floor > Main Store *Measured 200.0 Square Metres*	Identified Chrysotile	**Action D** Monitor Annually *Cement fibre roof sheet*	
Sanitary, kitchen items [024] 1-First floor > WC *As Seen*	Strongly Presumed	**Action D** Must Remove *Escalated *Ladies WC First Floor*	
Ceilings [005] 1-First floor > Shop Office *Measured 15.0 Square Metres*	Identified Chrysotile	**Action D** Monitor Annually *Artex finish*	

***Note**: If the above table is blank, then no asbestos has been detected or presumed within the '**Scope of the Inspection**'. However, please also refer to the '**Exclusions**' and '**Non Asbestos Items**' sections of this report.*

Introduction

This report contains the findings of an asbestos Demolition Survey carried out at Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK on the 10 Nov 2025.

- Shetland Chartered Surveyors carried out the survey.
- The purpose of the Demolition Survey is to enable Shetland Islands Council to comply with CAR2012.
- The aim of the survey is to locate, identify and assess asbestos containing materials.
- Samples were not taken, where there was an electrical hazard, or it was deemed that in taking a sample it would damage the critical integrity of the product, in these cases presumptions were made on the Asbestos content.
- The extent of the inspection was accessible areas agreed with Shetland Islands Council. Any non-accessible areas are noted in the '**Exclusions**' section of this report. Exclusions should be presumed to contain asbestos.

Inspection Method

This Asbestos Demolition Survey was carried out following the guidelines set out in the Health and Safety Executive Document **HSG264** as detailed below.

About Demolition Surveys

- A demolition survey is needed before any demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the demolition work will take place. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.
- There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations, which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to ‘manage’ it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs’ condition will need to be assessed and the materials managed.

Demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey, which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Demolition and refurbishment surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large.

Inspection Overview

The following is a brief description of the inspection undertaken and the client's building.

Inspection Details

Inspection Type	Demolition Survey	
Inspection Notes	Demolition Survey for former industrial workshop and offices	
Date/Time	10 Nov 2025	09:30
Inspector	Ewen Balfour	

Building Details

Building Description	Concrete slab floor; with cement fibre sheet linings and external cladding; steel structural frame; cement fibre sheet roof sheet with rooflights; later timber clad attic extension for offices and storage; single glazed metal windows; plywood fire escape door and timber/plywood plant access doors; galvanised staircase externally to former shop; three phase electrics;
Building Date	1960s
Building Address	HNP Engineers Former Workshop, Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK

Client Details

Client	Shetland Islands Council
Client Contact	Irvine Burgess
Client Phone	01595 744571
Client Address	North Ness Business Park

Summary of Asbestos Findings

Asbestos Content

The following table shows a breakdown of the laboratory results for any samples taken during this survey.

Asbestos Content	Quantity Found
Crocidolite (Blue)	0
Crocidolite/Chrysotile (Blue/White)	0
Crocidolite/Amosite/Chrysotile (Blue/Brown/White)	0
Amosite (Brown)	0
Amosite/Chrysotile (Brown/White)	0
Tremolite	0
Anthophyllite	0
Chrysotile (White)	10
No Asbestos Detected	4

Fibre Release

The following table counts the number of asbestos containing items found by their potential fibre release risk.

Asbestos Content	Quantity Found
High	0
Medium	2
Low	8
Very Low	6
None	4

Presumptions

Samples were not taken where there was an electrical hazard, or it was deemed that in taking a sample it would damage the critical integrity of the product.

Following the guidelines set out in the Health & Safety Document HSG264, various materials may be presumed or strongly presumed to contain asbestos, and if so these will be included in the Asbestos Register.

Presumption Level	Quantity Found
Strongly Presumed	6
Presumed	0

Detailed ACM Results

[014] 0-Ground floor > Workshop > Electrical items > Consumer unit	
Building Name	HNP Engineers Former Workshop
Building Address	Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK
Extent	As Seen
Sample Number	No Sample Taken
Notes	*Flashguards within Switchgear inaccessible*

Material Assessment Score 7					
Asbestos Type	Presumed	3	Product Type	Textiles	2
Condition	Medium Damage	2	Treatment	Composite Materials	0
Fibre Release	Medium		Action Required	B: Encapsulation	

Detailed ACM Results

[024] 1-First floor > WC > Sanitary, kitchen items > Toilet seat	
Building Name	HNP Engineers Former Workshop
Building Address	Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK
Extent	As Seen
Sample Number	No Sample Taken
Notes	*Ladies WC First Floor*
	

Material Assessment Score 4					
Asbestos Type	Presumed	3	Product Type	Reinforced Composites	1
Condition	Good Condition	0	Treatment	Composite Materials	0
Fibre Release	Very Low		Action Required	D: Must Remove *Escalated	

Detailed ACM Results

[026] 0-Ground floor > WC > Sanitary, kitchen items > Toilet cistern	
Building Name	HNP Engineers Former Workshop
Building Address	Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK
Extent	Measured 1.0 Item
Sample Number	No Sample Taken
Notes	*Male WC*
	

Material Assessment Score 5					
Asbestos Type	Presumed	3	Product Type	Reinforced Composites	1
Condition	Low Damage	1	Treatment	Composite Materials	0
Fibre Release	Low		Action Required	C: Monitor Biannually	

Detailed ACM Results

[027] 0-Ground floor > WC > Sanitary, kitchen items > Toilet seat	
Building Name	HNP Engineers Former Workshop
Building Address	Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK
Extent	Measured 1.0 Item
Sample Number	No Sample Taken
Notes	*Male WC Ground Floor*
	

Material Assessment Score 5					
Asbestos Type	Presumed	3	Product Type	Reinforced Composites	1
Condition	Low Damage	1	Treatment	Composite Materials	0
Fibre Release	Low		Action Required	C: Monitor Biannually	

Detailed ACM Results

[029] 0-Ground floor > Workshop > Roof covering > Debris	
Building Name	HNP Engineers Former Workshop
Building Address	Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK
Extent	As Seen
Sample Number	No Sample Taken
Notes	*Bagged debris*
	

Material Assessment Score 8					
Asbestos Type	Presumed	3	Product Type	Reinforced Composites	1
Condition	High Damage	3	Treatment	Cement Sheets	1
Fibre Release	Medium		Action Required	B: Encapsulation	

Detailed ACM Results

[030] Lean-to Store > External > Roof covering > Single skinned cement roof	
Building Name	HNP Engineers Former Workshop
Building Address	Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK
Extent	Measured 40.0 Square Metres
Sample Number	No Sample Taken
Notes	*Roof and Walls*
	

Material Assessment Score 5					
Asbestos Type	Presumed	3	Product Type	Reinforced Composites	1
Condition	Low Damage	1	Treatment	Composite Materials	0
Fibre Release	Low		Action Required	C: Monitor Biannually	

Detailed ACM Results

[001] 1-First floor > Office 1 > Flooring > Vinyl sheet floor	
Building Name	HNP Engineers Former Workshop
Building Address	Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK
Extent	Measured 25.0 Square Metres
Sample Number	As 001 (Ref: 001/6041)
Notes	*Patterned brown floor vinyl*
	

Material Assessment Score 4					
Asbestos Type	Chrysotile	1	Product Type	Reinforced Composites	1
Condition	Medium Damage	2	Treatment	Composite Materials	0
Fibre Release	Very Low		Action Required	D: Must Remove *Escalated	

Detailed ACM Results

[002] 2-Second floor > Store 5 > Roof covering > Liner sheet	
Building Name	HNP Engineers Former Workshop
Building Address	Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK
Extent	Measured 30.0 Square Metres
Sample Number	As 002 (Ref: 002/6041)
Notes	*Liner sheet to roof*
	

Material Assessment Score 4					
Asbestos Type	Chrysotile	1	Product Type	Reinforced Composites	1
Condition	Low Damage	1	Treatment	Cement Sheets	1
Fibre Release	Very Low		Action Required	D: Monitor Annually	

Detailed ACM Results

[003] 1-First floor > Main Store > Wall covering > Wall cladding	
Building Name	HNP Engineers Former Workshop
Building Address	Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK
Extent	Measured 100.0 Square Metres
Sample Number	As 003 (Ref: 003/6041)
Notes	*Cement fibre wall sheeting*
	

Material Assessment Score 4					
Asbestos Type	Chrysotile	1	Product Type	Reinforced Composites	1
Condition	Low Damage	1	Treatment	Cement Sheets	1
Fibre Release	Very Low		Action Required	D: Monitor Annually	

Detailed ACM Results

[004] 1-First floor > Main Store > Roof covering > Corrugated roof sheets	
Building Name	HNP Engineers Former Workshop
Building Address	Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK
Extent	Measured 200.0 Square Metres
Sample Number	As 004 (Ref: 004/6041)
Notes	*Cement fibre roof sheet*
	

Material Assessment Score 4					
Asbestos Type	Chrysotile	1	Product Type	Reinforced Composites	1
Condition	Low Damage	1	Treatment	Cement Sheets	1
Fibre Release	Very Low		Action Required	D: Monitor Annually	

Detailed ACM Results

[005] 1-First floor > Shop Office > Ceilings > Textured coating to ceilings	
Building Name	HNP Engineers Former Workshop
Building Address	Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK
Extent	Measured 15.0 Square Metres
Sample Number	As 005 (Ref: 005/6041)
Notes	*Artex finish*
	

Material Assessment Score 3					
Asbestos Type	Chrysotile	1	Product Type	Reinforced Composites	1
Condition	Low Damage	1	Treatment	Composite Materials	0
Fibre Release	Very Low		Action Required	D: Monitor Annually	

Detailed ACM Results

[007] 0-Ground floor > Workshop > Wall covering > Wall cladding	
Building Name	HNP Engineers Former Workshop
Building Address	Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK
Extent	Measured 480.0 Square Metres
Sample Number	As 007 (Ref: 007/6041)
Notes	*Cement Fibre wall lining sheet*
	

Material Assessment Score 5					
Asbestos Type	Chrysotile	1	Product Type	Reinforced Composites	1
Condition	Medium Damage	2	Treatment	Cement Sheets	1
Fibre Release	Low		Action Required	C: Monitor Biannually	

Detailed ACM Results

[008] External > Corners > Roof covering > Ridging	
Building Name	HNP Engineers Former Workshop
Building Address	Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK
Extent	Measured 40.0 Linear Metres
Sample Number	As 008 (Ref: 008/6041)
Notes	*Corner flashing vertical*
	

Material Assessment Score 5					
Asbestos Type	Chrysotile	1	Product Type	Reinforced Composites	1
Condition	Medium Damage	2	Treatment	Cement Sheets	1
Fibre Release	Low		Action Required	C: Monitor Biannually	

Detailed ACM Results

[009] External > Walls > Roof covering > Corrugated roof sheets	
Building Name	HNP Engineers Former Workshop
Building Address	Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK
Extent	Measured 480.0 Square Metres
Sample Number	As 009 (Ref: 009/6041)
Notes	*Cement Fibre sheeting to Walls*
	

Material Assessment Score 5					
Asbestos Type	Chrysotile	1	Product Type	Reinforced Composites	1
Condition	Medium Damage	2	Treatment	Cement Sheets	1
Fibre Release	Low		Action Required	C: Monitor Biannually	

Detailed ACM Results

[012] External > Roof > Roof covering > Corrugated roof sheets	
Building Name	HNP Engineers Former Workshop
Building Address	Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK
Extent	Measured 300.0 Square Metres
Sample Number	As 012 (Ref: 012/6041)
Notes	*Cement Fibre sheeting*
	

Material Assessment Score 5					
Asbestos Type	Chrysotile	1	Product Type	Reinforced Composites	1
Condition	Medium Damage	2	Treatment	Cement Sheets	1
Fibre Release	Low		Action Required	C: Monitor Biannually	

Detailed ACM Results

[013] External > Roof > Roof covering > Corrugated roof sheets	
Building Name	HNP Engineers Former Workshop
Building Address	Commercial Rd, Lerwick, Shetland ZE1 0NJ, UK
Extent	Measured 300.0 Square Metres
Sample Number	As 013 (Ref: 013/6041)
Notes	*Cement Fibre roof sheet*
	

Material Assessment Score 5					
Asbestos Type	Chrysotile	1	Product Type	Reinforced Composites	1
Condition	Medium Damage	2	Treatment	Cement Sheets	1
Fibre Release	Low		Action Required	C: Monitor Biannually	

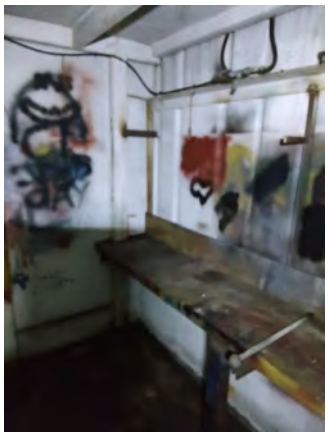
Excluded Areas

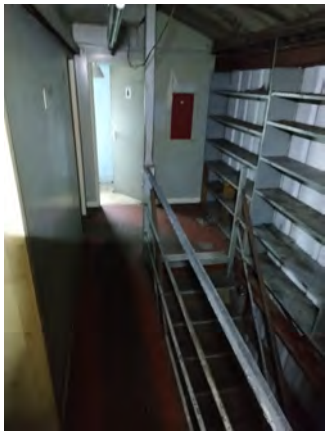
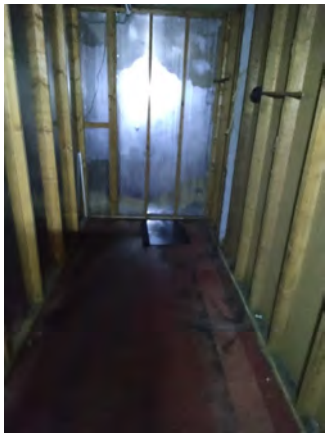
During the survey it was not possible to access certain areas listed below. You should be aware that items in excluded areas should always be **presumed to contain asbestos**.

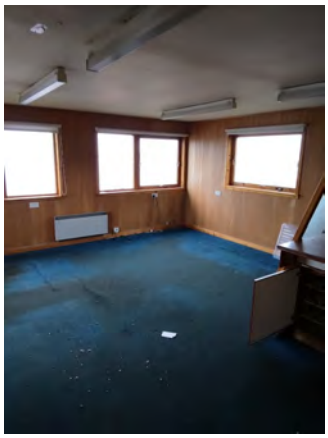
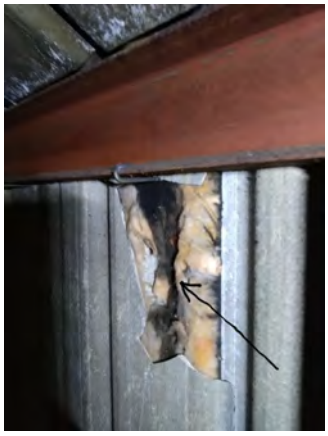
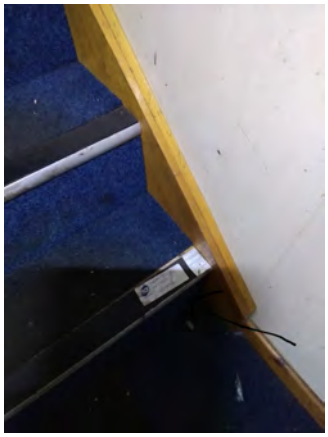
Excluded Area	Photo
[032] 0-Ground floor > Inspection pits Room *Inspection pits are filled/partially filled and could not be inspected*	 

Non Asbestos Areas/Items

The following areas/items were inspected during the survey and have been identified as NOT containing asbestos.

Non Asbestos Area/Item	Justification	Photo
[015] 0-Ground floor > Paint Store Room *Paint Store*	*No Asbestos Detected* Area inspected in detail and no suspected asbestos containing materials identified.	
[016] 0-Ground floor > Store 4 Room *Store 4*	*No Asbestos Detected* Area inspected in detail and no suspected asbestos containing materials identified.	
[017] 0-Ground floor > Store 3 Room *Store 3*	*No Asbestos Detected* Area inspected in detail and no suspected asbestos containing materials identified.	
[018] 0-Ground floor > Store 2 Room *Store 2*	*No Asbestos Detected* Area inspected in detail and no suspected asbestos containing materials identified.	

[019] 0-Ground floor > Metal Store Room *Metal Store*	*No Asbestos Detected* Area inspected in detail and no suspected asbestos containing materials identified.	
[020] 1-First floor > Shop Room *Shop*	*No Asbestos Detected* Area inspected in detail and no suspected asbestos containing materials identified.	
[021] 1-First floor > Landing Room *Landing*	*No Asbestos Detected* Area inspected in detail and no suspected asbestos containing materials identified.	
[022] 1-First floor > Store Room *FF Store*	*No Asbestos Detected* Area inspected in detail and no suspected asbestos containing materials identified.	

[023] 1-First floor > Canteen Room *Canteen*	*No Asbestos Detected* Area inspected in detail and no suspected asbestos containing materials identified.	
[025] 2-Second floor > Office 2 Room *Office 2 2nd Floor*	*No Asbestos Detected* Area inspected in detail and no suspected asbestos containing materials identified.	
[031] All floors > Cavity insulation Area *All cvaity insulation viewed is either Rockwool or Glassfibre*	*No Asbestos Detected* Knowledge of Product - Manufactured from a known non-asbestos product.	
[006] 1-First floor > Main Office Other item Stair nosings *Vinyl stair nosing*	*No Asbestos Detected* Lab Results Sample 006	

[010] External > Windows Mastic To window frames *Linseed putty to frames*	*No Asbestos Detected* Lab Results Sample 010	
[011] External > Windows Windows Bitumen Felt flashing *Felt flashing window sills*	*No Asbestos Detected* Lab Results Sample 011	
[028] 1-First floor > All rooms Flooring Vinyl sheet floor *Though first floor - Grey*	*No Asbestos Detected* Lab Results Sample 028	

Asbestos Register

Asbestos Item	Asbestos Results	Recommendation	Risk
[029] 0-Ground floor > Workshop Roof covering Debris	**Type**: *Presumed* **Condition**: *High Damage* **Product**: *Reinforced Composites* **Surface Treatment**: *Cement Sheets*	**Action B** Encapsulation *Bagged debris*	**Fibre Release** *Medium*
[014] 0-Ground floor > Workshop Electrical items Consumer unit	**Type**: *Presumed* **Condition**: *Medium Damage* **Product**: *Textiles* **Surface Treatment**: *Composite Materials*	**Action B** Encapsulation *Flashguards within Switchgear inaccessible*	**Fibre Release** *Medium*
As Sample: 007 [007] 0-Ground floor > Workshop Wall covering Wall cladding	**Type**: *Chrysotile* **Condition**: *Medium Damage* **Product**: *Reinforced Composites* **Surface Treatment**: *Cement Sheets*	**Action C** Monitor Biannually *Cement Fibre wall lining sheet*	**Fibre Release** *Low*
As Sample: 008 [008] External > Corners Roof covering Ridging	**Type**: *Chrysotile* **Condition**: *Medium Damage* **Product**: *Reinforced Composites* **Surface Treatment**: *Cement Sheets*	**Action C** Monitor Biannually *Corner flashing vertical*	**Fibre Release** *Low*

As Sample: 009 [009] External > Walls Roof covering Corrugated roof sheets	**Type**: *Chrysotile* **Condition**: *Medium Damage* **Product**: *Reinforced Composites* **Surface Treatment**: *Cement Sheets*	**Action C** Monitor Biannually *Cement Fibre sheeting to Walls*	**Fibre Release** *Low*
As Sample: 012 [012] External > Roof Roof covering Corrugated roof sheets	**Type**: *Chrysotile* **Condition**: *Medium Damage* **Product**: *Reinforced Composites* **Surface Treatment**: *Cement Sheets*	**Action C** Monitor Biannually *Cement Fibre sheeting*	**Fibre Release** *Low*
As Sample: 013 [013] External > Roof Roof covering Corrugated roof sheets	**Type**: *Chrysotile* **Condition**: *Medium Damage* **Product**: *Reinforced Composites* **Surface Treatment**: *Cement Sheets*	**Action C** Monitor Biannually *Cement Fibre roof sheet*	**Fibre Release** *Low*
[026] 0-Ground floor > WC Sanitary, kitchen items Toilet cistern	**Type**: *Presumed* **Condition**: *Low Damage* **Product**: *Reinforced Composites* **Surface Treatment**: *Composite Materials*	**Action C** Monitor Biannually *Male WC*	**Fibre Release** *Low*
[027] 0-Ground floor > WC Sanitary, kitchen items Toilet seat	**Type**: *Presumed* **Condition**: *Low Damage* **Product**: *Reinforced Composites* **Surface Treatment**: *Composite Materials*	**Action C** Monitor Biannually *Male WC Ground Floor*	**Fibre Release** *Low*

[030] Lean-to Store > External Roof covering Single skinned cement roof	**Type**: *Presumed* **Condition**: *Low Damage* **Product**: *Reinforced Composites* **Surface Treatment**: *Composite Materials*	**Action C** Monitor Biannually *Roof and Walls*	**Fibre Release** *Low*
As Sample: 001 [001] 1-First floor > Office 1 Flooring Vinyl sheet floor	**Type**: *Chrysotile* **Condition**: *Medium Damage* **Product**: *Reinforced Composites* **Surface Treatment**: *Composite Materials*	**Action D** Must Remove *Escalated *Patterned brown floor vinyl*	**Fibre Release** *Very Low*
As Sample: 002 [002] 2-Second floor > Store 5 Roof covering Liner sheet	**Type**: *Chrysotile* **Condition**: *Low Damage* **Product**: *Reinforced Composites* **Surface Treatment**: *Cement Sheets*	**Action D** Monitor Annually *Liner sheet to roof*	**Fibre Release** *Very Low*
As Sample: 003 [003] 1-First floor > Main Store Wall covering Wall cladding	**Type**: *Chrysotile* **Condition**: *Low Damage* **Product**: *Reinforced Composites* **Surface Treatment**: *Cement Sheets*	**Action D** Monitor Annually *Cement fibre wall sheeting*	**Fibre Release** *Very Low*
As Sample: 004 [004] 1-First floor > Main Store Roof covering Corrugated roof sheets	**Type**: *Chrysotile* **Condition**: *Low Damage* **Product**: *Reinforced Composites* **Surface Treatment**: *Cement Sheets*	**Action D** Monitor Annually *Cement fibre roof sheet*	**Fibre Release** *Very Low*

[024] 1-First floor > WC Sanitary, kitchen items Toilet seat	**Type**: *Presumed* **Condition**: *Good Condition* **Product**: *Reinforced Composites* **Surface Treatment**: *Composite Materials*	**Action D** Must Remove *Escalated *Ladies WC First Floor*	**Fibre Release** *Very Low*
As Sample: 005 [005] 1-First floor > Shop Office Ceilings Textured coating to ceilings	**Type**: *Chrysotile* **Condition**: *Low Damage* **Product**: *Reinforced Composites* **Surface Treatment**: *Composite Materials*	**Action D** Monitor Annually *Artex finish*	**Fibre Release** *Very Low*

Recommendations

An asbestos Demolition Survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where demolition is planned.

- Caution should be taken when any future refurbishments/demolitions are carried out in areas that were not inspected.
- **If at any time you are unsure of any materials that you encounter, please do not hesitate to contact us.**
- It is recommended that on receipt of this report, all asbestos materials (confirmed or presumed) in the register should be identified so that they can be managed according to the recommendations set out below.
- All relevant personnel should be made aware of the location of the material to ensure it is not damaged or disturbed during refurbishment work or routine maintenance.
- The register is only a record of the condition of the materials on the day they were inspected, and therefore must be re-inspected at regular intervals to determine if there has been any deterioration of condition. The register should then be updated accordingly.

Notes on Disposals

Asbestos items must be disposed of carefully under controlled conditions. Asbestos removal work must be carried out under the provisions of the Control of Asbestos Regulations 2012.

Contact the Health and Safety Executive on 08701 545500 or www.hse.gov.uk/asbestos for more information.

Labelling Requirements

All materials identified on the Asbestos Register (identified or presumed) must be clearly labelled with an approved label, to prevent the accidental disturbance of the asbestos by maintenance personnel or sub-contractors.

Recommended actions, as highlighted in the 'Asbestos Register' section, are described in the 'Action Descriptions' section below.

Action Descriptions

Recommended actions will vary according to severity of fibre release *and* the type of inspection carried out. The inspection carried out for this building was a Demolition Survey.

Dispose A - Immediate Removal

Asbestos containing materials in poor condition, not adequately surface treated and/or vulnerable to damage. This material requires immediate removal under controlled conditions. The area containing this material must be cordoned off to prevent access to all personnel.

Dispose B - Immediate Removal

Asbestos containing materials showing signs of deterioration and or damage. This material requires immediate removal under controlled conditions. The area containing this material must be cordoned off to prevent access to all personnel.

Dispose C - Immediate Removal

This material is not posing a significant hazard to personnel at present. However, this material requires immediate removal under controlled conditions. The area containing this material must be cordoned off to prevent access to all personnel.

Dispose D - Immediate Removal

Asbestos containing material in good or reasonable condition. However, this material requires immediate removal under controlled conditions. The area containing this material must be cordoned off to prevent access to all personnel.

N/A - No Action

No action required for non asbestos material.

Exclusion - Non Accessed Area

Non accessed area. This area should be surveyed prior to refurbishment or demolition.

Laboratory Sample Results

Bulk samples were analysed by REC (UKAS: 2520). A summary of their laboratory results is shown in the table below. A detailed laboratory analysis report may also be available as a separate attachment to this report.

Samples have been analysed to determine the presence of asbestos fibres using the method of Polarised Light Microscopy and central stop dispersion staining based on HSG 248.

***Note**. AWS next to a sample number means the asbestos material is associated with a similar item, and shares the same sample number.*

Sample Number	Analysis Result	Item & Location
AWS 001	Identified Chrysotile	Flooring [001] 1-First floor > Office 1
AWS 002	Identified Chrysotile	Roof covering [002] 2-Second floor > Store 5
AWS 003	Identified Chrysotile	Wall covering [003] 1-First floor > Main Store
AWS 004	Identified Chrysotile	Roof covering [004] 1-First floor > Main Store
AWS 005	Identified Chrysotile	Ceilings [005] 1-First floor > Shop Office
AWS 006	No Asbestos Detected Not Asbestos	Other item [006] 1-First floor > Main Office
AWS 007	Identified Chrysotile	Wall covering [007] 0-Ground floor > Workshop
AWS 008	Identified Chrysotile	Roof covering [008] External > Corners
AWS 009	Identified Chrysotile	Roof covering [009] External > Walls
AWS 010	No Asbestos Detected Not Asbestos	Mastic [010] External > Windows
AWS 011	No Asbestos Detected Not Asbestos	Windows [011] External > Windows
AWS 012	Identified Chrysotile	Roof covering [012] External > Roof
AWS 013	Identified Chrysotile	Roof covering [013] External > Roof
028	No Asbestos Detected Not Asbestos	Flooring [028] 1-First floor > All rooms

***Note**: In the case of an interim report where the laboratory samples analysis is still in progress, the table above may contain presumed items.*

Material Assessment Algorithm

The material assessment looks at the type and condition of the Asbestos Containing Material (ACM), and the ease with which it will release fibres if disturbed. The table below gives a guide on how each of the sample variables is scored.

Sample Variable	Description	Score
Asbestos Type	Chrysotile	1
	Amphibole asbestos excluding Crocidolite	2
	Crocidolite	3
	Presumed & Strongly Presumed	3
	No Asbestos	0
Product Type *(Or debris from a product)*	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement.	1
	AIB, Millboard, other low density insulating boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.	2
	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3
Damage or Deterioration	Good condition: No visible damage	0
	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	1
	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.	2
	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.	3
Surface Treatment	Composite materials containing asbestos: reinforced plastics, resins, and vinyl tiles.	0
	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.	1
	Unsealed AIB, or encapsulated lagging and sprays.	2
	Unsealed lagging and sprays.	3

The score for each of the four sample variables is added up to give a Total Material Score, which will indicate the level of Action required as shown in the table below

Total Material Score	0	1 - 4	5 - 6	7 - 9	10 - 12
Fibre Release	None	Very Low	Low	Medium	High
Action Code	E	D	C	B	A

Scope of the Inspection

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 involve 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. 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 in some areas; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.

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 Regulations (2012) 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 coatings 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 instruction and guidance at that time.

Shetland Chartered Surveyors cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.

Shetland Chartered Surveyors 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.

Quality Assurance Statement

This report has been compiled for the sole use of Shetland Islands Council and should not be relied upon by any third party or organisation.

The data contained within this report is intended to provide factual information only as to the presence of asbestos materials.

Any measurements or quantities described herein should not be relied upon for any contractual purpose.

Inspected By

Ewen Balfour (P402/P405)

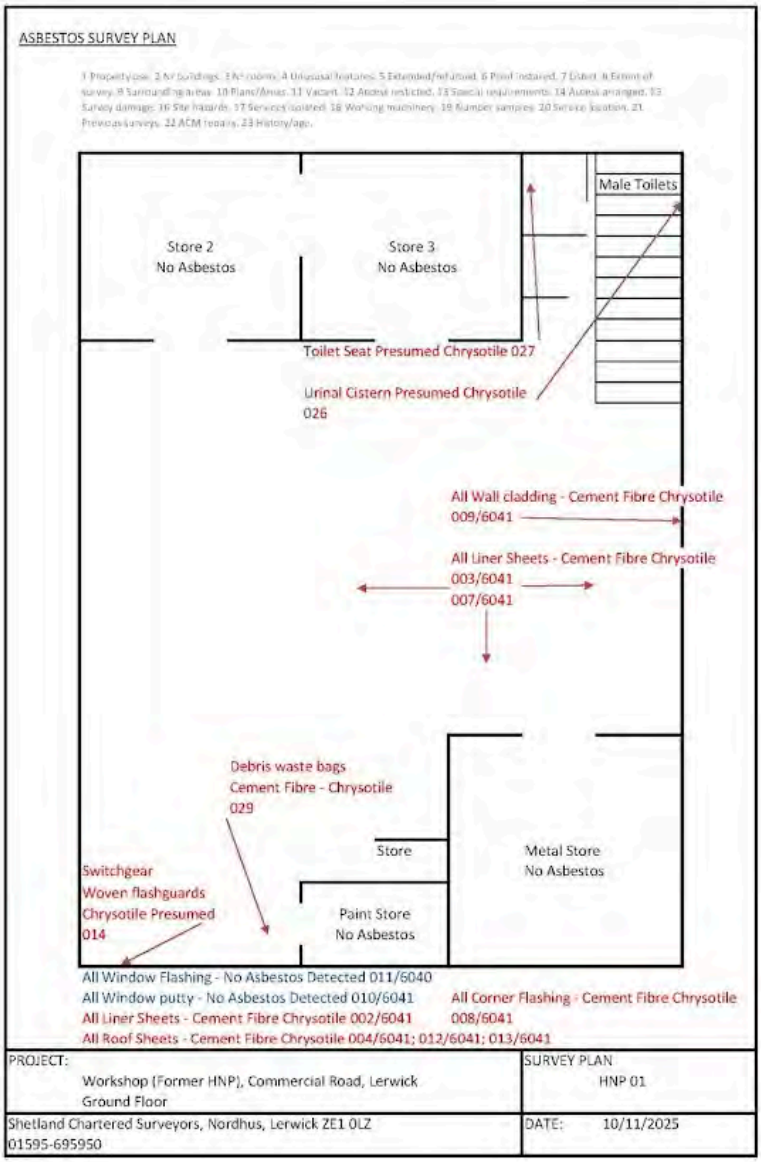
10 Nov 2025

*** END OF REPORT ***

Attachments may follow if applicable

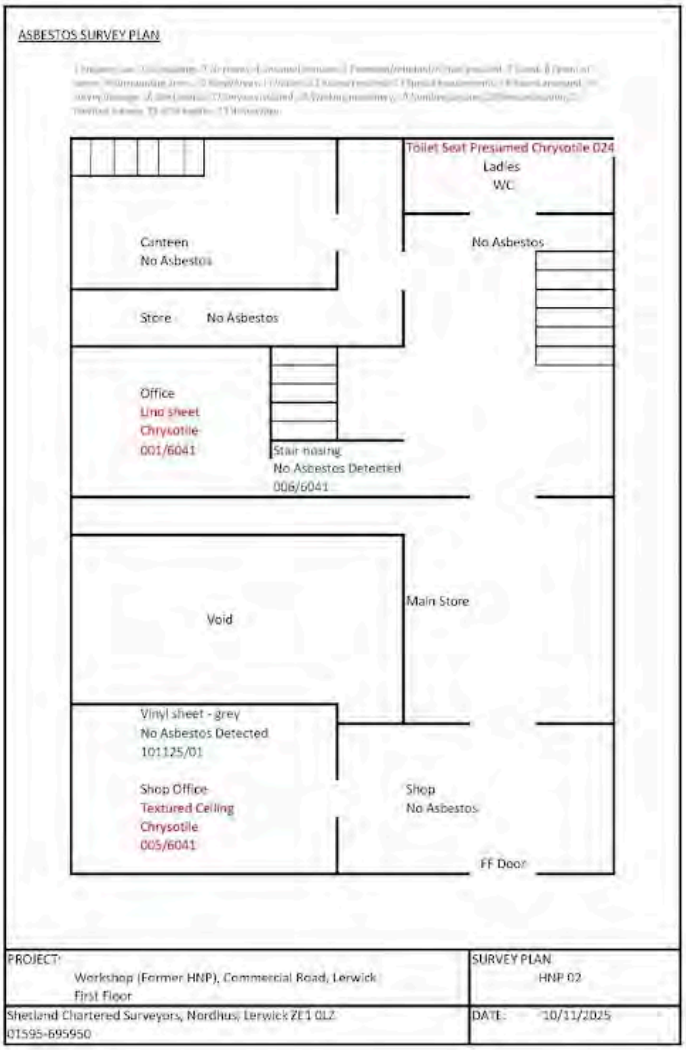
Building Image

Ground Floor Survey



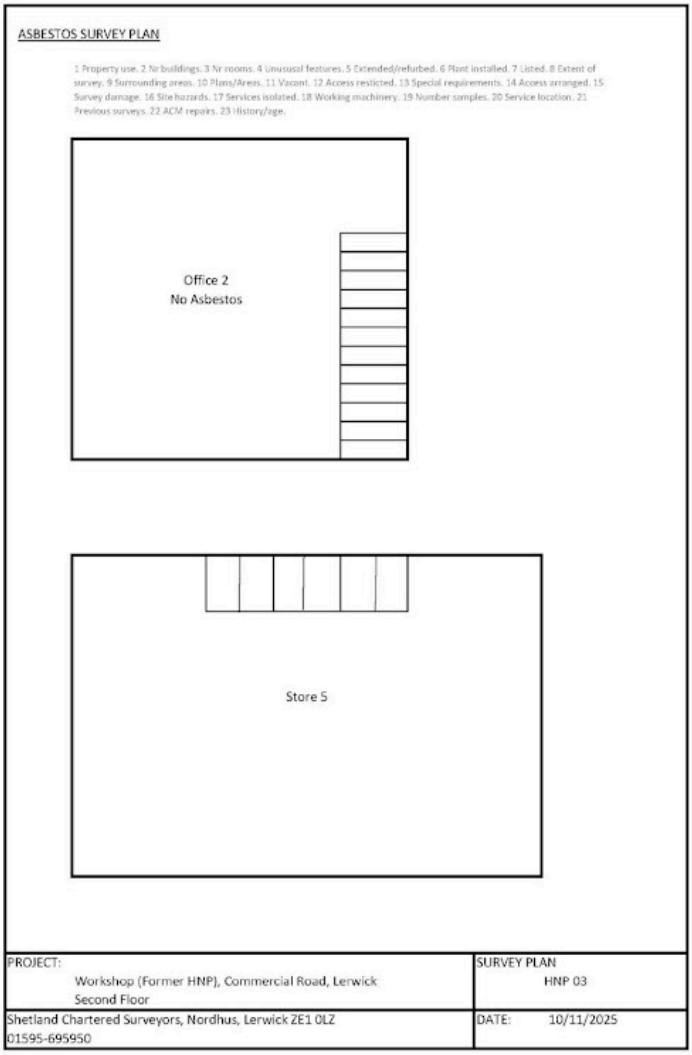
Building Image

First Floor Survey

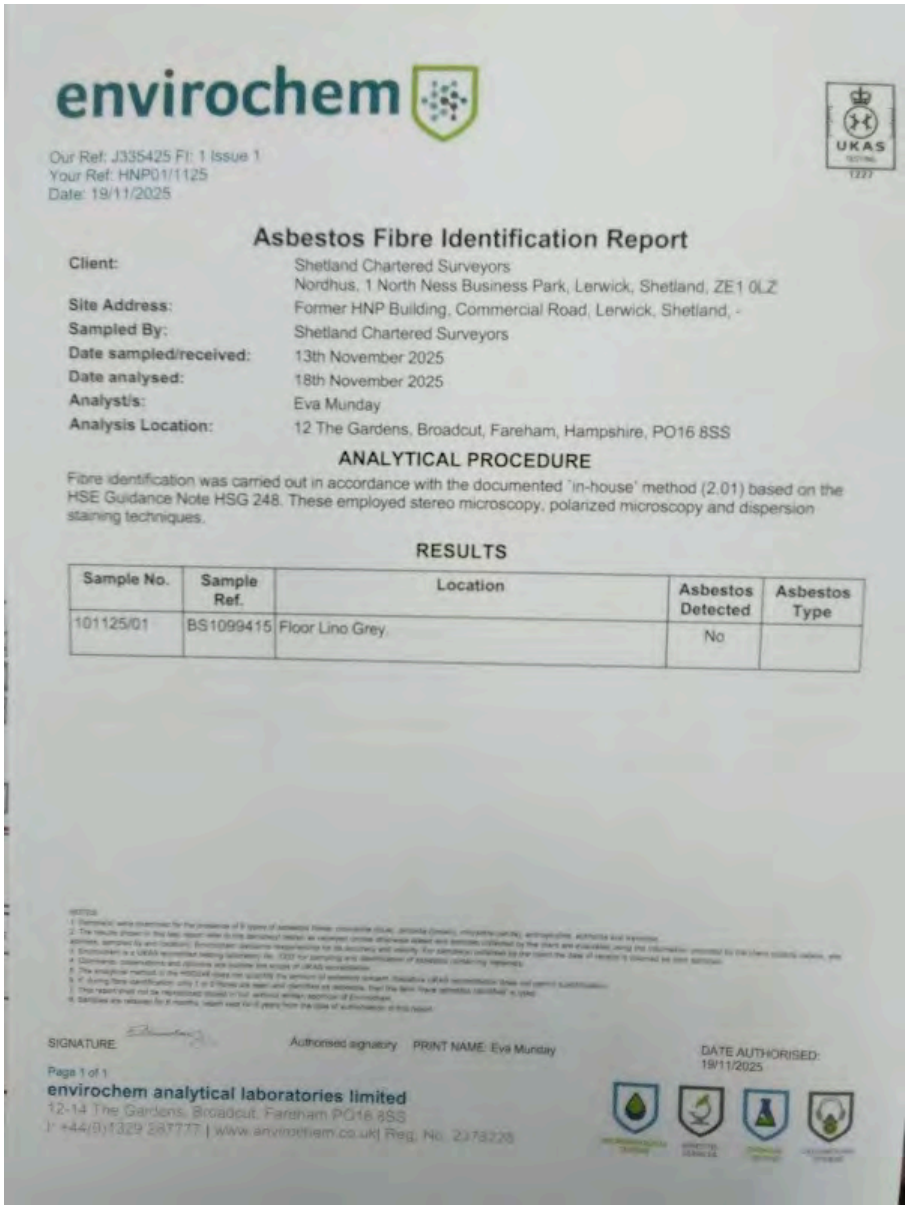


Building Image

Second Floor Survey



Sample Certificate



envirochem

Our Ref: J335425 FI: 1 Issue 1
Your Ref: HNP01/1125
Date: 19/11/2025

UKAS TESTING 1277

Asbestos Fibre Identification Report

Client:	Shetland Chartered Surveyors Nordhus, 1 North Ness Business Park, Lerwick, Shetland, ZE1 0LZ
Site Address:	Former HNP Building, Commercial Road, Lerwick, Shetland, -
Sampled By:	Shetland Chartered Surveyors
Date sampled/received:	13th November 2025
Date analysed:	18th November 2025
Analyst/s:	Eva Munday
Analysis Location:	12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

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

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
101125/01	BS1099415	Floor Lino Grey.	No	

NOTES

SIGNATURE

Authorised signatory PRINT NAME: Eva Munday

DATE AUTHORISED: 19/11/2025

Page 1 of 1

envirochem analytical laboratories limited
12-14 The Gardens, Broadcut, Fareham PO16 8SS
T: +44(0)1329 287777 | www.envirochem.co.uk| Reg. No. 2378228

Sample Certificate

REFURBISHMENT & DEMOLITION SURVEY REPORT

11.0 Scanned Sample Analysis Certificate/s

REC

East Kilbride
16 Langlands Place
Kelvin South Business Park
East Kilbride, G75 0YF
T 01355 573360
F 01355 573351

UKAS TESTING 2320

16EK-B 7031

Certificate of Analysis for Bulk Identification

Customer Address

Northern Asbestos Services Ltd
The Wards
Elgin
Moray
IV30 6AA

Site Address

66-72 Commercial Road
Lerwick
1617/6041

Customer Order No	NAS11622
Samples Submitted By	Client
Sampled By	Client
No. of Samples Submitted	13
Date Samples Submitted	21/10/2016
Date Samples Analysed	26/10/2016
Samples Analysed in	East Kilbride
Samples Analysed By	Tom Hewitt
Analyst / Authorised Signature	[signature]

[illegible]

Samp No	Origin / Location of Material	Material Type	Asbestos Type(s)	Comments
1	001/6041 - Main Office Floor Vinyl	Vinyl	Chrysotile	
2	002/6041 - Store 5 - Roof Sheet	Asbestos Cement	Chrysotile	
3	003/6041 - Main Store Wall Sheet	Asbestos Cement	Chrysotile	
4	004/6041 - Shop - Roof Sheet	Asbestos Cement	Chrysotile	
5	005/6041 - Shop Office - Ceiling - Textured Coating	Textured Coating	Chrysotile	
6	006/6041 - Main Office - Stairs - Stair Nosing	Vinyl	No Asbestos Detected	
7	007/6041 - Workshop -Wall Sheet	Asbestos Cement	Chrysotile	
8	008/6041 - External - Corner Ridging	Asbestos Cement	Chrysotile	
9	009/6041 - External - Wall Sheet	Asbestos Cement	Chrysotile	
10	010/6041 - External - Window Putty	Mastic / Putty	No Asbestos Detected	

Certificate of Analysis for Bulk Identification V1.17
Template issued on 10.06.16 by [illegible] File No 16EK-B7031 66-72 Commercial Road Lerwick.xlsx
Page 1 of 2

Sample Certificate

REFURBISHMENT & DEMOLITION SURVEY REPORT

11	011/6041 - External - Wooden Sill - Felt	Felt	No Asbestos Detected	
12	012/6041 - External Roof Sheet	Asbestos Cement	Chrysotile	
13	013/6041 - External Roof Slihots	Asbestos Cement	Chrysotile	

Shetland Islands Council

Former HNP Store Demolition

Order of Cost Estimate Report

Prepared by: Matthew Johnson

October 2025

Contents

Date	Revision	Changes
October 2025	0	Initial issue

1. Overview

1.1. The Order of Cost Estimate (OoCE) presented in section 2, has been prepared in order to provide cost information to inform an options appraisal regarding the former HNP Building situated on Commercial Road, Lerwick (see figure 1). This report only considers the following options:

- Removal of asbestos cladding and roof sheet, and all internal asbestos, leaving steel frame in-situ.
- Complete demolition, site clearance and reinstatement.

Figure 1 - Former HNP Building

1.2. The cost information has been prepared in line with the New Rules of Measurement 1 and is mainly based on previous rates obtained through the Knab Phase 2 Demolition Project. Some current rates have also been utilised from the Knab Core Infrastructure works.

1.3. The information reviewed in order to compile the OoCE was as follows:

- Existing floor plans/elevations.

- Refurbishment and Demolition Survey Report prepared by Northern Asbestos dated August 2016.
- A site visit.

1.4. The all-in cost limit (excluding inflation) is summarised in table 1 below. Further details on the preparation of the cost plan are presented within section 3.

Table 1. Overall All-in Costs

Option	All-in Cost (£)
Removal of all ACMs from building only	102,252.51
Full demolition, site clearance and reinstatement	166,375.51

1.5. The costs presented in table 1, should not be used for the purposes of a works tender estimate.

1.6. Whilst every effort has been taken to reflect current construction market conditions in Shetland, it should be noted that these conditions remain very volatile and cost increases cannot be ruled out. Furthermore, to align with the Council's reporting principles, inflation has been excluded from the cost plan at this time. Therefore, as the base date of this estimate is Q3 2025, further updates will be required as more information on the programme of works becomes available.

2. Order of Cost Estimate

Order of Cost Estimate for HNP Store Full Demolition

Constituent	Cost (£)
Facilitating works estimate (1)	132,496.00
Building works estimate (2)	-
Main contractors preliminaries estimate (3)	10,599.68
Sub-total (4) [(4) = (1) + (2) + (3)]	143,095.68
Main contractor's overheads and profit estimate (5)	inc.
Works cost estimate (6) [(6) = (4) + (5)]	143,095.68
Project/Design team fees estimate (if required) (7)	7,154.78
Sub-total (8) [(8) = (6) + (7)]	150,250.46
Other Development/Project costs (if required) (9)	1,000.00
Base cost estimate (10) [(10) = (8) + (9)]	151,250.46
Risk allowances estimate (11) [11 = (11(a)) + (11(b)) + (11(c)) + (11(d)) (a) Design development risks estimate (11(a)) (b) Construction risks estimate (11(b)) (c) Employer change risks estimate (11(c)) (d) Employer other risks estimate (11(d))	15,125.05
Cost limit (excluding inflation) (12) [(12) = (10) + (11)]	166,375.51
Tender inflation estimate (13)	
Cost limit (excluding construction inflation) (14) [(14 = (12) + (13)]	166,375.51
Construction inflation estimate (15)	
Cost limit (including inflation) (16) [(16) = (14) + (15)]	166,375.51
VAT Assessment (20%)	33,275.10

3. Discussion

3.1. Inclusions

- Removal and disposal of all asbestos identified in the Refurbishment and Demolition survey dated August 2016 has been allowed for. Where historic rates from the Knab Phase 2 Demolition project have been utilised, a 10% differential inflation allowance has been added to the rebased rate, as it is presumed that a local contractor will undertake these works due to the scale.

- An allowance for scaffolding is included.

- An allowance for the demolition of the steel superstructure and grubbing up of the floor slabs/foundations (including concreted external areas) has been included, as part of the full demolition option. This allowance is excluded from the asbestos removal only option presented in table 1.

- An allowance for backfilling and making the site safe with aggregates has been included (see section 3.2).

- An allowance for moving the shipping container currently sited next to the building has been included.

- Preliminaries have been included at 8% of the facilitating works estimate, based on previous data of works in Lerwick.

- Design team fees have been included at 5% of the works cost estimate, based on the nature of the works.

- At this stage, £1,000 has been allowed for other development/ project costs. This comprises application fees for demolition warrant and prior notification/approval.

- An allowance of 10% has been included at this stage due to the nature of demolition works generally and specifically asbestos removal works.

3.2. Assumptions

- It has been assumed that the mineral wool insulation between the asbestos sheets will be classed as contaminated waste.
- It has been assumed that the whole building will be required to be scaffolded externally, and that a means of accessing the roof internally will also be required. An allowance has been made for a cherry picker in this instance.
- It has been assumed (based on the advice in the asbestos report) that the textured coatings removal will require an analyst visit to provide an air clearance certificate.
- It has been assumed that the site will be backfilled and graded with aggregates upon completion of demolition works. Any change to this specification will require costs to be updated.

3.3. Exclusions

- Allowances have not been made within the OoCE for the following items:
    - Both construction and tender inflation have been excluded from the cost estimate.
    - An assessment of VAT is presented, but is excluded from the overall cost.
    - Any works to the fire escape stairs to the rear of the 66/68 Commercial Road building.
    - Any works to the existing carparking area.

Appendix A – Elemental Cost Breakdown

No	Description	Quantity	Unit	Rate	£:p
	Demolitions				
a)	Remove double skin asbestos sheet cladding to external walls (as per survey). CD Rate Diff	580	m^2	34.65	20,097.00
b)	Extra over allowance (say 15% on item a) for additional sheeting observed around openings.	87	m^2	34.65	3,014.55
c)	Remove insulation between asbestos wall sheets (assuming either asbestos/contaminated waste). CD Rate Diff	580	m^2	13.50	7,830.00
d)	Remove double skin asbestos sheet cladding to roof (as per survey). CD Rate Diff	450	m^2	34.65	15,592.50
e)	Scaffolding to eaves allowance for items a/b above (based on Central ASN, pro-rated) Diff	1	Item	16,000.00	16,000.00
f)	Allowance for cherrypicker to access roof internally due to poor condition (2 weeks CECA rate)	1	Item	850.00	850.00
g)	Remove vinyl floor tiles and adhesive.	25	m^2	12.50	312.50
h)	Allowance for removing electrical boxes.	1	Item	300.00	300.00
i)	Remove textured ceiling coatings (NNLW) CD Rate.	15	m^2	34.65	519.75
j)	Allowance for analyst visit for NNLW.	1	Item	3,000.00	3,000.00
k)	Allowance for disposal of asbestos locally. CD Rate (ASN asbestos tiles)	2	Skip	6,050.00	12,100.00
l)	Demolition and disposal of steel portal frame superstructure (rate per m2 floor area)	333	m^2	36.83	12,264.39
m)	Grub up and remove concrete floor slab internal and external (assume average depth of 150mm) TDL Knab Rate	68	m^3	165.00	11,220.00
n)	Excavate down to, grub up and remove column pad foundations (assume 16nr 600x600x300mm deep pads) TDL Knab rate	2	m^3	150.00	300.00
o)	Allowance for removing and disposing of windows	12	nr	100.00	1,200.00
p)	Allowance for removing and disposing of doors generally.	1	Item	800.00	800.00
q)	Allowance for removal of steel fire escape stair.	1	nr	200.00	200.00

r)	Backfill area where slab has been removed to surrounding ground level and make safe with suitable aggregate. TDL Knab rate	75	m^3	58.00	4,350.00
s)	Allowance for service disconnections (power/water/drainage)	1	Item	5,000.00	5,000.00
t)	Extra over allowance for disposing of contaminated material.	1	Sum	5,000.00	5,000.00
u)	Allowance for moving shipping container.	1	Sum	500.00	500.00
					120,450.69
			Uplift 10%		12,045.07
					132,495.76