

Refurbishment and Demolition Asbestos Survey



2 Vale Road, Northfleet, Gravesend, Kent DA11 8BZ

Site Ref: TAG/A/0000TT6329

Survey Date: 9th October 2020

PLEASE PRINT IN COLOUR ONLY

Sample Analysis by Independent UKAS Accredited Laboratory

Trinity Alexander Group, 82 Windermere Road, Coulsdon, Surrey, CR5 2JB Telephone: 07808 292 535 Email: asbestos@tagepc.co.uk

www.tagepc.co.uk

LIST OF CONTENTS

1.0	SUMMARY	3
1.1	<i>Contact Point at Trinity Alexander Group</i>	3
1.2	<i>Register of Inspection</i>	3
1.3	<i>Asbestos Register (Management Surveys Only)</i>	3
1.4	<i>Asbestos Management Plan</i>	4
2.0	SURVEY OBJECTIVES	5
2.1	<i>Refurbishment & Demolition Survey</i>	5
2.2	<i>Management Survey</i>	6
3.0	TYPE OF SURVEY TO BE UNDERTAKEN	6
3.1	<i>Elements Surveyed Within the Building</i>	7
3.2	<i>Areas & Structures Not Included in the Survey</i>	7
4.0	ASBESTOS SURVEY METHODOLOGY	7
4.1	<i>Bulk Sampling</i>	7
5.0	SAMPLE LIST	8
6.0	PHOTOGRAPHS	9

APPENDICES

Appendix A:	Register of Inspections
Appendix B:	Asbestos Legislation - Overview
Appendix C:	Certificates of Analysis
Appendix D:	Floor Plans (where applicable)

1.0 SUMMARY

Trinity Alexander Group undertook an Asbestos Refurbishment and Demolition Survey at 2 Vale Road, Northfleet, Gravesend, Kent DA11 8BZ. The property comprises of a vacant garage workshop with offices on the first floor and Mr Terry Tsakistras carried out the survey on the 9th October 2020.

Trinity Alexander Group is a specialist Asbestos Surveying Company providing a comprehensive asbestos surveying service to professionals active in the property management and development sectors.

The law requires that all asbestos containing materials within your premises are identified and managed to ensure that they are maintained in good condition so that asbestos exposure is prevented. This duty applies to all non-domestic properties, i.e. commercial, public buildings, shops, offices and communal areas associated with residential properties.

Our company is a specialist asbestos-surveying consultancy that has tailored its services to provide a cost-effective, efficient and reliable resource for duty/lease holders.

With such an emotive issue as asbestos, we are renowned for our discretion.

1.1 Contact Points at Trinity Alexander Group – General

In the event of any queries regarding this report, please contact:

Terry Tsakistras
Environmental Surveyor

Telephone: 0780 8292 535
Office: 020 8407 4084
Email: asbestos@tagepc.co.uk

3

1.2 Register of Inspections (Where Asbestos has been located)

Trinity Alexander Group has undertaken a Refurbishment and Demolition Survey (Type 3). A register of inspections has been provided. For each location within the surveyed building, we have assigned one of the following three statuses:

- a) Asbestos Detected, with the type of material identified in red,
- b) No Asbestos Detected
- c) No access provided. These locations should be treated as if asbestos was detected.

1.3 Asbestos Registers (Management Surveys Only)

Where asbestos containing materials have been detected, you will find a reference to an individual asbestos register sheet. Each incidence of asbestos detected has been assigned a material assessment score and a recommendation, which we believe is commensurate with the risk.

If the material deteriorates or is subject to damage, then a procedure should exist for the register and the risk assessment to be revised and appropriate action taken.

Guidance on the subsequent re-inspection frequency has been provided.

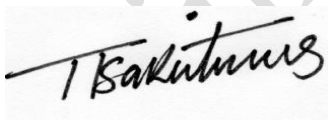
The register should be seen as a live working document and not an historical record of asbestos containing materials within the building on the date of the survey. As such it should, be up-dated to include data on remedial action such as encapsulation and removal activity.

Failure to maintain current records is likely to involve a breach of the Control of Asbestos Regulations 2012, i.e. a duty to "keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos containing materials on the premises.

1.4 Asbestos Management Plan

- 1) The Asbestos Register for the common parts should be made available to any of your employees and sub-contractors who may be liable to disturb any asbestos containing material detected during the course of this survey.
- 2) The provision of asbestos awareness courses to your employees and subcontractors is recommended. This will assist you to fulfill your duty to manage the risk of asbestos exposures within your premises.
- 3) As part of the responsibility to manage asbestos within a building we recommend that all incidences be labelled.
- 4) A permit to work system should be implemented; this should be designed to avoid the accidental damage to asbestos arising from maintenance activities.
- 5) A custodian for the register should be identified and a system should be employed which allows amendments to be authorised, in the form a controlled document.
- 6) A recommended period of re-inspection has been provided for each incidence of asbestos detected during this survey.

Report prepared by



Terry Tsakistras
Director

2.0 SURVEY OBJECTIVES

The Health and Safety Executive has published a document entitled "Asbestos: The Survey Guide, HSG264". This supports the Control of Asbestos Regulations 2012, which introduce an **explicit** duty to manage the risk from asbestos containing materials in premises.

This document contains practical guidance on surveying for asbestos containing materials in workplace premises and identifies three distinct categories of asbestos surveys:

Asbestos surveys within buildings are conducted as either part of the safe management of the day-to-day maintenance activities within the facility (i.e. Management Survey) or as part of the planned demolition or refurbishment of the building (i.e. Refurbishment and Demolition Surveys).

2.1 Pre-demolition/major refurbishment surveys: Full Access Sampling and Identification Survey.

A refurbishment and demolition survey is needed before any refurbishment or 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 refurbishment work will take place or in the whole building if demolition is planned. 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 refurbishment and 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.

5

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or 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). 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.

Refurbishment and 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, breakthrough walls, ceilings, cladding and partitions, and open up floors. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimize 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. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

There may be some circumstances where the building is still 'occupied' (i.e. in use) at the time a 'demolition' survey is carried out. For example in the educational sector, refurbishment/demolition surveys may be conducted in schools or colleges during one closure period (e.g. holidays) and the work not undertaken until the next holiday period. Also, a demolition survey may be conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome.

2.2 Management Asbestos Survey: Standard Sampling, Identification and Assessment Survey (sampling survey)

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys should cover routine and simple maintenance work. However it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. **A refurbishment survey will be required for all work which disturbs the fabric of the building** in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the duty holder.

3.0 TYPE OF ASBESTOS SURVEY TO BE UNDERTAKEN

For the purposes of this project, we have undertaken a Refurbishment and Demolition Survey. Given the eventual and substantial refurbishment of this site, we have not undertaken any reinstatement or made any reasonable damage to non-asbestos materials that may have occurred in the pursuit of our project objectives. It is also assumed that all asbestos containing materials that have been detected will be removed, and therefore risk assessments have not been prepared.

6

3.1 Elements surveyed within the building

In the absence of a specific brief from the client, the standard areas for inspection were:

*Internal partitions Roof linings
Boiler Flues Ceiling tiles
Beam casings Ceiling return panels
Soffits Fire cells
Thermal insulation Windowsills
Riser shafts Heater units
False ceilings Bulkheads
Door Panels Seals and gaskets
External roofs and gutters Drain pipes
Roof Spaces Floor Spaces
Artex Coatings Thermoplastic Floor Tiles*

3.2 Areas and structures not included in the survey

Given the way in which asbestos containing materials have been used in concealed and composite structures during the construction of buildings, asbestos may only be detected during the course of subsequent demolition. **Care should be exercised during the demolition of ceiling, cavity walls and**

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removal of floorboards, in case concealed features, such as piped services and fire-resistant linings are present.

Fire doors

Some fire doors may contain an inner sandwich layer of asbestos that is not often visible without partially dismantling doors. As this is not often possible, this should be borne in mind during fire door replacement, especially doors on boiler rooms, etc.

Soil pipes

In some circumstances, asbestos has been used as a packing/jointing material to pipe collars. These are difficult to detect unless they are systemically and destructively tested.

Electrical switch gear and electrical storage heaters

It is common for heavy-duty fuse boxes to contain woven asbestos materials as a backing behind the fuses. Similarly, storage heaters can contain asbestos materials. For safety reasons these are not sampled but will be visually assessed if safe to do so.

4.0 ASBESTOS SURVEY METHODOLOGY

The objective was to identify asbestos materials by visual examination and where appropriate obtain representative samples for analysis. Analysis was achieved by employing standard polarised light microscopy and dispersion staining at the premises of our preferred Laboratory partner, in accordance with accreditation under the United Kingdom Accreditation Scheme (UKAS). Details can be provided upon request.

4.1 Bulk Sampling

Careful sampling procedures and techniques are important if the survey is going to be executed in a successful and safe manner. It is important that the sampling activity is undertaken in such a manner that the following objectives are achieved:

- *A representative sample of the material is obtained. For example, with respect to thermal insulation, it is important that complete core samples, rather than superficial samples are obtained.*
- *Sampling is undertaken in such a way that cross-contamination is prevented and erroneous results are not produced.*
- *Sampling is undertaken in a manner that does not place the surveyor or any third party at risk. Careless sampling will give rise to the unnecessary release of asbestos.*

Further details on sampling and safety protocols are established in our "Code of Practice for Asbestos Surveying"

5.0 SAMPLE LIST

Sample Reference TAG/A/S-01 – Ground Floor – External Elements

The bulk sample of the cement taken from the flue pipe has proven positive to contain **Chrysotile (White Asbestos)**.

Sample Reference TAG/A/S-02 – Ground Floor – External Elements

The bulk sample of the cement taken from the corrugated panels to front of the roof has proven positive to contain **Chrysotile (White Asbestos)**.

Sample Reference TAG/A/S-03 – Ground Floor - External Elements

The bulk sample of the cement taken from the corrugated panels to side of the roof has proven positive to contain **Chrysotile (White Asbestos)**.

Sample Reference TAG/A/S-04 – Ground Floor - External Elements

The bulk sample of the cement taken from the corrugated panels to rear of the roof has proven positive to contain **Chrysotile (White Asbestos)**.

8

Sample Reference TAG/A/S-05 – Ground Floor - External Elements

The bulk sample of the debris taken from the rear of the building has proven negative to contain asbestos. **No Asbestos Detected**. Therefore, no further action is required for this material.

Sample Reference TAG/A/S-06 – Ground Floor - External Elements

The bulk sample of the bitumen taken from the damp proof course has proven negative to contain asbestos. **No Asbestos Detected**. Therefore, no further action is required for this material.

Sample Reference TAG/A/S-07 – Ground Floor- Storeroom

The bulk sample of the insulation board taken from the storeroom ceiling has proven positive to contain **Amosite (Brown Asbestos)**.

Sample Reference TAG/A/S-08 – First Floor

The bulk sample of the tiles and adhesive taken from the floor has proven negative to contain asbestos. **No Asbestos Detected**. Therefore, no further action is required for this material.

Sample Reference TAG/A/S-09 – Ground Floor- Workshop

The bulk sample of insulation board taken from the walls has proven negative to contain asbestos. **No Asbestos Detected**. Therefore, no further action is required for this material.

Sample Reference TAG/A/S-10 – Ground Floor- Workshop

The bulk sample of the cement taken from the workshop above the staircase has proven positive to contain **Chrysotile (White Asbestos)**.

6.0 PHOTOGRAPHS



Location Ref 1: Sample TAG/A/S-02- R-Hand Workshop Including Enquires Office - **ASBESTOS DETECTED CHRYSOTILE (WHITE ASBESTOS).**



Location Ref 4: Sample TAG/A/S-07- Ceiling Voids To Main Reception And WC - **ASBESTOS DETECTED AMOSITE (BROWN ASBESTOS).**



Location Ref 5: Sample TAG/A/S-10- Workshop - **ASBESTOS DETECTED CHRYSOTILE (WHITE ASBESTOS).**



Location Ref 6: Sample TAG/A/S-07- Storeroom - **ASBESTOS DETECTED AMOSITE (BROWN ASBESTOS).**



Location Ref 10: Sample TAG/A/S-07- Tyre Storeroom - **ASBESTOS DETECTED AMOSITE (BROWN ASBESTOS).**



Location Ref 17: Sample TAG/A/S-08- Open Plan Floor - **NO ASBESTOS DETECTED.**



Location Ref 18: Sample TAG/A/S-07- Void To Floor - **ASBESTOS DETECTED CHRYSOTILE (WHITE ASBESTOS).**



Location Ref 20: Sample TAG/A/S-01- Flue Pipe - **ASBESTOS DETECTED CHRYSOTILE (WHITE ASBESTOS).**



Location Ref 21: Sample TAG/A/S-05- Debris - **NO ASBESTOS DETECTED.**



APPENDIX A: REGISTER OF INSPECTIONS

CLIENT:	Bromley Demolition Co Ltd	SURVEY DATE	9 th October 2020
SITE DETAILS:	2 Vale Road	SURVEYOR:	Terry Tsakistras
	Northfleet	SURVEY TYPE:	Refurbishment and Demolition Survey
	Gravesend	REF:	TAG/A/0000TT6329
	Kent		
POST CODE:	DA11 8BZ	PAGE	1 of 4

Loc/ref	Location Description	Sample No / Element Inspected	Type of Asbestos Detected	Notes
GROUND FLOOR				
1	R-HAND WORKSHOP INCLUDING ENQUIRES OFFICE	SAMPLE TAG/A/S-02 CEMENT PRODUCT TO CORRUGATED CEILING/ROOF	ASBESTOS DETECTED CHRYSTILE (WHITE ASBESTOS)	See Location Ref:19 Corrugated Roof
		CONSISTENT WITH SAMPLE TAG/A/S-09 INSULATION BOARDS TO WALL	NO ASBESTOS DETECTED	n/a
2	MAIN RECEPTION	VISUAL INSPECTION/ ALL ELEMENTS	NO ASBESTOS DETECTED	n/a
3	WC	VISUAL INSPECTION/ ALL ELEMENTS	NO ASBESTOS DETECTED	n/a
4	CEILING VOIDS TO MAIN RECEPTION AND WC	CONSISTENT WITH SAMPLE TAG/A/S-07 INSULATION BOARDS TO OLD CEILING	ASBESTOS DETECTED AMOSITE (BROWN ASBESTOS)	See Location Ref:18 Void to Floor
5	WORKSHOP	CONSISTENT WITH SAMPLE TAG/A/S-02 CEMENT PRODUCT TO CORRUGATED CEILING/ROOF	ASBESTOS DETECTED CHRYSTILE (WHITE ASBESTOS)	See Location Ref:19 Corrugated Roof
		SAMPLE TAG/A/S-09 INSULATION BOARDS TO WALL	NO ASBESTOS DETECTED	n/a
		SAMPLE TAG/A/S-10 CEMENT PANELS TO ABOVE THE STAIRCASE	ASBESTOS DETECTED CHRYSTILE (WHITE ASBESTOS)	Approx. 15m ² Material must be removed prior to refurbishment

CLIENT:	Bromley Demolition Co Ltd	SURVEY DATE	9 th October 2020
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	Northfleet	SURVEY TYPE:	Refurbishment and Demolition Survey
	Gravesend	REF:	TAG/A/0000TT6329
	Kent		
POST CODE:	DA11 8BZ	PAGE	2 of 4

Loc/ ref	Location Description	Sample No / Element Inspected	Type of Asbestos Detected	Notes
GROUND FLOOR				
6	STOREROOM	SAMPLE TAG/A/S-07 INSULATION BOARDS TO CEILING	ASBESTOS DETECTED AMOSITE (BROWN ASBESTOS)	See Location Ref:18 Void to Floor
7	OFFICE			
8	LOBBY			
9	STAFF ROOM			
10	TYRE STOREROOM	CONSISTENT WITH SAMPLE TAG/A/S-07 INSULATION BOARDS TO OLD CEILING	ASBESTOS DETECTED AMOSITE (BROWN ASBESTOS)	See Location Ref:18 Void to Floor
11	HALLWAY TO STAFF WC			
12	WC			
13	FRONT OFFICE			
14	OFFICE TEA POINT	VISUAL INSPECTION/ ALL ELEMENTS	NO ASBESTOS DETECTED	n/a
15	REAR STORE UNIT	SAMPLE TAG/A/S-04 CEMENT PRODUCT TO CORRUGATED ROOF	ASBESTOS DETECTED CHRYSTOLE (WHITE ASBESTOS)	See Location Ref:19 Corrugated Roof
16	ENTRANCE TO FIRST FLOOR	VISUAL INSPECTION/ ALL ELEMENTS	NO ASBESTOS DETECTED	n/a

Refurbishment and Demolition Asbestos Survey

CLIENT:	Bromley Demolition Co Ltd	SURVEY DATE	9 th October 2020
SITE DETAILS:	2 Vale Road	SURVEYOR:	Terry Tsakistras
	Northfleet	SURVEY TYPE:	Refurbishment and Demolition Survey
	Gravesend	REF:	TAG/A/0000TT6329
	Kent		
POST CODE:	DA11 8BZ	PAGE	3 of 4

Loc/ ref	Location Description	Sample No / Element Inspected	Type of Asbestos Detected	Notes
FIRST FLOOR				
17	OPEN PLAN FLOOR	SAMPLE TAG/A/S-08 TILES TO FLOOR	NO ASBESTOS DETECTED	n/a
18	VOID TO FLOOR	CONSISTENT WITH SAMPLE TAG/A/S-07 INSULATION BOARDS TO OLD CEILING	ASBESTOS DETECTED AMOSITE (BROWN ASBESTOS)	Approx. 190m ² Material must be removed prior to refurbishment
EXTERNAL ELEMENTS				
19	CORRUGATED ROOF	SAMPLE TAG/A/S-02 CEMENT PRODUCT TO CORRUGATED ROOF FRONT	ASBESTOS DETECTED CHRYSOTILE (WHITE ASBESTOS)	Approx. 1,110m ² Material must be removed prior to refurbishment
		SAMPLE TAG/A/S-03 CEMENT PRODUCT TO CORRUGATED ROOF SIDE		
		SAMPLE TAG/A/S-04 CEMENT PRODUCT TO CORRUGATED ROOF REAR		
20	FLUE PIPE	SAMPLE TAG/A/S-01 CEMENT PRODUCT TO FLUE PIPE		Approx. 1m ² Material must be removed prior to refurbishment

CLIENT:	Bromley Demolition Co Ltd	SURVEY DATE	9 th October 2020
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	Gravesend	REF:	TAG/A/0000TT6329
	Kent		
POST CODE:	DA11 8BZ	PAGE	4 of 4

Loc/ ref	Location Description	Sample No / Element Inspected	Type of Asbestos Detected	Notes
21	DEBRIS	SAMPLE TAG/A/S-05 LOOSE DEBRIS TO REAR OF BUILDING	NO ASBESTOS DETECTED	n/a
22	DAMP PROOF COURSE	SAMPLE TAG/A/S-06 DAMP PROOF COURSE	NO ASBESTOS DETECTED	n/a



APPENDIX B: ASBESTOS LEGISLATION - OVERVIEW

The Control of Asbestos Regulations 2012 outlines a specific requirement for all non-domestic property owners to have registers prepared for their premises. This regulation has been implemented and there is an *explicit duty* for premises to hold a current asbestos register.

The regulation places the following duties on persons in control of non-domestic premises to:

- Take reasonable steps to determine the location of materials likely to contain asbestos.
- Presume materials to contain asbestos unless a reasoned argument to the contrary can be made
- Make and maintain a written record of the location of asbestos and presumed asbestos materials. It will be a requirement to maintain this register, in that the condition of asbestos materials should be kept under regular review.
- Monitor the condition of asbestos and presumed asbestos materials.
- Assess the risk of exposure from asbestos and presumed asbestos materials and document the action necessary to ensure:
 1. *Any material known or presumed to contain asbestos, which may create a risk of exposure because of its state and location, is repaired or if necessary removed.*
 2. *Any material known or presumed to contain asbestos is maintained in a good state of repair.*
 3. *Information about the location and condition of material known or presumed to contain asbestos is given to anyone likely to disturb it.*
 4. *Procedures and arrangements are in place so that work, which may disturb material known or presumed to contain asbestos, complies with all other requirements of the asbestos regulations.*



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

Analysis Report No: 017257BC

Report Date: 13/10/2020

Date Samples Taken: 13/10/2020

Client Reference: Tag/A/0000TT6329

Sampled By: Customer

Date Samples Received: 13/10/2020

No of Samples: 10

Analyst Name: PE

Date of Analysis: 13/10/2020

Client:	Trinity Alexander Group -
Address:	15 Whitehall, Westminster, London SW1A 2DD
Site Address:	2 Vale Road, Northfleet, Gravesend, Kent, DA11 8BZ

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using HFS Environmental Ltd 'in house' method of transmitted / polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.

The following are outside the scope of our UKAS Accreditation:

Quantitative fibre content (Guidance on the percentages of asbestos used in various products is available in HSG264)

Sample Locations/Details supplied by the client. (HFS do not accept any responsibility for any discrepancy or inaccuracy arising from samples labelled or collected by clients or third parties) Material Type/Description.

Any Interpretations or Opinions expressed in this Test Report

Samples are retained for not less than 6 months from date of analysis unless specifically requested otherwise.

This report relates only to the samples tested. This report may not be reproduced without prior approval of the laboratory.

Sample No	Laboratory reference No	Sample Location and Description	Sample Type	Asbestos Fibre Types
S-01	SA062684	External Wall/Flue Pipe	Cement	Chrysotile
S-02	SA062685	External Roof/Corrugated Panels to Front of Roof	Cement	Chrysotile
S-03	SA062686	External Roof/Corrugated Panels to Side of Roof	Cement	Chrysotile
S-04	SA062687	External Roof/Corrugated Panels to Rear of Roof	Cement	Chrysotile
S-05	SA062688	External/Debris to Rear of Building	Debris	NADIS
S-06	SA062689	External/Damp Course to Building	Bitumen Product	NADIS
S-07	SA062690	Ground Floor Storeroom/Ceiling Panel	Insulating Board	Amosite
S-08	SA062691	First Floor/Floor Tiles	Floor Tile and Adhesive	NADIS
S-09	SA062692	Ground Floor Workshop/Wall Panels	Insulating Board	NADIS
S-10	SA062693	Ground Floor Workshop/Panel to Staircase	Cement	Chrysotile
End of report				

***NADIS = No Asbestos Detected In Sample**

***Three Common Asbestos Fibre Types: Crocidolite = Blue Asbestos; Amosite = Brown Asbestos; Chrysotile = White Asbestos**

***Three Uncommon Asbestos Fibre Types: Actinolite; Tremolite and Anthophyllite**

Authorised Signatory:	
Position:	Laboratory Analyst
Print Name:	Peter Everard



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TSP002

HFS Environmental Ltd,
1 North Street, Bromley, Kent BR1 1RB
Tel: 0208 460 7760
Email lab@hfsenvironmental.co.uk

Issue:01
Revision:L
Date:22.01.2016



Trinity Alexander Group
"turning the commercial world green"

Refurbishment and Demolition Survey

APPENDIX D: FLOOR PLANS (where applicable)