



ASBESTOS MANAGEMENT SURVEY

LOCATION:

6 Overcliffe Gravesend Kent DA11 0EF

SURVEYED ON:

28 Sep 2024

OUR REF:

J-2986

Asbestos 247 Environmental Ltd

38 Milestone Road Dartford DA2 6DN

01322635031 - info@asbestos247environmental.com



Report Details

Report By	Asbestos 247 Environmental Ltd
Client	Tower Estates
Project	J-2986
Site Address	6 Overcliffe Gravesend Kent DA11 0EF
Site Coordinates	51.4422917,0.363514
Site Location	
Site Description	1900s Purpose built offices
Scope of Work	Management survey throughout
Surveyors	Simon Spreyer
Survey Dates	28 Sep 2024
QC Date	2 Oct 2024

Totals

An overview of the data collected on site, during the survey

Very Low	Low	Medium	High
1	5	2	0

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Sign Off

Quality Control

Amy Spreyer

2nd Oct 2024



Introduction

This survey was conducted in accordance with **HSG 264 (Asbestos: The Survey Guide)**. Asbestos 247 Environmental Ltd cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. Asbestos 247 Environmental Ltd cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access. Asbestos 247 Environmental Ltd 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 that necessary for taking of the samples.

Executive Summary

Variations to Scope

All areas within scope were accessed during the survey

Summary of Asbestos-Containing Materials

These suspected materials were assessed as **asbestos-containing**.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
Detached Out Building / 0 / 001 - Stores	Debris to floor	Insulating Board	9 Medium	Removal by licensed contractor	21
Detached Out Building / 0 / 001 - Stores	Floor tiles and adhesive	Reinforced Plastic	3 Very Low	Manage and annually re-inspect	20
Detached Out Building / 0 / 001 - Stores	Panels to doors	Insulating Board	9 Medium	Removal by licensed contractor	22
Detached Out Building / External / 001 - External	Corrugated roof sheets and ridges	Cement	6 Low	Manage and annually re-inspect	24
Detached Out Building / External / 001 - External	Flue	Cement	6 Low	Manage and annually re-inspect	25
Detached Out Building / External / 001 - External	Rain water goods and down pipes	Cement	6 Low	Manage and annually re-inspect	26
Main Building / 0 / 008 - Open Plan Office	Packers between ceiling and wall (within ceiling void above window)	Cement	5 Low	Encapsulate	33
Main Building / Roof / 002 - Loft Space 2	Debris to floor	Cement	6 Low	Remove	44

Summary of Non-Asbestos-Containing Materials

These suspected materials were assessed as **non-asbestos-containing**.

Building / Level / Location	Item	Material	Page
Main Building / -1 / 001 - Stairs	Adhesive to concrete floor	Bituminous Product	27
Main Building / -1 / 002 - Gas Meter Room	Wrap to metal pipework	Bituminous Product	28
Main Building / -1 / 007 - Offices	Adhesive to concrete floor	Bituminous Product	30
Main Building / 0 / 004 - Kitchen	Sink pad	Bituminous Product	32
Main Building / 2 / 008 - Tea & Shower Room	Sink pad	Bituminous Product	40
Main Building / External / 001 - External	Panels to undercroft	Insulating Board	42

Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see **Report Details (p. 2)** and **Variations to Scope (p. 4)**.

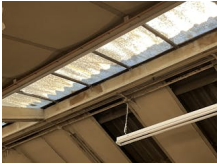
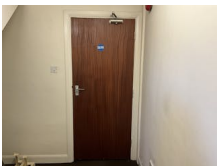
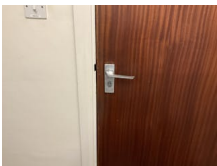
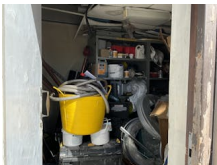
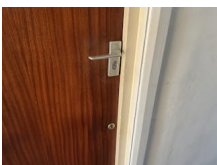
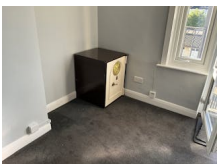
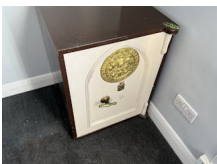
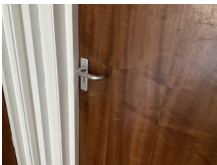
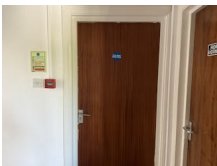
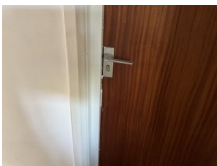
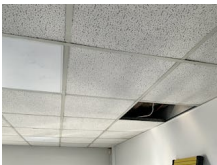
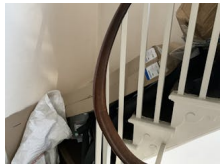
Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
Detached Out Building / 0 / 001 - Stores	Skylights	No Access / Reasons Of Height			23
Main Building / -1 / 003 - Office Areas	Location	No Access / Locked - Keys Off Site			29
Main Building / -1 / 008 - Boiler Room	Whole location	Limited Access / Stored items blocking full access			31
Main Building / 0 / 014 - IICS Office	Location	No Access / Locked - Keys Off Site			34
Main Building / 1 / 008 - Office	Safe	No Access / Locked - Keys Off Site			35
Main Building / 1 / 010 - Office	Safe	No Access / Locked - Keys Off Site			36
Main Building / 1 / 011 - Office	Location	No Access / Locked - Keys Off Site			37
Main Building / 1 / 012 - Office	Location	No Access / Locked - Keys Off Site			38
Main Building / 2 / 004 - Open Plan Office	Void above	No Access / Physically Restricted Space - unable to access void			39

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Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
Main Building / 2 / 011 - Stairs	Whole location	Limited Access / Stored items			41
Main Building / External / 001 - External	Roof	No Access / Reasons Of Height			43

Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Detached Out Building / 0 / 001 - Stores	Debris to floor	Insulating Board	Cross Reference 008	Small amounts	Amosite and Chrysotile	2	3	2	9 Medium	Removal by licensed contractor	21
Detached Out Building / 0 / 001 - Stores	Floor tiles and adhesive	Reinforced Plastic	Sample 007	Throughout	Chrysotile	1	1	0	3 Very Low	Manage and annually re-inspect	20
Detached Out Building / 0 / 001 - Stores	Panels to doors	Insulating Board	Sample 008	5 No.	Amosite and Chrysotile	2	3	2	9 Medium	Removal by licensed contractor	22
Detached Out Building / External / 001 - External	Corrugated roof sheets and ridges	Cement	Sample 009	300 sq. m.	Chrysotile and Crocidolite	1	1	1	6 Low	Manage and annually re-inspect	24
Detached Out Building / External / 001 - External	Flue	Cement	Cross Reference 009	2 Lm.	Chrysotile and Crocidolite	1	1	1	6 Low	Manage and annually re-inspect	25
Detached Out Building / External / 001 - External	Rain water goods and down pipes	Cement	Cross Reference 009	80 Lm.	Chrysotile and Crocidolite	1	1	1	6 Low	Manage and annually re-inspect	26
Main Building / 0 / 008 - Open Plan Office	Packers between ceiling and wall (within ceiling void above window)	Cement	Sample 003	4 Lm.	Chrysotile	1	2	1	5 Low	Encapsulate	33
Main Building / Roof / 002 - Loft Space 2	Debris to floor	Cement	Sample 001	Throughout	Chrysotile	1	3	1	6 Low	Remove	44

Inspected Locations and Items

A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Detached Out Building / 0 / 001 - Stores	Ceiling panels - fibreboard, Internal walls - brick, floor - concrete, pipework - metal, flue - metal, window sills - ceramic tiled, partition wall to entrance - timber, sandtex to plasterboard ceiling.					
Detached Out Building / 0 / 001 - Stores	Debris to floor	Insulating Board		9 Medium	Removal by licensed contractor	21
Detached Out Building / 0 / 001 - Stores	Floor tiles and adhesive	Reinforced Plastic		3 Very Low	Manage and annually re-inspect	20
Detached Out Building / 0 / 001 - Stores	Panels to doors	Insulating Board		9 Medium	Removal by licensed contractor	22
Detached Out Building / 0 / 001 - Stores	Skylights	--	No Access / Reasons Of Height			23
Detached Out Building / External / 001 - External	External walls - brick, canopy - concrete, doors - timber.					
Detached Out Building / External / 001 - External	Corrugated roof sheets and ridges	Cement		6 Low	Manage and annually re-inspect	24
Detached Out Building / External / 001 - External	Flue	Cement		6 Low	Manage and annually re-inspect	25
Detached Out Building / External / 001 - External	Rain water goods and down pipes	Cement		6 Low	Manage and annually re-inspect	26
Main Building / -1 / 001 - Stairs	Ceiling - timber, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - concrete, partition wall - plasterboard, doors and frames - timber, stair nosing - rubber.					
Main Building / -1 / 001 - Stairs	Adhesive to concrete floor	Bituminous Product		0 None		27

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / -1 / 002 - Gas Meter Room	Ceiling - concrete, Internal walls - brick, floor - concrete, electrics - modern, pipework - metal, gas meter - metal.					
Main Building / -1 / 002 - Gas Meter Room	Wrap to metal pipework	Bituminous Product		0 None		28
Main Building / -1 / 003 - Office Areas	--		No Access / Locked - Keys Off Site			29
Main Building / -1 / 004 - Stairs	Ceiling - timber, suspended ceiling tiles - MME, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - concrete, partition wall - plasterboard, doors and frames - timber, stair nosing - rubber.					
Main Building / -1 / 004 - Stairs	Whole location	No Asbestos Identified				
Main Building / -1 / 005 - Gas Meter Room	Ceiling - concrete, Internal walls - brick, floor - concrete, electrics - modern, pipework - metal, gas meter - metal.					
Main Building / -1 / 005 - Gas Meter Room	Whole location	No Asbestos Identified				
Main Building / -1 / 006 - Kitchen	Ceiling - timber, suspended ceiling tiles - MME, Internal walls - brick/block/plaster, floor covering - modern linoleum (limited access beneath), floor - concrete, doors and frames - timber, sink pad - modern, riser panel - timber, sealed boxing within cupboard - timber.					
Main Building / -1 / 006 - Kitchen	Whole location	No Asbestos Identified				
Main Building / -1 / 007 - Offices	Ceiling - timber, suspended ceiling tiles - MME, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - concrete, partition wall - plasterboard, doors and frames - timber, stair nosing - rubber, sealed boxing - plasterboard.					
Main Building / -1 / 007 - Offices	Adhesive to concrete floor	Bituminous Product		0 None		30
Main Building / -1 / 008 - Boiler Room	Ceiling - timber, suspended ceiling tiles - MME, Internal walls - brick/block/plaster, floor - concrete, pipework - metal with foam insulation, boxing - timber with plastic soil pipe, boiler - modern.					

table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / -1 / 008 - Boiler Room	Whole location	--	Limited Access / Stored items blocking full access			31
Main Building / 0 / 001 - Male Toilets	Ceiling - strammit board, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - modern linoleum (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber, toilet cisterns - plastic, sealed boxing - timber.					
Main Building / 0 / 001 - Male Toilets	Whole location	No Asbestos Identified				
Main Building / 0 / 002 - Female Toilets	Ceiling - strammit board, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - modern linoleum (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber, toilet cisterns - plastic, sealed boxing - timber.					
Main Building / 0 / 002 - Female Toilets	Whole location	No Asbestos Identified				
Main Building / 0 / 003 - Stairs	Ceiling - timber and lathe and plaster, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber, stair nosing - rubber.					
Main Building / 0 / 003 - Stairs	Whole location	No Asbestos Identified				
Main Building / 0 / 004 - Kitchen	Ceiling - timber and lathe and plaster, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - modern linoleum (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber, riser - timber with metal pipework within, boiler - modern.					
Main Building / 0 / 004 - Kitchen	Sink pad	Bituminous Product		0 None		32
Main Building / 0 / 005 - Office	Ceiling - lathe and plaster, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 0 / 005 - Office	Whole location	No Asbestos Identified				

table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 0 / 006 - Office	Ceiling - lathe and plaster, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 0 / 006 - Office	Whole location	No Asbestos Identified				
Main Building / 0 / 007 - Office	Ceiling - lathe and plaster and plasterboard, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted laminate (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 0 / 007 - Office	Whole location	No Asbestos Identified				
Main Building / 0 / 008 - Open Plan Office	Ceiling - lathe and plaster and plasterboard, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted laminate (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 0 / 008 - Open Plan Office	Packers between ceiling and wall (within ceiling void above window)	Cement		5 Low	Encapsulate	33
Main Building / 0 / 009 - Reception	Ceiling - plasterboard, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted laminate and carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 0 / 009 - Reception	Whole location	No Asbestos Identified				
Main Building / 0 / 010 - Stairs	Ceiling - plasterboard, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber, stair nosing - rubber.					
Main Building / 0 / 010 - Stairs	Whole location	No Asbestos Identified				
Main Building / 0 / 011 - Lobby	Ceiling - timber, lathe and plaster and plasterboard, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber, stair nosing - rubber, riser panel - timber, pipework within riser - metal with foam insulation.					

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 0 / 011 - Lobby	Whole location	No Asbestos Identified				
Main Building / 0 / 012 - Male Toilets	Ceiling - timber, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - modern linoleum (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber, toilet cisterns - plastic, sealed boxing - timber and plasterboard.					
Main Building / 0 / 012 - Male Toilets	Whole location	No Asbestos Identified				
Main Building / 0 / 013 - Male Toilets	Ceiling - timber, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - modern linoleum (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber, toilet cisterns - plastic, sealed boxing - timber and plasterboard.					
Main Building / 0 / 013 - Male Toilets	Whole location	No Asbestos Identified				
Main Building / 0 / 014 - IICS Office	--		No Access / Locked - Keys Off Site			34
Main Building / 1 / 001 - Stairs	Ceiling - timber, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber, stair nosing - rubber.					
Main Building / 1 / 001 - Stairs	Whole location	No Asbestos Identified				
Main Building / 1 / 002 - Office	Ceiling - timber, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 1 / 002 - Office	Whole location	No Asbestos Identified				
Main Building / 1 / 003 - Office	Ceiling - timber, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 1 / 003 - Office	Whole location	No Asbestos Identified				
Main Building / 1 / 004 - Office	Ceiling - timber, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber, packers above window - slate.					

table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 1 / 004 - Office	Whole location	No Asbestos Identified				
Main Building / 1 / 005 - Office	Ceiling - timber, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 1 / 005 - Office	Whole location	No Asbestos Identified				
Main Building / 1 / 006 - Corridor	Ceiling - timber, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 1 / 006 - Corridor	Whole location	No Asbestos Identified				
Main Building / 1 / 007 - Office	Ceiling - timber, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 1 / 007 - Office	Whole location	No Asbestos Identified				
Main Building / 1 / 008 - Office	Ceiling - timber, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 1 / 008 - Office	Safe	--	No Access / Locked - Keys Off Site			35
Main Building / 1 / 009 - Stairs	Ceiling - timber, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber, stair nosing - rubber.					
Main Building / 1 / 009 - Stairs	Whole location	No Asbestos Identified				
Main Building / 1 / 010 - Office	Ceiling - timber, suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 1 / 010 - Office	Safe	--	No Access / Locked - Keys Off Site			36
Main Building / 1 / 011 - Office	--		No Access / Locked - Keys Off Site			37
Main Building / 1 / 012 - Office	--		No Access / Locked - Keys Off Site			38

table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 2 / 001 - Office	Suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 2 / 001 - Office	Whole location	No Asbestos Identified				
Main Building / 2 / 002 - Office	Suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 2 / 002 - Office	Whole location	No Asbestos Identified				
Main Building / 2 / 003 - Corridor	Suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 2 / 003 - Corridor	Whole location	No Asbestos Identified				
Main Building / 2 / 004 - Open Plan Office	Suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber, rsj - metal, stair nosing - rubber.					
Main Building / 2 / 004 - Open Plan Office	Void above	--	No Access / Physically Restricted Space - unable to access void			39
Main Building / 2 / 005 - Office	Suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 2 / 005 - Office	Whole location	No Asbestos Identified				
Main Building / 2 / 006 - Office	Suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 2 / 006 - Office	Whole location	No Asbestos Identified				
Main Building / 2 / 007 - Corridor	Suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 2 / 007 - Corridor	Whole location	No Asbestos Identified				

table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 2 / 008 - Tea & Shower Room	Suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - modern linoleum (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber, riser panels - timber, electrics - modern, pipework within riser - metal with foam insulation, toilet cistern - plastic.					
Main Building / 2 / 008 - Tea & Shower Room	Sink pad	Bituminous Product		0 None		40
Main Building / 2 / 009 - Office	Suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber.					
Main Building / 2 / 009 - Office	Whole location	No Asbestos Identified				
Main Building / 2 / 010 - Stairs	Suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber, stair nosing - rubber.					
Main Building / 2 / 010 - Stairs	Whole location	No Asbestos Identified				
Main Building / 2 / 011 - Stairs	Suspended ceiling tiles - MMMF, Internal walls - brick/block/plaster, floor covering - fitted carpet (limited access beneath), floor - timber, partition wall - plasterboard, doors and frames - timber, stair nosing - rubber.					
Main Building / 2 / 011 - Stairs	Whole location	--	Limited Access / Stored items			41
Main Building / External / 001 - External	Pitched roof - no access, external walls - brick, rain water goods - plastic, soffits and fascias - Upvc, felt lining to flat roofs - modern, down pipes - plastic, soil pipes - plastic,					
Main Building / External / 001 - External	Panels to undercroft	Insulating Board		0 None		42
Main Building / External / 001 - External	Roof	--	No Access / Reasons Of Height			43
Main Building / Roof / 001 - Loft Space 1	Pitched roof - timber, Internal walls - brick block plaster, suspended ceiling - MMMF tiles, insulation - MMMF, water tank - plastic with MMMF, pipework - metal with foam insulation.					

table continued from previous page...

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / Roof / 001 - Loft Space 1	Whole location	No Asbestos Identified				
Main Building / Roof / 002 - Loft Space 2	Pitched roof - timber, Internal walls - brick block plaster, suspended ceiling - MMMF tiles, insulation - MMMF, water tank - plastic with MMMF, pipework - metal with foam insulation.					
Main Building / Roof / 002 - Loft Space 2	Debris to floor	Cement		6 Low	Remove	44

Inspection Photographs

*See following pages for additional photographs,
notes and scores for inspected locations and items...*

Detached Out Building > 0 > 001 - Stores > Floor tiles and adhesive

Building	Detached Out Building	Level	0
Location	001 - Stores	Item	Floor tiles and adhesive
Material	Reinforced Plastic	Extent	Throughout
			
Strategy / Sample Id	Sample / 007	Fibre Type	Chrysotile
Recommendation	Manage and annually re-inspect		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score	3 / Very Low		

Detached Out Building > 0 > 001 - Stores > Debris to floor

Building	Detached Out Building	Level	0
Location	001 - Stores	Item	Debris to floor
Material	Insulating Board	Extent	Small amounts
			
Strategy / Sample Id	Cross Reference / 008	Fibre Type	Amosite and Chrysotile
Recommendation	Removal by licensed contractor		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	2
Material Score	9 / Medium		

Detached Out Building > 0 > 001 - Stores > Panels to doors

Building	Detached Out Building	Level	0
Location	001 - Stores	Item	Panels to doors
Material	Insulating Board	Extent	5 No.
			
Strategy / Sample Id	Sample / 008	Fibre Type	Amosite and Chrysotile
Recommendation	Removal by licensed contractor		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	3
Surface Type / Treatment	2	Asbestos Type	2
Material Score	9 / Medium		

Detached Out Building > 0 > 001 - Stores > Skylights

Building	Detached Out Building	Level	0
Location	001 - Stores	Item	Skylights
Material		Extent	
			
Access / Notes	No Access / Reasons Of Height		

Detached Out Building > External > 001 - External > Corrugated roof sheets and ridges

Building	Detached Out Building	Level	External
Location	001 - External	Item	Corrugated roof sheets and ridges
Material	Cement	Extent	300 sq. m.
			
Strategy / Sample Id	Sample / 009	Fibre Type	Chrysotile and Crocidolite
Recommendation	Manage and annually re-inspect		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	3
Material Score	6 / Low		

Detached Out Building > External > 001 - External > Flue

Building	Detached Out Building	Level	External
Location	001 - External	Item	Flue
Material	Cement	Extent	2 Lm.
			
Strategy / Sample Id	Cross Reference / 009	Fibre Type	Chrysotile and Crocidolite
Recommendation	Manage and annually re-inspect		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	3
Material Score	6 / Low		

Detached Out Building > External > 001 - External > Rain water goods and down pipes

Building	Detached Out Building	Level	External
Location	001 - External	Item	Rain water goods and down pipes
Material	Cement	Extent	80 Lm.
			
Strategy / Sample Id	Cross Reference / 009	Fibre Type	Chrysotile and Crocidolite
Recommendation	Manage and annually re-inspect		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	3
Material Score	6 / Low		

Main Building > -1 > 001 - Stairs > Adhesive to concrete floor

Building	Main Building	Level	-1
Location	001 - Stairs	Item	Adhesive to concrete floor
Material	Bituminous Product	Extent	8 sq. m.
			
Strategy / Sample Id	Sample / 004	Fibre Type	NADIS

Main Building > -1 > 002 - Gas Meter Room > Wrap to metal pipework

Building	Main Building	Level	-1
Location	002 - Gas Meter Room	Item	Wrap to metal pipework
Material	Bituminous Product	Extent	1 Lm.
			
Strategy / Sample Id	Sample / 005	Fibre Type	NADIS

Main Building > -1 > 003 - Office Areas > Location Notes

Building	Main Building	Level	-1
Location	003 - Office Areas	Item	
			
Access / Notes	No Access / Locked - Keys Off Site		

Main Building > -1 > 007 - Offices > Adhesive to concrete floor

Building	Main Building	Level	-1
Location	007 - Offices	Item	Adhesive to concrete floor
Material	Bituminous Product	Extent	48 sq. m.
			
Strategy / Sample Id	Cross Reference / 004	Fibre Type	NADIS

Main Building > -1 > 008 - Boiler Room > Whole location

Building	Main Building	Level	-1
Location	008 - Boiler Room	Item	Whole location
Material		Extent	
			
Access / Notes	Limited Access / Stored items blocking full access		

Main Building > 0 > 004 - Kitchen > Sink pad

Building	Main Building	Level	0
Location	004 - Kitchen	Item	Sink pad
Material	Bituminous Product	Extent	2 No.
			
Strategy / Sample Id	Cross Reference / 002	Fibre Type	NADIS

Main Building > 0 > 008 - Open Plan Office > Packers between ceiling and wall (within ceiling void above window)

Building	Main Building	Level	0
Location	008 - Open Plan Office	Item	Packers between ceiling and wall (within ceiling void above window)
Material	Cement	Extent	4 Lm.
			
Strategy / Sample Id	Sample / 003	Fibre Type	Chrysotile
Recommendation	Encapsulate		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	2
Surface Type / Treatment	1	Asbestos Type	1
Material Score	5 / Low		

Main Building > 0 > 014 - IICS Office > Location Notes

Building	Main Building	Level	0
Location	014 - IICS Office	Item	
			
Access / Notes	No Access / Locked - Keys Off Site		

Main Building > 1 > 008 - Office > Safe

Building	Main Building	Level	1
Location	008 - Office	Item	Safe
Material		Extent	
			
Access / Notes	No Access / Locked - Keys Off Site		

Main Building > 1 > 010 - Office > Safe

Building	Main Building	Level	1
Location	010 - Office	Item	Safe
Material		Extent	
Access / Notes	No Access / Locked - Keys Off Site		

Main Building > 1 > 011 - Office > Location Notes

Building	Main Building	Level	1
Location	011 - Office	Item	
			
Access / Notes	No Access / Locked - Keys Off Site		

Main Building > 1 > 012 - Office > Location Notes

Building	Main Building	Level	1
Location	012 - Office	Item	
			
Access / Notes	No Access / Locked - Keys Off Site		

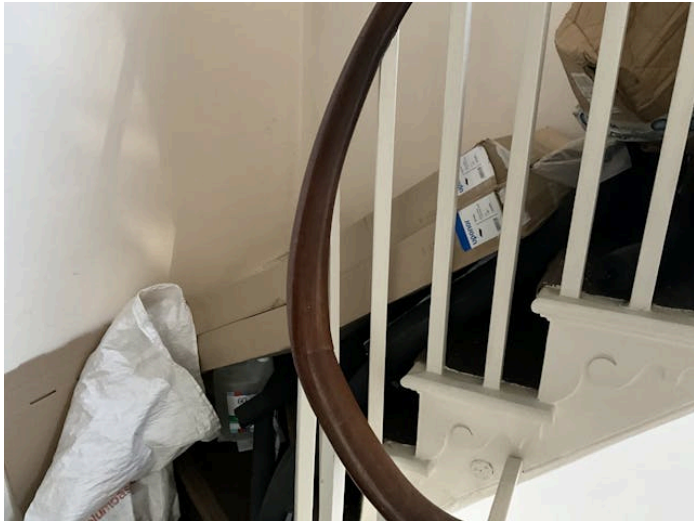
Main Building > 2 > 004 - Open Plan Office > Void above

Building	Main Building	Level	2
Location	004 - Open Plan Office	Item	Void above
Material		Extent	
			
Access / Notes	No Access / Physically Restricted Space - unable to access void		
General Comments	Further investigation required if works are planned.		

Main Building > 2 > 008 - Tea & Shower Room > Sink pad

Building	Main Building	Level	2
Location	008 - Tea & Shower Room	Item	Sink pad
Material	Bituminous Product	Extent	2 No.
			
Strategy / Sample Id	Sample / 002	Fibre Type	NADIS

Main Building > 2 > 011 - Stairs > Whole location

Building	Main Building	Level	2
Location	011 - Stairs	Item	Whole location
Material		Extent	
			
Access / Notes	Limited Access / Stored items		

Main Building > External > 001 - External > Panels to undercroft

Building	Main Building	Level	External
Location	001 - External	Item	Panels to undercroft
Material	Insulating Board	Extent	24 sq. m.
			
Strategy / Sample Id	Sample / 006	Fibre Type	NADIS

Main Building > External > 001 - External > Roof

Building	Main Building	Level	External
Location	001 - External	Item	Roof
Material		Extent	
			
Access / Notes	No Access / Reasons Of Height		

Main Building > Roof > 002 - Loft Space 2 > Debris to floor

Building	Main Building	Level	Roof
Location	002 - Loft Space 2	Item	Debris to floor
Material	Cement	Extent	Throughout
			
Strategy / Sample Id	Sample / 001	Fibre Type	Chrysotile
Recommendation	Remove		

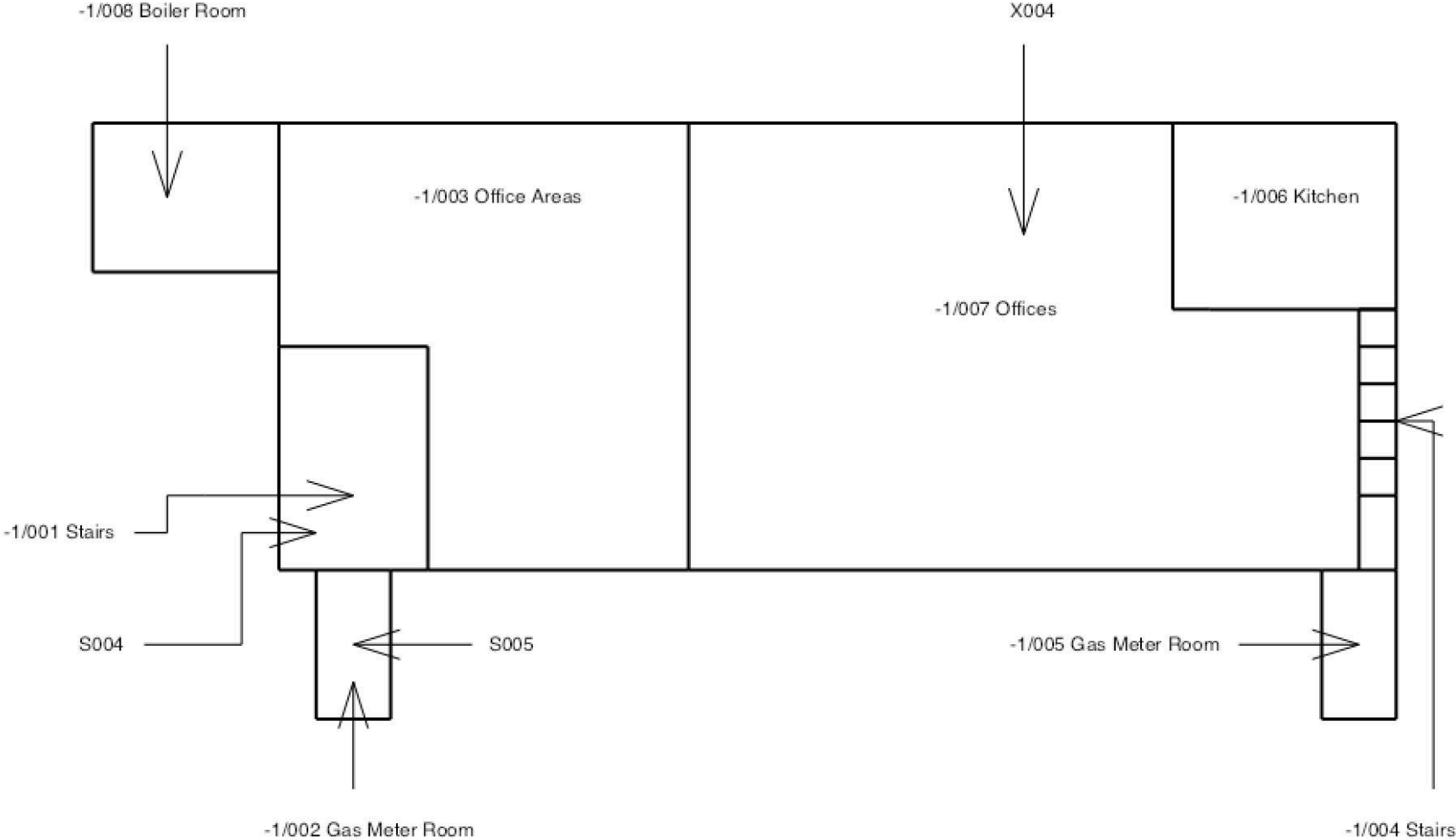
Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	3
Surface Type / Treatment	1	Asbestos Type	1
Material Score	6 / Low		

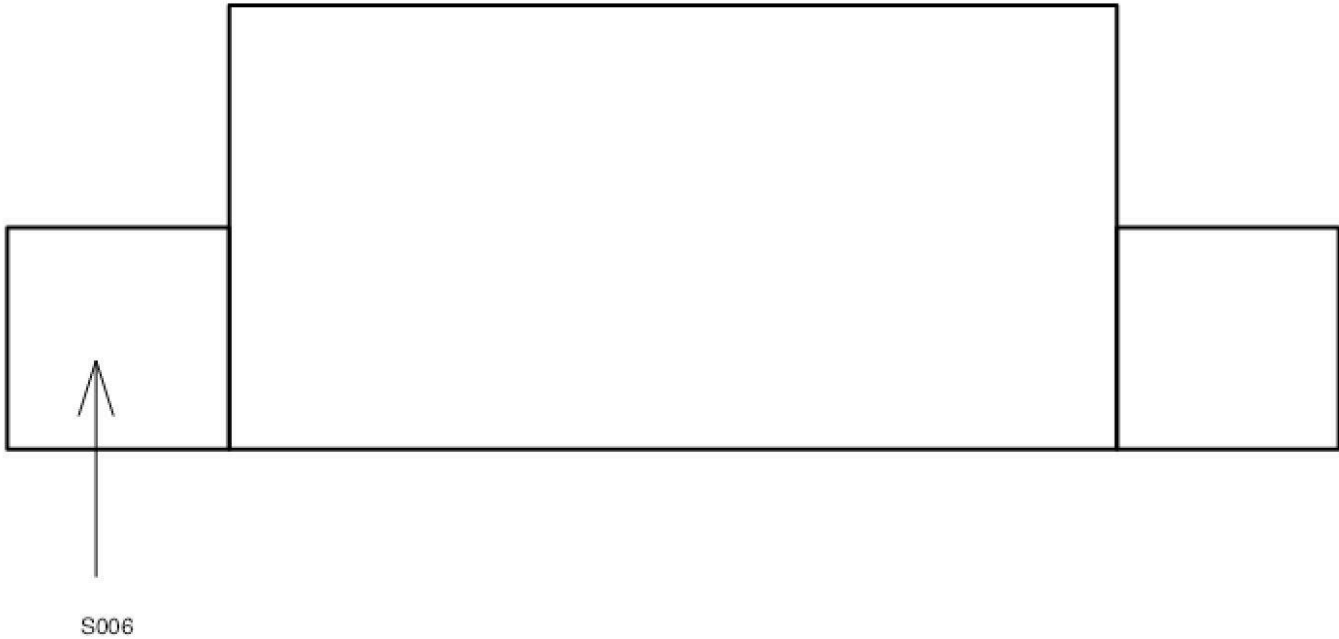
Appendices

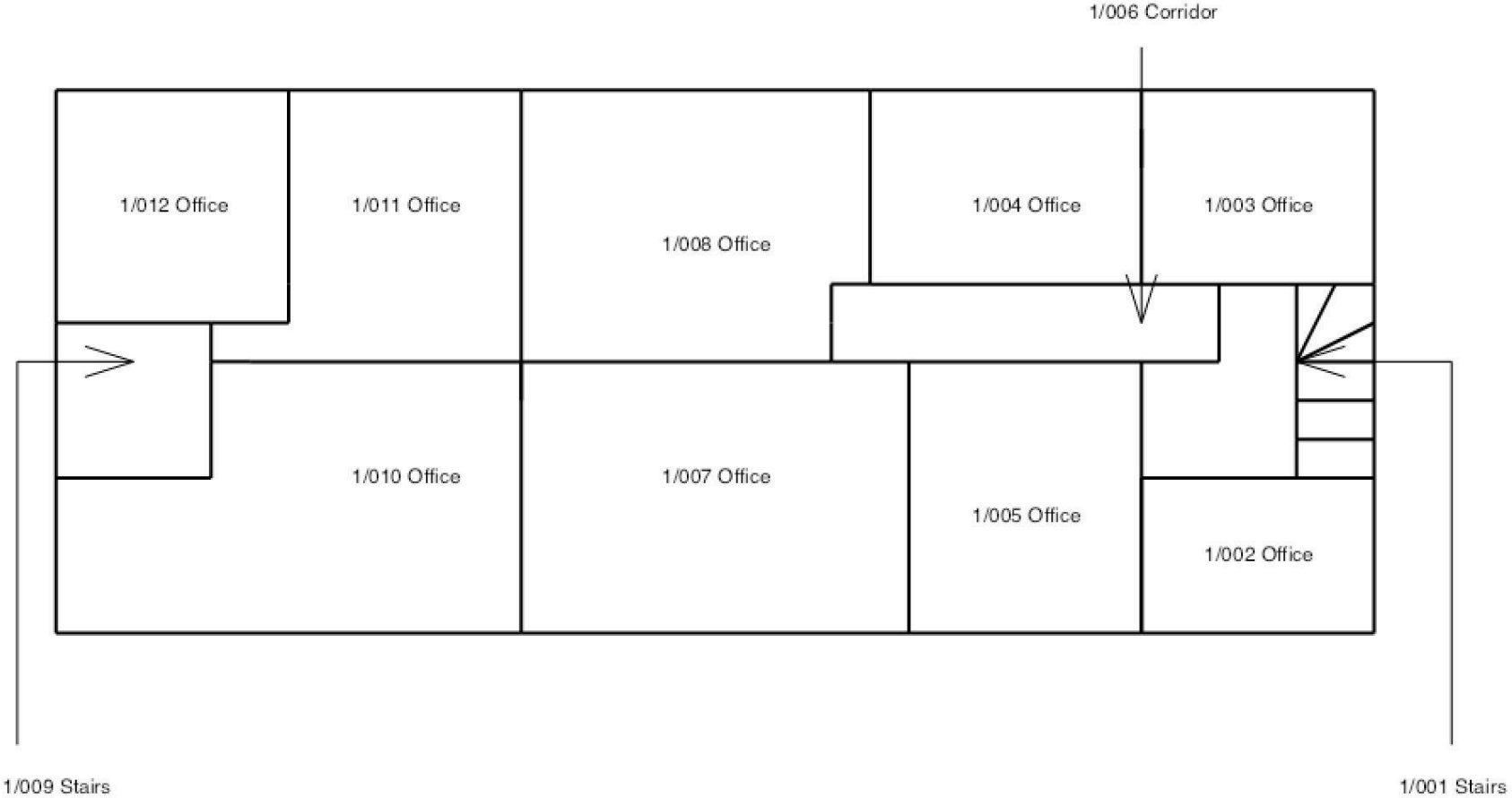
Floorplans

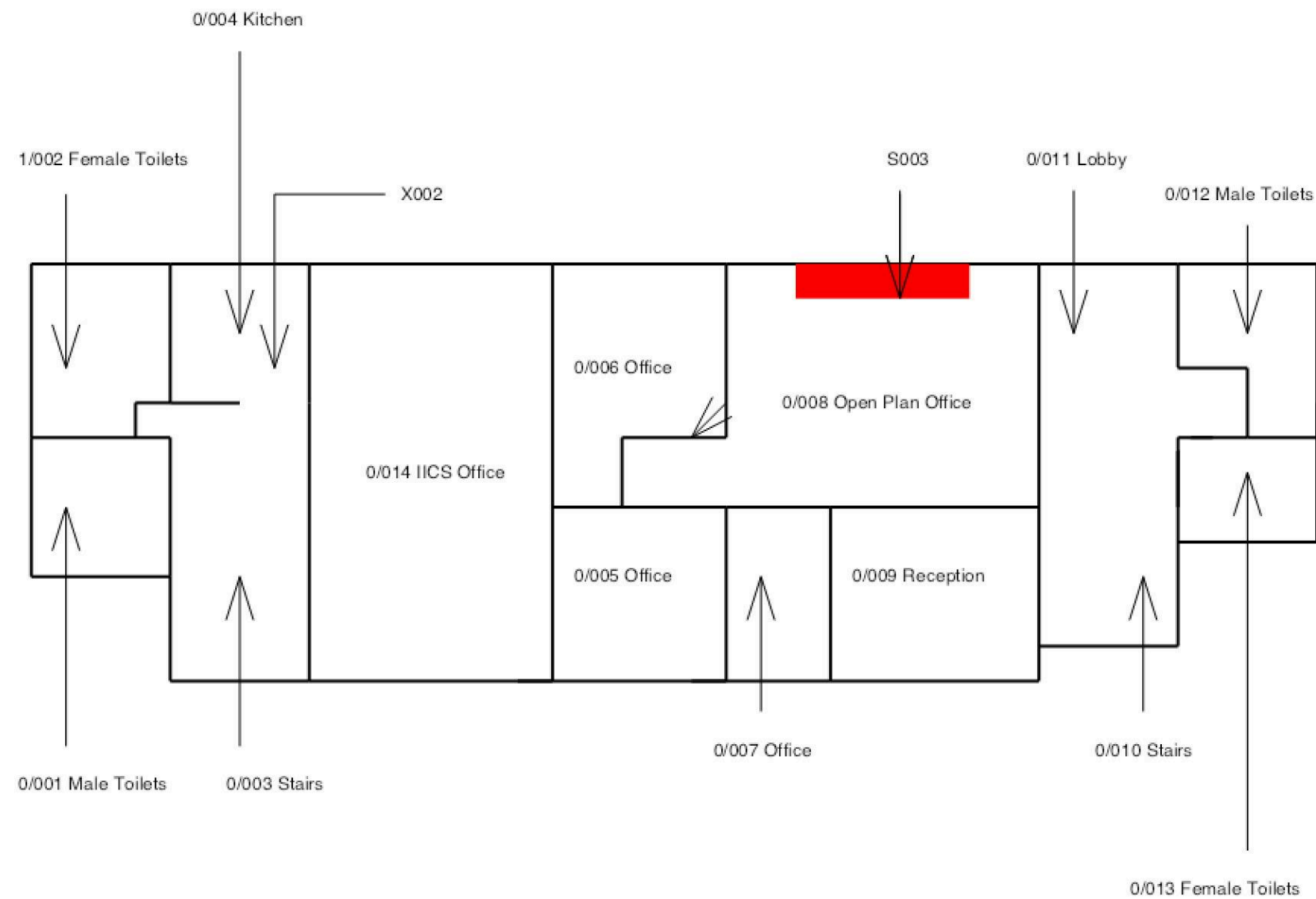
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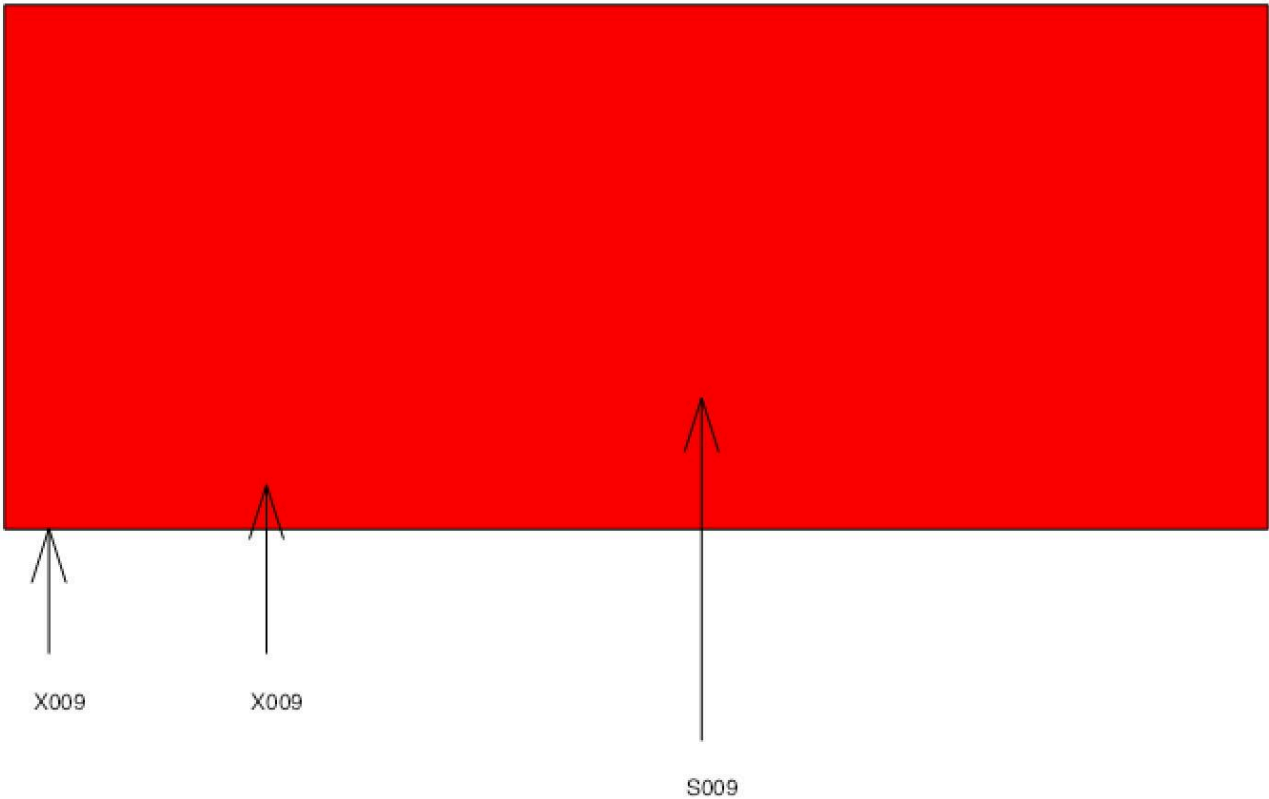
99/001 External



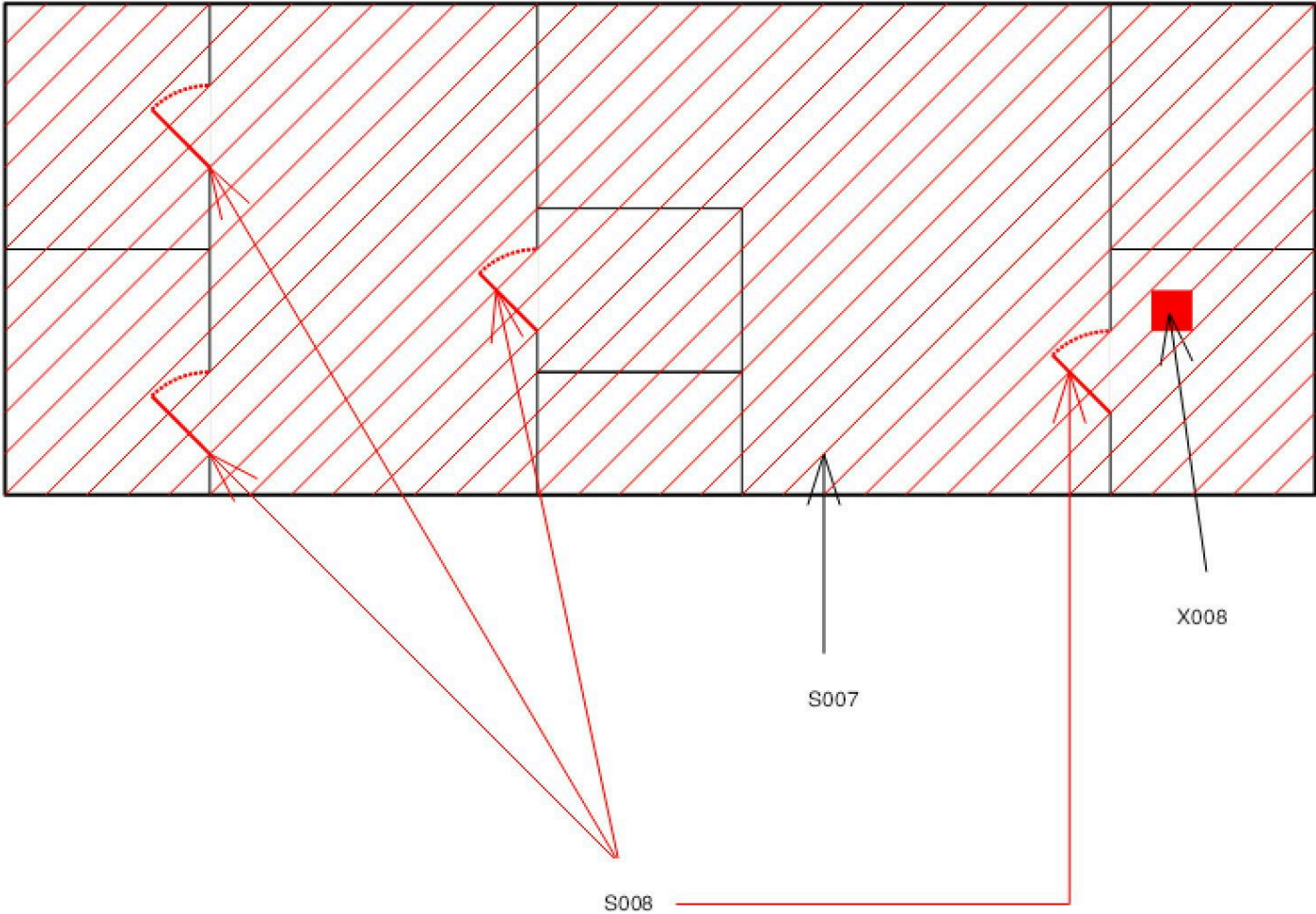


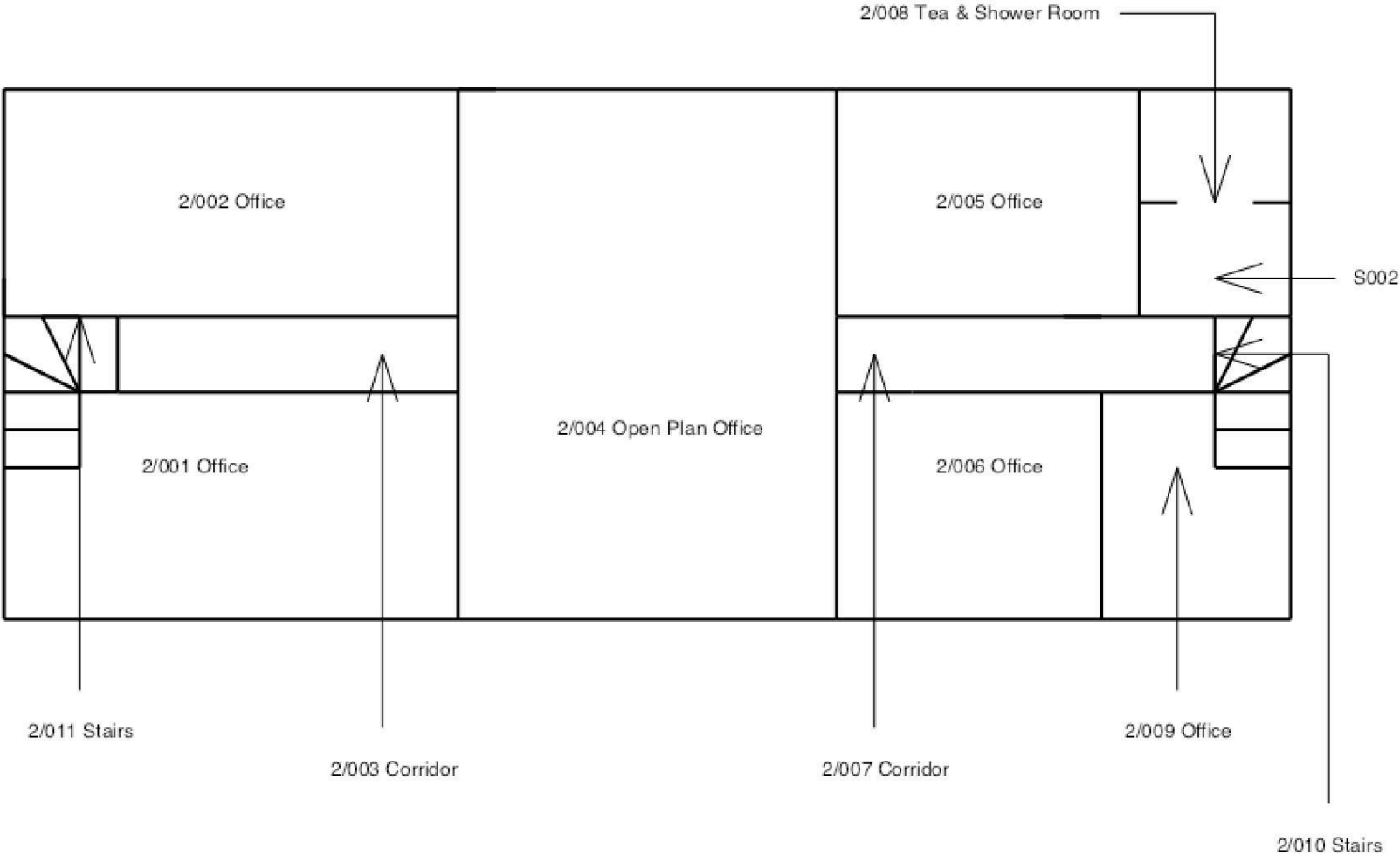


99/001 External - Detached Out Building



0/001 Stores





Bulk Sample Test Certificates

See following pages...



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD

PREMIUM

EMERGENCY

Client:	ASBESTOS 247 ENVIRONMENTAL LTD
Address:	38 MILESTONE ROAD DARTFORD DA2 6DN
Attention:	TECHNICAL MANAGER
Site Address:	6 OVERCLIFFE GRAVESEND KENT DA11 0EF
Date sample taken:	28/09/24
Date sample received:	01/10/24
Date of Analysis:	01/10/24

Analysis Report No.	SCO/24/30027
Report Date:	01/10/24
Site Ref No.	J-2986
Page No:	1 Of 1
No. of Samples:	9
Obtained:	DELIVERED

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

If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	001	ROOF – MAIN BUILDING – 002 – LOFT SPACE 2 – DEBRIS TO FLOOR	CHRYSTOTILE
2	002	LEVEL 2 – MAIN BUILDING – 008 – TEA & SHOWER ROOM – SINK PAD	NADIS
3	003	LEVEL 0 – 008 – OPEN PLAN OFFICES – PACKERS BETWEEN CEILING + WALL	CHRYSTOTILE
4	004	LEVEL -1 – MAIN BUILDING – 001 – STAIRS – ADHESIVE TO CONCRETE FLOOR	NADIS
5	005	LEVEL -1 – MAIN BUILDING – 002 – GASKET METER ROOM – WEA TO METAL PIPEWORK	NADIS
6	006	EXTERNAL – MAIN BUILDING – 001 – PANELS TO UNDERCROFT – INSULATING BOARD	NADIS
7	007	LEVEL 0 – DETACHED OUT BUILDING – 001 – STORES – FLOOR TILE & ADHESIVE	CHRYSTOTILE TO BOTH
8	008	LEVEL 0 – DETACHED OUT BUILDING – 001 – STORES – PANELS TO DOORS – INSULATING BOARD	AMOSITE/CHRYSTOTILE
9	009	EXTERNAL – DETACHED OUT BUILDING – 001 – CORRUGATED CEMENT ROOF SHEET	CHRYSTOTILE/CROCIDOLITE

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months. Reports & Records are retained for a minimum of 5 years.

Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Note: All Analysis is performed in House on the registered premises (below).

Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	P ROWLAND	Authorised signatory:	
		Print name:	C.BOLTON – DEPUTY Q.C.M

BULK 001-VER 8 14-JUN-22-QCM

Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EU
Tel: 01268 724785 **Fax:** 01268 724796 **Mob:** 07765 685132 **E-Mail:** enquiries@scopesaasl.co.uk

Company Reg No: 5191390 Reg Address: As above

Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

Management Surveys

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 can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

Refurbishment and Demolition Surveys

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, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

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

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

Asbestos Materials

Asbestos is a naturally occurring mineral composed of soft and flexible fibers that are resistant to heat, electricity and corrosion. These qualities make the mineral useful, but they also make asbestos exposure highly toxic.

Asbestos is a group of six naturally occurring fibrous minerals composed of thin, needle-like fibers. Exposure to asbestos causes several cancers and diseases, including mesothelioma and asbestosis.

Asbestos Morphology

Mineral Group	Fibre Type	Common Name
Serpentine	Chrysotile	White
Amphibole	Amosite	Brown
	Crocidolite	Blue
	Anthophyllite	n/a
	Tremolite	n/a
	Actinolite	n/a

Note: Anthophyllite was used in limited quantities for insulation products and construction materials. It also occurs as a contaminant in chrysotile asbestos, vermiculite and talc. Tremolite and actinolite are not used commercially, but they can be found as contaminants in chrysotile asbestos, vermiculite and talc.