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## **1.0 DESCRIPTION OF THE WORKS**

The works were for the demolition of two industrial buildings, including disconnection of services, removal of hazardous materials, soft strip, breaking-up of slabs, grubbing-up of foundations, crushing and backfilling excavations, and trimming the formation to blend into adjoining perimeter levels.

## 2.0 PRINCIPALS

| Duty                                              | Name & Address                                                                                                            | Telephone     | Contact     |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|---------------|-------------|
| Client                                            | St James Place UK plc<br>c/o Orchard Street<br>16 New Burlington Place<br>London<br>W1S 2HX                               | 0207 851 4376 | Mr G Eddy   |
| Project Manager                                   | Feasibility Ltd<br>No 5 Hagley Court North<br>The Waterfront<br>Level Street<br>Brierley Hill<br>West Midlands<br>DY5 1XF | 01384 489029  | Mr J Singh  |
| Principal Designer<br>and<br>Principal Contractor | R Collard Ltd<br>Eversley Haulage Park<br>Brickhouse Hill<br>Eversley<br>Hook<br>Hampshire<br>RG27 0PZ                    | 01252 844688  | Mr S King   |
| Principal Designer<br>Adviser                     | BCAL Consulting<br>Orient House<br>Church Way<br>Wellingborough<br>Northants<br>NN8 4HJ                                   | 01933 440024  | Mr J Hunter |

| <b>Duty</b>                 | <b>Name &amp; Address</b>                                                                                                  | <b>Telephone</b> | <b>Contact</b> |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------|----------------|
| Civil & Structural Engineer | Bradbrook Consulting<br>4 <sup>th</sup> Floor Neville House<br>55 Eden Street<br>Kingston upon Thames<br>Surrey<br>KT1 1BW | 0208 339 9006    | Mr R Menezes   |

### 3.0 REMAINING IDENTIFIED HAZARDS

The Design Team has identified the following items as hazards, which remain following the risk assessments, design reviews and implementation of control measures.

They will need to be addressed by the occupier, and information to assist in minimising these risks is included in the appropriate area of this File.

| Hazard                                            | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. For all remaining hazards, see below           | <ul style="list-style-type: none"><li>• Prepare and following appropriate risk assessment / method statement.</li><li>• Suitable personal protective equipment (PPE) to be checked, issued and worn as appropriate.</li><li>• Issue work / access permits as required.</li><li>• Suitable safety measures must be implemented and operatives competent.</li><li>• Ensure all services are made safe prior to work commencing.</li><li>• Refer to services information, scan the ground and operate a Permit to Dig system before breaking the ground.</li><li>• Prevent lone working.</li><li>• Refer to relevant hazard below for safety measures.</li></ul> |
| 2. Asbestos / hazardous materials / contamination | <p>Item 1, plus -</p> <ul style="list-style-type: none"><li>• Asbestos and hazardous materials were removed from the buildings prior to demolition.</li><li>• There remains the possibility for ground / water contamination on the site. Reference should be made to the Validation Report prior to commencing groundworks.</li></ul>                                                                                                                                                                                                                                                                                                                        |

| Hazard                           | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4. Services                      | <ul style="list-style-type: none"><li>• Live electrical cables and water pipes remain near the west boundary, which should be protected prior to disconnection. Refer to drawing in Section 5.0.</li><li>• Lighting columns are present on the public footpath, adjacent to the hoarding around the site.</li><li>• There are services cabinets on the public footpath, adjacent to the hoarding at the southwest corner of the site.</li><li>• Manholes remain on site which should be protected.</li><li>• Refer to drawings / information, certificates, etc, in respect to disconnections for gas, water and electricity, although the ground should still be scanned and a Permit to Dig system deployed, prior to any construction works taking place.</li></ul> |
| 5. Site hazards                  | <ul style="list-style-type: none"><li>• Some changes in slab levels remain, with the potential for trips, adjacent to the concrete steps in the southern part of the site, around the site perimeter, and at the back of the footpath / gates on the northern boundary.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 6. Proximity to Heathrow airport | <ul style="list-style-type: none"><li>• Ensure good housekeeping at all times.</li><li>• With the possibility of high winds and changes in wind direction, all neighbours of the airport should keep control of materials that are lightweight, loose or have a large surface area, debris, litter and rubbish, to prevent it being transferred onto airport property, where it becomes a hazard.</li><li>• Any lighting should be sited in such a way that it will not dazzle.</li><li>• Do not commence work activities without establishing whether approvals are required by the relevant authority.</li></ul>                                                                                                                                                     |

## **4.0 HAZARDOUS MATERIALS**

### **HAZARDOUS MATERIALS**

Hazardous materials encountered during the works were removed from the buildings prior to demolition, in accordance with local authority requirements and the current regulations.

There remains the possibility for ground / water contamination on the site. Reference should be made to the Validation Report prior to commencing groundworks.

## **WEEE REGULATIONS**

The Waste Electrical and Electronic Equipment (WEEE) Directive's aim is to minimise the impact of electrical and electronic goods on the environment, by increasing re-use and recycling, and reducing the amount of WEEE going to landfill.

Items defined as WEEE in the legislation include luminaires, fluorescent tubes, sodium lights, switches, control panels, smoke detectors, alarms and thermostats. A full list of equipment covered by the WEEE Directive is listed in the WEEE Regulations 2013.

The components used to build electrical and electronic equipment contain various hazardous substances and materials that are damaging to the environment and human health. If not properly disposed of, these substances can pollute the environment when the electrical or electronic equipment is disposed of as waste to landfill.

Under the regulations, a building operator has a responsibility to ensure that any WEEE arising from their sites or offices is sorted separately from other waste, and is taken by a licensed contractor to an approved authorised treatment facility (AATF). Said building operator(s) will need to obtain and keep proof that their WEEE was taken to an AATF, and was treated and disposed of in an environmentally sound way.

Finally, it should be remembered that fluorescent tubes and sodium lights are considered as hazardous waste, and should be disposed of using a specialist contractor, such as Recyclite ([www.recyclite.co.uk](http://www.recyclite.co.uk)) or Officegreen ([www.officegreen.co.uk](http://www.officegreen.co.uk)).

## **ASBESTOS STATEMENT**

### **REGULATION**

The Control of Asbestos Regulations 2012 impose a duty on building occupiers to keep a register of asbestos materials present in the property.

### **SURVEYS**

The following asbestos surveys were available prior to the works being undertaken -

- Amiantus Asbestos Consultants Pre-Refurbishment & Demolition Asbestos Survey (Unit 501), ref J001056, dated April 2017
- Amiantus Asbestos Consultants Pre-Refurbishment & Demolition Asbestos Survey (Unit 504), ref J001057, dated April 2017

### **REMOVAL**

The asbestos identified within the reports was removed prior to the works being undertaken. Refer to R Collard Post Contract Report.

### **NOTES**

The designers / principal contractor have confirmed that no asbestos containing products were specified / used within the contract.

## **5.0 SERVICES INFORMATION**



# CERTIFICATE OF DIRECT PURGING OF GAS INSTALLATIONS TO IGE/UP/1A EDITION 2

Installation volume (IV)  $\leq 1 \text{ m}^3$   
Pipework diameter ( $\varnothing$ )  $\leq 150 \text{ mm}$   
MOP  $\leq 40 \text{ mbar}$   
Supply MOP  $\leq 75 \text{ mbar}$   
Natural Gas only

DP/UP/1A

CERTIFICATE NO

A 10527

## CERTIFICATE REF:

OWNER OF INSTALLATION/CUSTOMER R Colado

TEL: \_\_\_\_\_ FAX: \_\_\_\_\_ email: \_\_\_\_\_

SITE NAME/OCCUPIER AND ADDRESS: Building 2, Stone Close, West Drayton, Uxbridge, 8HT

TEL: \_\_\_\_\_ FAX: \_\_\_\_\_ email: \_\_\_\_\_

## DESCRIPTION OF INSTALLATION

Nomenclature

A, B, C, D are individual sections or components

☒ M = meter N = new E = existing

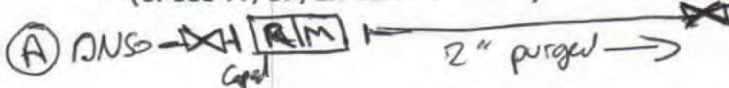
☒ V = valve • = capping

☒ R = regulator ☒ A = appliance

m = metallic PE = polyethylene

$\varnothing$  = pipe diameter

## DIAGRAM OF INSTALLATION (or see TT/UP/1A Cert No )



## REASON FOR PURGE:

### TYPE OF GAS LEFT IN PIPEWORK AFTER PURGE: NATURAL GAS/AIR/NITROGEN

| DETAIL TO BE RECORDED                                                                                                                                                          | SECTION A | SECTION B | SECTION C | SECTION D |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|-----------|
| MAXIMUM OPERATING PRESSURE (MOP) (mbar)                                                                                                                                        | 21        |           |           |           |
| OPERATING PRESSURE (OP) (mbar)                                                                                                                                                 | 21        |           |           |           |
| PURGE VOLUME (PV)                                                                                                                                                              |           |           |           |           |
| • meter(s) (m <sup>3</sup> ) (clause 6.9.1.)                                                                                                                                   |           |           |           |           |
| • pipework and components (m <sup>3</sup> ) (clause 6.9.1)                                                                                                                     |           |           |           |           |
| • purge hose (m <sup>3</sup> ) clause 6.9.1)                                                                                                                                   |           |           |           |           |
| • total (m <sup>3</sup> )                                                                                                                                                      | 0.236     |           |           |           |
| PURGE FLOW RATE (Q <sub>p</sub> ) (Table 9)                                                                                                                                    | 11        |           |           |           |
| MAXIMUM PURGE TIME (PT) = $\frac{PV(m^3) \times 3600}{Q_p}$ (sec s)                                                                                                            | 73        |           |           |           |
| PURGE RESULTS AND SUBSEQUENT ACTIONS                                                                                                                                           | SECTION A | SECTION B | SECTION C | SECTION D |
| MEASURED PURGE VOLUME PASSED (m <sup>3</sup> ) OR PURGE VOLUME FLOW RATE (m <sup>3</sup> per hour) (clause 6.11.1 (b) or 6.11.2 (d))                                           | 11        |           |           |           |
| ACTUAL PURGE TIME (secs)                                                                                                                                                       | 65        |           |           |           |
| VENT GAS (air to gas) % gas in sample                                                                                                                                          | 0% LEL    |           |           |           |
| VENT GAS (gas to air) % gas in sample (delete as required)                                                                                                                     |           |           |           |           |
| WAS THE PURGE COMPLETE? (YES/NO) AND IF NO, WAS A PURGE TO NITROGEN CARRIED OUT AND IF YES, WAS THE PURGE REPEATED? (YES/NO) AND IF YES, STATE CERTIFICATE No FOR REPEAT PURGE | Yes       |           |           |           |

PURGED BY (SIGNATURE): \_\_\_\_\_

GAS SAFE REGISTER No. (if applicable): 570 674

PRINT NAME: AS

COMPANY: MAG 11

Hand top copy to the owner/customer. Retain copies required for records.

DATE: 27/8/19

This certificate does not confer any kind of approval of an installation on behalf of IGEM. It confirms purge details used or obtained by installers when working to the Utilization Procedures IGE/UP/1A Edition 2. IGEM is not responsible for any errors or statements made in completing the details on the certificate, nor is it responsible for dealing with enquiries arising from completed certificates.



# CERTIFICATE OF DIRECT PURGING OF GAS INSTALLATIONS TO IGE/UP/1A EDITION 2

DP/UP/1A

CERTIFICATE NO

A 10526

Installation volume (IV)  $\leq 1 \text{ m}^3$   
Pipework diameter ( $\varnothing$ )  $\leq 150 \text{ mm}$   
MOP  $\leq 40 \text{ mbar}$   
Supply MOP  $\leq 75 \text{ mbar}$   
Natural Gas only

**CERTIFICATE REF:**

OWNER OF INSTALLATION/CUSTOMER

R Collands

TEL: \_\_\_\_\_ FAX: \_\_\_\_\_

email: \_\_\_\_\_

SITE NAME/OCCUPIER AND ADDRESS:

Building 1, Stone Close, West Drayton, UB7 8HT

TEL: \_\_\_\_\_ FAX: \_\_\_\_\_

email: \_\_\_\_\_

**DESCRIPTION OF INSTALLATION**

## Nomenclature

A,B,C,D are individual sections or components

☒ M = meter

N = new

E = existing

☒ V = valve

• = capping

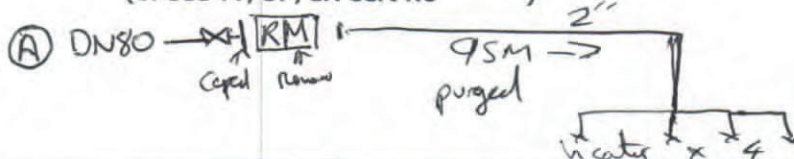
☒ R = regulator☒ A = appliance

m = metallic

PE = polyethylene

 $\varnothing$  = pipe diameter**DIAGRAM OF INSTALLATION**

(or see TT/UP/1A Cert No)

**REASON FOR PURGE:****TYPE OF GAS LEFT IN PIPEWORK AFTER PURGE: NATURAL GAS/AIR/NITROGEN****DETAIL TO BE RECORDED**

MAXIMUM OPERATING PRESSURE (MOP) (mbar)

SECTION A

SECTION B

SECTION C

SECTION D

OPERATING PRESSURE (OP) (mbar)

PURGE VOLUME (PV)

• meter(s) ( $\text{m}^3$ ) (clause 6.9.1.)• pipework and components ( $\text{m}^3$ ) (clause 6.9.1)• purge hose ( $\text{m}^3$ ) clause 6.9.1)• total ( $\text{m}^3$ )PURGE FLOW RATE ( $Q_p$ ) (Table 9)MAXIMUM PURGE TIME (PT) =  $\frac{PV(\text{m}^3) \times 3600}{Q_p}$  (sec s)**PURGE RESULTS AND SUBSEQUENT ACTIONS**MEASURED PURGE VOLUME PASSED ( $\text{m}^3$ ) OR PURGE  
VOLUME FLOW RATE ( $\text{m}^3$  per hour) (clause 6.11.1 (b) or  
6.11.2 (d))

ACTUAL PURGE TIME (secs)

VENT GAS (air to gas) % gas in sample

VENT GAS (gas to air) % gas in sample (delete as  
required)

WAS THE PURGE COMPLETE? (YES/NO) AND

IF NO, WAS A PURGE TO NITROGEN CARRIED OUT AND

IF YES, WAS THE PURGE REPEATED? (YES/NO) AND

IF YES, STATE CERTIFICATE No FOR REPEAT PURGE

PURGED BY (SIGNATURE):

[Signature]

PRINT NAME:

A.S.

GAS SAFE REGISTER No. (if applicable):

570 674

COMPANY:

MAG Proletas Services Ltd

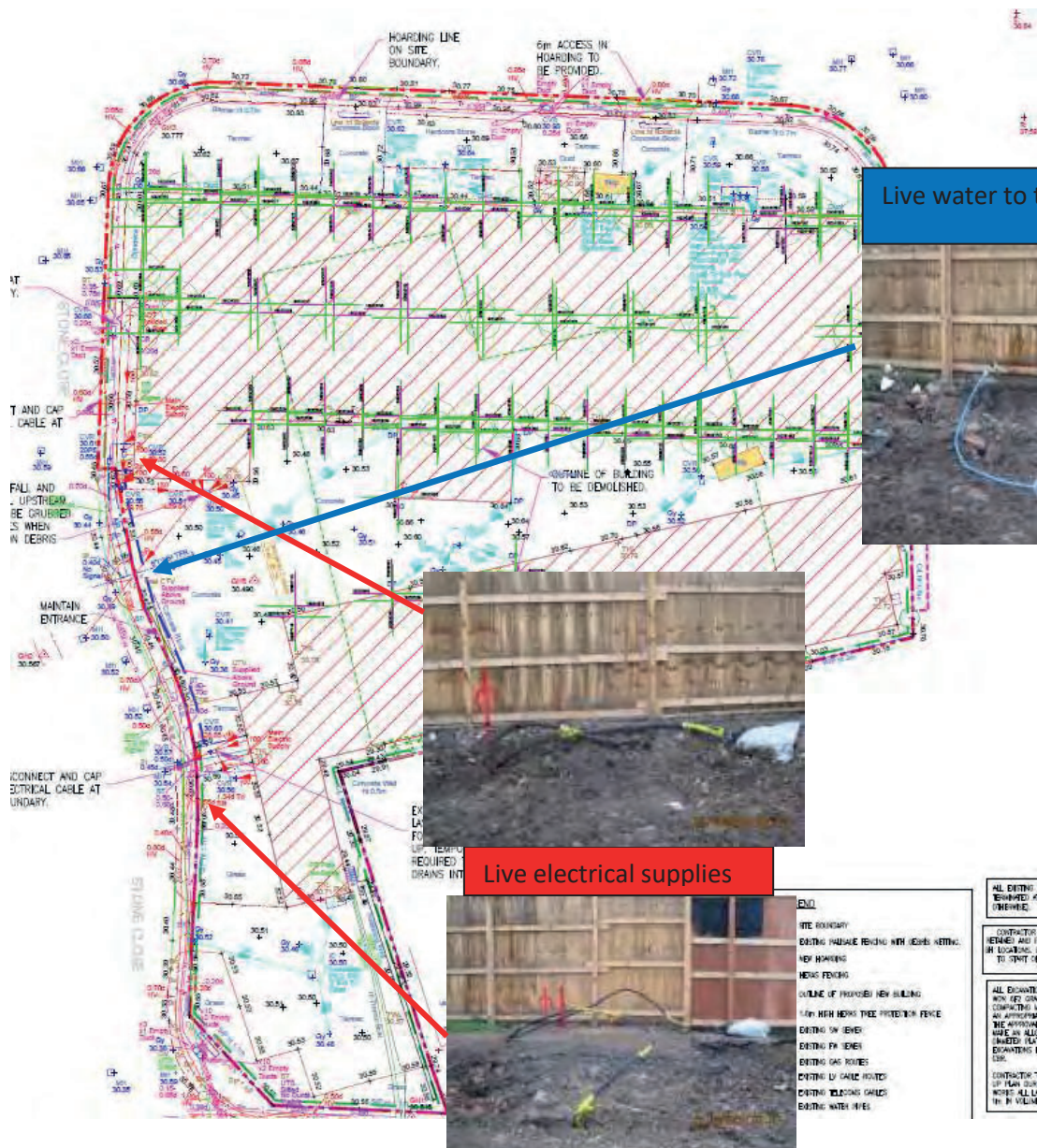
Hand top copy to the owner/customer. Retain copies required for records.

DATE:

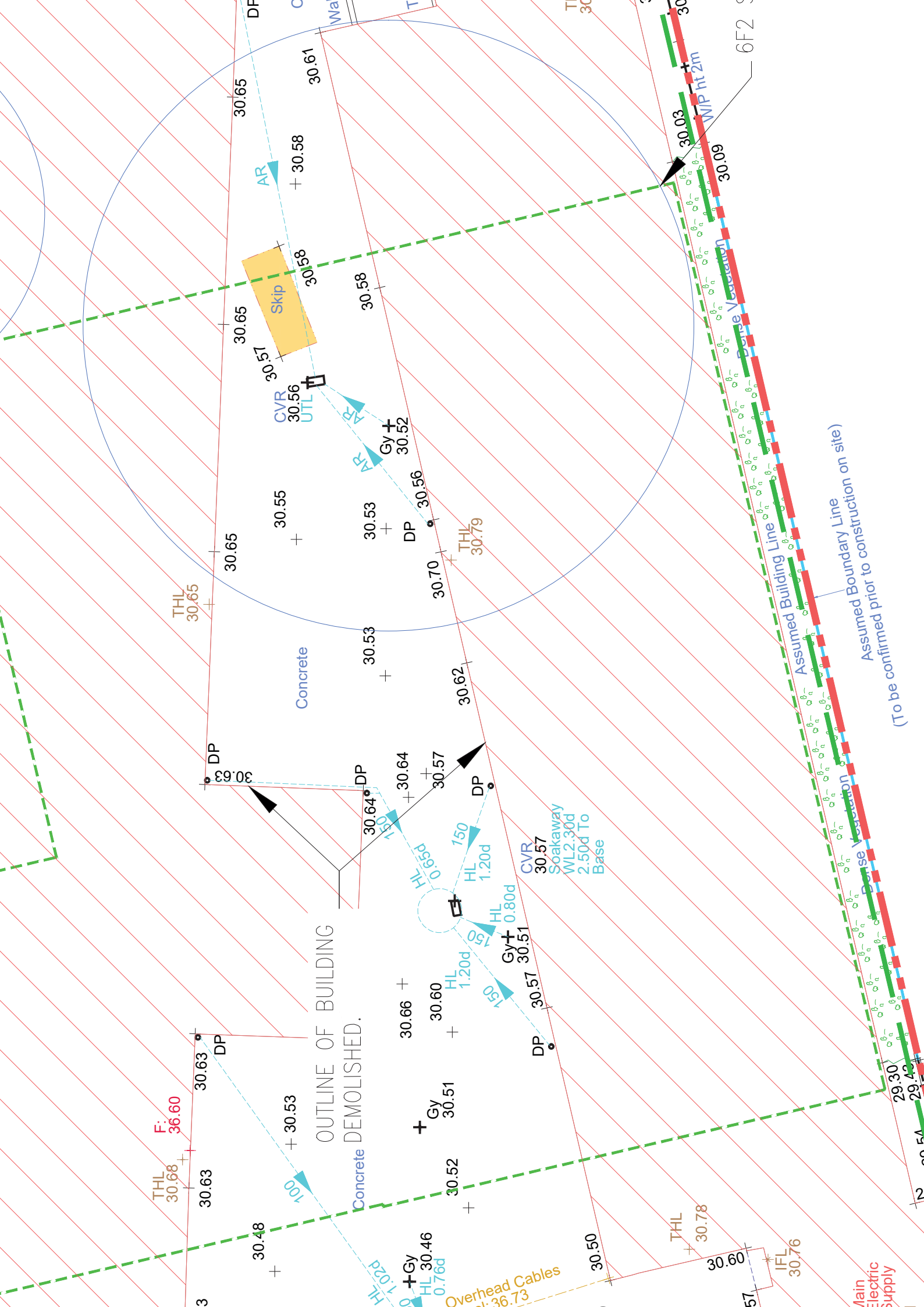
27/08/19

This certificate does not confer any kind of approval of an installation on behalf of IGEM. It confirms purge details used or obtained by installers when working to the Utilization Procedures IGE/UP/1A Edition 2. IGEM is not responsible for any errors or statements made in completing the details on the certificate, nor is it responsible for dealing with enquiries arising from completed certificates.

Live services remaining on site at PC – Stone Close C6194



## **6.0 DEMOLITION PLAN**



## **7.0 SECTION 80 / 81 NOTICES**

## Building Control Online Application Form For

### Demolition

Application 73585/DE/2019/12  
Online  
Reference OWBCAP2983

#### Applicant Details

|                       |
|-----------------------|
| R Collard Ltd         |
| Eversley Haulage Park |
| Brickhouse Hill       |
| Eversley              |
| RG27 0PZ              |
| 01252 844688          |
| susan@rcollard.com    |

#### Agent Details

|                       |
|-----------------------|
| R Collard Ltd         |
| Eversley Haulage Park |
| Brickhouse Hill       |
| Eversley              |
| RG27 0PZ              |
| 01252 844688          |
| susan@rcollard.com    |

#### Builder Details

|             |
|-------------|
| Not Entered |
|-------------|

#### Location/Description Details

|                                                   |
|---------------------------------------------------|
| 501-504 Stone Close                               |
| West Drayton                                      |
| UB7 8JU                                           |
| Demolition of 2 No single storey industrial units |

**Building Control**  
**Residents Services**  
**T.01895 558170**  
**buildingcontrol@hillington.gov.uk** **www.hillingdon.gov.uk**  
London Borough of Hillington,  
3 North, Civic Centre, High Street, Uxbridge, UB8 1UW



**Start Date**

|          |
|----------|
| 25-03-19 |
|----------|

**Date when Copy of Notice  
Served on**

|                                 |                                                                                                                                                                                                                                                              |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gas Company                     | 11-02-19                                                                                                                                                                                                                                                     |
| Electricity Company             | 11-02-19                                                                                                                                                                                                                                                     |
| Owners of Adjacent Buildings    | 11-02-19                                                                                                                                                                                                                                                     |
| Addresses of Adjacent Buildings | ¿ 201 to 231 (odd numbers) ¿ Horton Road<br>¿ BMW & Mini Stone Close<br>¿ MOL Logistics Stone Close<br>¿ Unit 500, Stone Close, Ilsley¿s Wholesale<br>¿ Unit 502, Stone Close, Southern Vulcanizing<br>¿ Unit 508, Stone Close, AVH Vehicle Hire Stone Close |

**Fee**

|                   |                      |
|-------------------|----------------------|
| Fee Type          |                      |
| Method of Payment | Credit Cards -online |
| Fee Amount        | 200                  |
| Fee Breakdown     | Not Entered          |

**Signature Details**

|                    |             |
|--------------------|-------------|
| Agree to Statement | Yes         |
| Signature          | S A Addison |
| Capacity Signed in | Contractor  |
| Date signed        | 11/02/19    |

**LONDON BOROUGH OF HILLINGDON  
RESIDENTS SERVICES  
BUILDING CONTROL**

**Section 81 of the Building Act 1984**

**Notice to person undertaking demolition**

TO:

Reference 73585/DE/2019/12

R Collard Ltd  
Eversley Haulage Park  
Brickhouse Hill  
Eversley  
RG27 0PZ

WHEREAS on the eleventh day of February 2019, you served a notice on the Council of the London Borough of Hillingdon (hereinafter called "the Council") specifying certain works of demolition intended to be carried out in respect of the building known as:

**501 & 504, STONE CLOSE YIEWSLEY,**

**Demolition of 2 No single storey industrial units**

TAKE NOTICE that the London Borough of Hillingdon pursuant to Section 78 of the Building Act 1984, HEREBY REQUIRE you to take the following action within 28 days of commencing the demolition of the above building, that is to s

- a) (to shore up adjacent buildings)
- b) (to weatherproof any surfaces of an adjacent building which are exposed by the demolition)
- c) (to repair and make good any damage to an adjacent building caused by the demolition or by the negligent act or omission of any person engaged in it)
- d) (to remove material or rubbish resulting from the demolition and clearance of the site)
- e) (to disconnect and seal, at such points as the council may reasonably require, any sewer, drain or water pipe in or under the building to be demolished)
- f) (to remove any sewer, drain or water pipe in or under the building to be demolished and seal any sewer, drain or water pipe with which the sewer, drain or water pipe to be removed is connected)
- g) (to make good to the satisfaction of the Council the surface of the ground disturbed by anything done under paragraph (e) or (f) above)
- h) (to make arrangements with the relevant statutory undertakers for the disconnection of the supply of gas, electricity and water to the Building)
- i) (to make such arrangements with regard to the burning of material on site as may be reasonably required by the Health and Safety Executive and/or Fire Authority)
- j) (to take such steps as the Council may consider reasonably necessary for the protection of the public and the preservation of Public amenity).
- k) (to make such application for any Hoarding/Scaffold, which will be erected either on or adjacent to the highway or mobile equipment, such as cranes/cherry pickers etc, which will be operated on the highway. Application forms can be obtained from: Highway Maintenance, Central Depot, Harlington Road, Uxbridge, Middlesex UB8 3EU or Tel. 01895 556000. Applications must be made at least three weeks before the commencement of work as failure to apply for an appropriate licence may result in enforcement action being taken.)

(Before you comply with any requirement of paragraph (e) or (f) above, you must give at least 48 hours' notice to the Council.)

(Before you comply with paragraph (g) above, you must give at least 24 hours' notice to the Council  
(Failure to give such notice will incur liability to a fine not exceeding level 2 on the standard scale)

Attention is directed to the provisions of section 82 (2),(4),(5),(6), Section 83 of the Building Act, 1984, set out overleaf. Any appeal in pursuance of these provisions should be made to the Magistrates' court and must be brought within 21 days from the date of service of this notice.

DATED this eleventh day of February 2019

BUILDING CONTROL SERVICES

Signed.....

  
James Rodger

## **8.0 GEOTECHNICAL / GEOENVIRONMENTAL**

The following reports are available from WSP Environment & Energy -

- Phase I Environmental Assessment, ref 12040287/003 Rev 1, dated November 2010
- Phase II Environmental Assessment, ref 12040287/004, dated November 2010

The following reports are available from Delta-Simons Environmental Consultants Ltd -

- Preliminary Geo-Environmental Risk Assessment, ref 17-0685.01, dated November 2017
- Phase II Environmental and Geotechnical Assessment, ref 17-0685.02, dated December 2017

## **9.0 POST CONTRACT REPORT**



## Health & Safety File



**Demolition Works at**

**501-504 Stone Close,  
West Drayton  
UB7 8JU**

**for**

**DLA Piper UK LLP, c/o Orchard Street**

|            |                                                       |
|------------|-------------------------------------------------------|
| <b>1.0</b> | <b>Project Information</b>                            |
| <b>2.0</b> | <b>Description of the Site</b>                        |
| 2.1        | Original Site Use & Description                       |
| 2.2        | Site Location                                         |
| 2.3        | Description of Works Carried Out                      |
| 2.4        | Access to Site                                        |
| 2.5        | Start & Completion Date                               |
| <b>3.0</b> | <b>Description of Completed Works</b>                 |
| 3.1        | Remaining Site Hazards                                |
| 3.1.1      | Asbestos                                              |
| 3.1.2      | Contamination                                         |
| 3.1.3      | Piles & Foundations                                   |
| 3.1.4      | Boreholes                                             |
| 3.1.5      | Hazardous Materials                                   |
| 3.1.6      | Services                                              |
| 3.2        | Remaining Installed Temporary Works                   |
| 3.3        | Waste Materials                                       |
| 3.4        | Waste Contractors Details                             |
| 3.5        | Waste Disposal Site Details                           |
| <b>4.0</b> | <b>Final Site Conditions</b>                          |
| 4.1        | Photographs                                           |
| 4.2        | Conditions of Site Services/Isolation Points          |
| 4.3        | Final Site Boundary Condition                         |
| 4.4        | Structural Defects                                    |
| 4.5        | Other Recorded Concerns                               |
| 4.6        | Remaining Licences & Notices                          |
| 4.7        | CCTV Drainage                                         |
| 4.8        | Tree Protection                                       |
| 4.9        | Monitoring                                            |
| 4.10       | Level Survey/Reports                                  |
| 4.11       | Hoarding Design Calcs                                 |
| 4.12       | UXB                                                   |
| 4.13       | Party Wall                                            |
| <b>5.0</b> | <b>Acknowledgement of receipt of the H&amp;S File</b> |

## **APPENDICES**

Appendix A – Asbestos  
Appendix B – HWCN  
Appendix C – Waste Transfer Notes & licences  
Appendix D – Piles & Foundations  
Appendix E - Boreholes  
Appendix F - Service Disconnection Certs  
Appendix G - Hoarding Calculations  
Appendix H – Service Disconnection Plan  
Appendix I – Final Site Boundary Condition  
Appendix J – Topographical Survey  
Appendix K – Contamination drawing and report

**1.0 PROJECT INFORMATION**

| <b>Client</b>    |                                             |                                                                        |
|------------------|---------------------------------------------|------------------------------------------------------------------------|
| <b>Name:</b>     | <b>DLA Piper UK LLP, c/o Orchard Street</b> | <b>Address:<br/>16 New Burlington<br/>Place<br/>London<br/>W1S 2HX</b> |
| <b>Contact:</b>  |                                             |                                                                        |
| <b>Email</b>     | <b>GEddy@orchardstreet.co.uk</b>            |                                                                        |
| <b>Telephone</b> | <b>020 7851 4376</b>                        |                                                                        |
| <b>Mobile</b>    |                                             |                                                                        |

| <b>Principal Designer</b> |                              |                                                                                                     |
|---------------------------|------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>Name:</b>              | <b>BCAL Consulting</b>       | <b>Address:<br/>Orient House<br/>Church Way<br/>Wellingborough<br/>Northamptonshire<br/>NN8 4HJ</b> |
| <b>Contact:</b>           | <b>John Hunter</b>           |                                                                                                     |
| <b>Email</b>              | <b>johnhunter@bcal.co.uk</b> |                                                                                                     |
| <b>Telephone</b>          | <b>01933 44 00 24</b>        |                                                                                                     |
| <b>Mobile</b>             |                              |                                                                                                     |

| <b>Civil &amp; Structural Engineer</b> |                                           |                                                                                                                            |
|----------------------------------------|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>Name:</b>                           | <b>Bradbrook Consulting</b>               | <b>Address:<br/>1st Floor Neville<br/>House<br/>55 Edan Street<br/>Kingston Upon<br/>Thames,<br/>Middlesex<br/>KT1 1BW</b> |
| <b>Contact:</b>                        | <b>Guy Bradnick</b>                       |                                                                                                                            |
| <b>Email</b>                           | <b>g_bradnick@bradbrookconsulting.com</b> |                                                                                                                            |
| <b>Telephone</b>                       | <b>0208 339 9006</b>                      |                                                                                                                            |
| <b>Mobile</b>                          |                                           |                                                                                                                            |

| Client s Agent   |                               |                                                                                                                                                                                 |
|------------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name:</b>     | <b>Feasibility</b>            | <b>Address:</b><br><b>5 Hagley Court</b><br><b>North,</b><br><b>The Waterfront,</b><br><b>Level Street,</b><br><b>Brierley Hill,</b><br><b>West Midlands,</b><br><b>DY5 1XF</b> |
| <b>Contact:</b>  | <b>Jason Singh</b>            |                                                                                                                                                                                 |
| <b>Email</b>     | <b>Jason.Singh@feas.co.uk</b> |                                                                                                                                                                                 |
| <b>Telephone</b> | <b>01384 489 029</b>          |                                                                                                                                                                                 |
| <b>Mobile</b>    | <b>07508 521 894</b>          |                                                                                                                                                                                 |

| Geo-Environmental Consultant |                                     |                                                                                   |
|------------------------------|-------------------------------------|-----------------------------------------------------------------------------------|
| <b>Name:</b>                 | <b>Delta Simons</b>                 | <b>Address:</b><br><b>20 Little Britain,</b><br><b>London,</b><br><b>EC1A 7DH</b> |
| <b>Contact:</b>              | <b>Victor Gomez</b>                 |                                                                                   |
| <b>Email</b>                 | <b>Victor.Gomez@deltasimons.com</b> |                                                                                   |
| <b>Telephone</b>             | <b>01522 882555</b>                 |                                                                                   |
| <b>Mobile</b>                | <b>07530 653653</b>                 |                                                                                   |

| Principal Contractor - R Collard Ltd |                                                                                                              |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>Address:</b>                      | <b>Eversley Haulage Park</b><br><b>Brickhouse Hill</b><br><b>Eversley</b><br><b>Hants</b><br><b>RG27 0PZ</b> |
| <b>Telephone</b>                     | <b>01252 844688</b>                                                                                          |
| <b>FAX:</b>                          | <b>01252 844668</b>                                                                                          |

|                       |                                                              |
|-----------------------|--------------------------------------------------------------|
| <b>Robert Collard</b> | <b>Managing Director</b>                                     |
| <b>Mobile:</b>        | <b>07831 828248</b>                                          |
| <b>Email:</b>         | <a href="mailto:robert@rcollard.com">robert@rcollard.com</a> |

|                  |                                                          |
|------------------|----------------------------------------------------------|
| <b>Phil East</b> | <b>Contracts Director</b>                                |
| <b>Mobile:</b>   | <b>07787 117343</b>                                      |
| <b>Email:</b>    | <a href="mailto:phil@rcollard.com">phil@rcollard.com</a> |

|                     |                                                        |
|---------------------|--------------------------------------------------------|
| <b>Ian Patching</b> | <b>Estimating Director</b>                             |
| <b>Mobile:</b>      | <b>07789 951505</b>                                    |
| <b>Email:</b>       | <a href="mailto:ian@rcollard.com">ian@rcollard.com</a> |

|                    |                                                            |
|--------------------|------------------------------------------------------------|
| <b>Chris Walsh</b> | <b>Health and Safety Manager</b>                           |
| <b>Mobile:</b>     | <b>07585 507161</b>                                        |
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|                   |                                                            |
|-------------------|------------------------------------------------------------|
| <b>Simon King</b> | <b>Contracts Manager</b>                                   |
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|                  |                                                                    |
|------------------|--------------------------------------------------------------------|
| <b>John King</b> | <b>Site Supervisor</b>                                             |
| <b>Mobile:</b>   | <b>07900 902 440</b>                                               |
| <b>Email:</b>    | <a href="mailto:john.king@rcollard.com">john.king@rcollard.com</a> |

## **2.0 DESCRIPTION OF THE SITE**

### **2.1 Original Site Use & Description**

The site was occupied by 2 asbestos clad, steel framed warehouse units, formerly used for car servicing and repair facilities.

The site backs onto residential gardens and other commercial buildings

### **2.2 Site Location**

The site is in an industrial/commercial trading estate located off Stone Close in West Drayton.

### **2.3 Description of Works Carried Out**

The project encompassed demolition of units 501, comprising the disconnection of services, removal of asbestos, soft strip and removal of all internal contaminants. Demolition of the superstructure, floor slabs and foundations and all underground obstructions to a depth of 2.00m below existing ground level.

Slab and foundations were crushed onsite and stored as 2 individual stockpiles (Type 1 and 6F2) for future use with all other materials being taken to licenced disposal premises

### **2.4 Access to Work Site**

Access to the site is directly off Stone Close

### **2.5 Date of Site Start and Final Completion:**

| <b>Commencement Date</b>           | <b>Completion Date</b>              | <b>Weeks</b> |
|------------------------------------|-------------------------------------|--------------|
| <b>19<sup>th</sup> August 2019</b> | <b>25<sup>th</sup> October 2019</b> | <b>14</b>    |
|                                    |                                     |              |

### **3.0 DESCRIPTION OF COMPLETED WORKS**

#### **3.1 Remaining Site Hazards and Location**

##### **3.1.1 Asbestos**

A Refurbishment and Demolition asbestos survey was carried out prior to R Collard commencing on site and existing asbestos containing materials (ACM's) were removed by R Collard Ltd.'s specialist asbestos contractor.

The following documentation is detailed in Appendix A and B:

Background monitoring & reassurance records  
Hazardous waste notes

##### **3.1.2 Contamination**

Contaminated soil was discovered in location DS106 as per Delta Simons investigation report. This material originated from the disused fuel tank. See Appendix K for location drawing and report. All disposal notes are detailed in Appendix B&C

##### **3.1.3 Piles & Foundations**

There are existing piles remaining on site within the new building footprint. These have been GPS plotted – See Appendix D for the plan.

##### **3.1.4 Boreholes**

There are two existing boreholes. See Appendix E for drawings of their location.

##### **3.1.5 Deleterious/Hazardous Materials**

Asbestos and contaminated ground were present. These have been removed, waste consignment notes are detailed in Appendix B&C

##### **3.1.6 Services**

Water and Electricity are due to be disconnected by Thames Water and SSE in due course. Gas has been disconnected by Fulcrum, certificate of disconnection is in Appendix F

The meters for electricity and Gas have been removed and are stored in a lockable container on site for collection by the shipper.

#### **3.2 Remaining Installed Temporary/Permanent Works**

Hoarding – See Appendix G for design

#### **3.3 Waste Materials Moved Off Site**

All waste consignment notes are detailed within Appendix C

#### **3.4 Waste Disposal Site Details**

All waste management licences for disposal sites are attached within the waste disposal folder in Appendix C

**3.5 Ecology**  
N/A

## **4.0 FINAL SITE CONDITIONS**

### **4.1 Photographs**

See Appendix I for final photographs.

### **4.2 Conditions of Site Services/Isolation Points**

See Appendix H for location plan

### **4.3 Final Site Boundary Condition**

Refer to Appendix I for photographs

### **4.4 Noted Structural Defects (On Site and Adjacent Properties)**

None

### **4.5 Other Recorded Concerns**

None

### **4.6 Remaining Licenses and Notices in Force**

None

### **4.7 CCTV Drainage**

None

### **4.8 Tree Protection**

None

### **4.9 Monitoring**

See Appendix A for asbestos background report

### **4.10 Level Survey/Reports**

See Appendix J for Topographical Survey

### **4.11 Hoarding Design Calcs**

See Appendix G for calculations

### **4.12 UXO**

N/A

### **4.13 Party Wall**

N/A

## **5.0 Acknowledgement of Receipt of the H&S File**

This report has been compiled in accordance with the requirements of the Construction (Design & Management) Regulations 2015, for inclusion into the Safety File by submission to the Principal Designer

The report describes the final condition of the works R. Collard Limited has carried out, and the condition the site has been left in with due regard to the Health, Safety and Welfare of others.

I acknowledge receipt of this H&S file:

**Name:**

**Company:**

**Signed:**

**Date:**



# Pre-Refurbishment & Demolition Asbestos Survey for Orchard Street Investment Management LLP

## SITE:

Unit 501  
Stone Close  
Horton Road  
West Drayton  
UB7 8JU



## Survey Report by:

Roy Pearce

Amiantus Environmental Consultants Ltd.

Unit C7 (1st Floor)

New Yatt Business Centre

New Yatt, Oxon. OX29 6TJ

email: [admin@amiantus.co.uk](mailto:admin@amiantus.co.uk)

TEL: 01993 868899

# Contents:

## Contents

1. Executive Summary [Conclusions and actions]
2. Contract Review
3. Introduction - Purpose, Aims and Objectives
4. Desk Top Review and Survey Planning
5. Survey Method
6. Exclusions and Caveats
7. Sampling and Analysis
8. Survey Results - Interpretation
9. Recommendations

## APPENDICES - Survey Results

- Appendix 1 - Asbestos Register - Results
- Appendix 2 - Survey Data Sheet
- Appendix 3 - Non Asbestos Materials Register
- Appendix 4 - Analysis Certificates
- Appendix 5 - Plans

# 1.0 Executive Summary:



Asbestos containing materials have been identified during the Pre-Refurbishment & Demolition Asbestos Survey and the specific areas are categorised below in order according to the initial Material Risk Assessment made by Amiantus.

## HIGH RISK MATERIALS - SCORES 10+

Asbestos in poor condition, or asbestos debris/contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11, and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with.

| Building | Floor | Room | Item | Material | Risk assessment Score | Recommendations |
|----------|-------|------|------|----------|-----------------------|-----------------|
|----------|-------|------|------|----------|-----------------------|-----------------|

There were no results found.

## MEDIUM RISK MATERIALS - SCORES 7-9

Asbestos containing materials, which are unsealed or damaged, have been identified within the following areas listed in the table below. It is recommended that remedial work to seal or remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

| Building                                     | Floor    | Room          | Item          | Material         | Risk assessment Score | Recommendations |
|----------------------------------------------|----------|---------------|---------------|------------------|-----------------------|-----------------|
| Unit 501, Stone Close, West Drayton, UB7 8JU | Ground   | Warehouse G08 | Boarding      | Insulation board | MEDIUM (7)            | B - Remove      |
| Unit 501, Stone Close, West Drayton, UB7 8JU | External | Grounds E02   | Cement Debris | Cement           | MEDIUM (7)            | B - Remove      |

# 1.0 Executive Summary:

## LOW RISK MATERIALS - SCORES 1-6

Asbestos Containing Materials have been identified which are in good condition, A management policy and plan need to be implemented to manage these materials safely. The materials require labelling and the condition of these materials re-inspected at 6 monthly intervals.

| Building                                     | Floor | Room                      | Item              | Material             | Risk assessment Score | Recommendations |
|----------------------------------------------|-------|---------------------------|-------------------|----------------------|-----------------------|-----------------|
| Unit 501, Stone Close, West Drayton, UB7 8JU | 1st   | Open Plan Office 101      | Textured Coating  | Textured Coating     | VERY LOW (4)          | B - Remove      |
| Unit 501, Stone Close, West Drayton, UB7 8JU | 1st   | Office 102                | Textured Coating  | Textured Coating     | VERY LOW (4)          | B - Remove      |
| Unit 501, Stone Close, West Drayton, UB7 8JU | 1st   | Lobby 103                 | Textured Coating  | Textured Coating     | VERY LOW (4)          | B - Remove      |
| Unit 501, Stone Close, West Drayton, UB7 8JU | 1st   | Kitchen 104               | Textured Coating  | Textured Coating     | VERY LOW (4)          | B - Remove      |
| Unit 501, Stone Close, West Drayton, UB7 8JU | 1st   | Stairwell and Landing 105 | Textured Coating  | Textured Coating     | VERY LOW (4)          | B - Remove      |
| Unit 501, Stone Close, West Drayton, UB7 8JU | 1st   | Stairwell and Landing 105 | Green Floor Tiles | Vinyl floor tiles    | VERY LOW (4)          | B - Remove      |
| Unit 501, Stone Close, West Drayton, UB7 8JU | 1st   | Stairwell and Landing 105 | Stair Nosings     | Reinforced Composite | VERY LOW (3)          | B - Remove      |
| Unit 501, Stone Close, West Drayton, UB7 8JU | 1st   | Toilets 106               | Textured Coating  | Textured Coating     | VERY LOW (4)          | B - Remove      |

|                                              |        |                         |                   |                      |              |            |
|----------------------------------------------|--------|-------------------------|-------------------|----------------------|--------------|------------|
| Unit 501, Stone Close, West Drayton, UB7 8JU | 1st    | Toilets 106             | Cisterns          | Reinforced Composite | VERY LOW (4) | B - Remove |
| Unit 501, Stone Close, West Drayton, UB7 8JU | Ground | Open Plan Office G01    | Textured Coating  | Textured Coating     | VERY LOW (4) | B - Remove |
| Unit 501, Stone Close, West Drayton, UB7 8JU | Ground | Reception Lobby G02     | Textured Coating  | Textured Coating     | VERY LOW (4) | B - Remove |
| Unit 501, Stone Close, West Drayton, UB7 8JU | Ground | Reception Lobby G02     | Green Floor Tiles | Vinyl floor tiles    | VERY LOW (4) | B - Remove |
| Unit 501, Stone Close, West Drayton, UB7 8JU | Ground | Entrance Lobby G03      | Boarding          | Insulation board     | LOW (6)      | B - Remove |
| Unit 501, Stone Close, West Drayton, UB7 8JU | Ground | Understair Cupboard G04 | Green Floor Tiles | Vinyl floor tiles    | VERY LOW (4) | B - Remove |
| Unit 501, Stone Close, West Drayton, UB7 8JU | Ground | Lobby G05               | Textured Coating  | Textured Coating     | VERY LOW (4) | B - Remove |
| Unit 501, Stone Close, West Drayton, UB7 8JU | Ground | Lobby G05               | Green Floor Tiles | Vinyl floor tiles    | VERY LOW (4) | B - Remove |
| Unit 501, Stone Close, West Drayton, UB7 8JU | Ground | Side Entrance G06       | Boarding          | Insulation board     | LOW (6)      | B - Remove |
| Unit 501, Stone Close, West Drayton, UB7 8JU | Ground | Toilets G07             | Textured Coating  | Textured Coating     | VERY LOW (4) | B - Remove |
| Unit 501, Stone Close, West Drayton, UB7 8JU | Ground | Toilets G07             | Cisterns          | Reinforced Composite | VERY LOW (4) | B - Remove |
| Unit 501, Stone Close, West Drayton, UB7 8JU | Ground | Warehouse G08           | Flashguards       | Paper / Textiles     | LOW (5)      | B - Remove |

|                                    |                         |                          |                                                      |
|------------------------------------|-------------------------|--------------------------|------------------------------------------------------|
| Issue No: 1                        | Issue Date: 13 Apr 2017 | Issued By: Wayne Godfrey | Report - Refurbishment & Demolition survey (MA only) |
| Close, West<br>Drayton, UB7<br>8JU |                         |                          |                                                      |

| Building                                     | Floor    | Room                             | Item                     | Material | Risk assessment Score | Recommendations |
|----------------------------------------------|----------|----------------------------------|--------------------------|----------|-----------------------|-----------------|
| Unit 501, Stone Close, West Drayton, UB7 8JU | Ground   | Warehouse G08                    | Gaskets                  | Gasket   | LOW (5)               | B - Remove      |
| Unit 501, Stone Close, West Drayton, UB7 8JU | External | External Elevations and Roof E03 | Corrugated Cement Sheets | Cement   | VERY LOW (4)          | B - Remove      |
| Unit 501, Stone Close, West Drayton, UB7 8JU | External | External Elevations and Roof E03 | Mastic Seal              | Mastic   | VERY LOW (3)          | B - Remove      |

# 1.0 Executive Summary:



## PRESUMED ASBESTOS/NO ACCESS AREA

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection for accessibility at 6 monthly intervals.

| Building | Floor | Room/Area | Recommendation |
|----------|-------|-----------|----------------|
|----------|-------|-----------|----------------|

There were no results found.

### Building Notes:

Internal notes: All internal areas accessed, including voids.

External notes: All internal areas accessed.

## 2.0 Contract Review:



|                            |                                                                            |            |                                                                                    |
|----------------------------|----------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------|
| Name & Address of Client:  | Orchard Street Investment Management LLP - 16 New Burlington Place, London |            |                                                                                    |
| Client Contact:            | Helena I. Kolsaker                                                         |            |                                                                                    |
| Name & Address of Site:    | Unit 501, Stone Close, Horton Road, West Drayton                           |            |                                                                                    |
| Type of Survey:            | Refurbishment & Demolition survey (MA only)                                |            |                                                                                    |
| Date of Survey:            | 11 Apr 2017                                                                |            |                                                                                    |
| Report Revision Number:    | 1                                                                          |            |                                                                                    |
| TEAMS internal job number: | J001056                                                                    |            |                                                                                    |
| Lead Surveyor[s]:          | Roy Pearce                                                                 | Signature: |   |
| Technically reviewed by:   | Wayne Godfrey                                                              | Signature: |  |
| Report issue date:         | 13 Apr 2017                                                                |            |                                                                                    |

## 3.0 Introduction/Objectives:



Amiantus received an order of confirmation to undertake a Pre-Refurbishment & Demolition Asbestos Survey from Orchard Street Investment Management LLP. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a Pre-Refurbishment & Demolition Asbestos Survey of:

Unit 501  
Stone Close  
Horton Road  
West Drayton  
UB7 8JU

The survey was carried out by Roy Pearce.

The Type of survey selected / requested by the client was a Pre-Refurbishment & Demolition Asbestos Survey.

The reason for selecting this survey is to enable the client to identify asbestos in his premises so that it can be removed prior to major refurbishment

This survey was carried out in accordance with documented in house procedures, which are based on the HSE Guidance document HSG 264.

### 3.1 Purpose of Survey

The purpose of this Major Refurbishment & Demolition Survey is to help the duty holder identify asbestos in these premises, prior to major refurbishment & demolition. It provides sufficient information to help the tendering process for removal works prior to any work starting. However it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend the appointed removal contractor should attend the site to confirm for themselves the quantities and location of asbestos to be removed, prior to costing.

### 3.2 Aim of Survey

The aim of the survey was to;

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of known or presumed ACM's
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance
4. Locate all ACM's within the fabric of the building prior to refurbishment & demolition.

## 3.0 Introduction/Objectives(Cont):

### - Type of Survey



#### **3.3 Type of Survey – Pre-Refurbishment Asbestos Survey**

The purpose of this major refurbishment survey & demolition is to identify ACM's to be removed prior to any major refurbishment & demolition work being carried out. This type of survey is used to locate and describe as far as is reasonably practicable all ACM's in the whole building if major refurbishment or demolition is planned.

Major refurbishment & demolition surveys are intended to locate all asbestos within the building. It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM's from the building prior to major refurbishment or demolition.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey. Asbestos shattering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products, and building structures which are unsafe to fully access are potential locations.

It must be presumed that asbestos may remain unidentified to these type of areas and if suspect materials are uncovered during major refurbishment then samples should be taken for analysis.

## 4.0 Desk Top Review and Survey Planning:



4.1 Details of information requested from the Duty Holder by Amiantus in order to carry out a desk top review and plan the survey in accordance with HSG 264 were recorded on our pre-survey questionnaire, along with details of all the information that were provided by Helena I. Kolsaker on behalf of the client.

The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of:

Unit 501  
Stone Close  
Horton Road  
West Drayton  
UB7 8JU

The survey was carried out to all areas to ground & 1st floors, including voids and external elevations

Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey, and recorded within this report.

Detailed drawings were not provided by the client at the time of the survey.

## 5.0 Survey Method



**5.1** This survey has been undertaken in accordance with HSG264 and Amiantus in house procedures.

**5.2** Clients of Amiantus that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

**5.3** The information provided by the client or their representative are recorded in the planning document and has been used to define the scope of the survey.

**5.4** Photographs of suspected ACM's will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACM's will not be identified with labels unless the client expressly requests otherwise.

**5.5** All fibrous materials and item will be included in the survey unless, in the surveyors professional opinion, these items can be excluded (eg. Wood, wallpaper, man-made mineral fibre). Samples of all thermoplastic floor coverings will be taken unless, in the surveyors professional opinion, such items can be excluded. All textured coatings and novel bituminous will be sampled.

**5.6** Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive summary (Inaccessible areas). Inaccessible areas are also shown on the plan drawings (Appendix 5)

**5.7** Materials that could not be accessed and in the surveyors opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyors opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

**5.8** The quantity of samples taken may have been minimised by using 'strongly presumed' as defined above. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey and referenced against the original sampled material.

**5.9** Our surveyor has made every attempt to avoid causing damage during the management surveys whilst attempting to identify possible ACM's. Minor repairs will be made and any areas accessed will be left in a safe condition.

**5.10** Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM's present until proven otherwise.

**5.11** Non fibrous materials and item known not to contain asbestos (eg Breeze block, plaster, plasterboard plastics and non textured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

**5.12** Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyors professional opinion, such items can be excluded.

## 6.0 Exclusions and Caveats:



**6.1** Where a survey is carried out under the guidance of the owner of the property or his representative then the survey will be as per his instructions and guidance at that time.

**6.2** 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.

**6.3** Survey techniques used involved 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.

**6.4** Materials may be hidden or obscured by other items or cover finishes i.e. paint over boarding disguising etc. Where this is the case then its detection will be impaired. Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.

**6.5** 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 at work regulation (1987) 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.

**6.6** 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 other 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.

**6.7** 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.

**6.8** In a 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 this survey should be treated with caution and sampled accordingly. Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.

**6.9** Where areas have been designated as 'no access' or 'restricted access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.

**6.10** It is recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb Asbestos Containing Materials that have remained inaccessible during this survey, this should be a refurbishment/demolition survey as described in HSG 264.

**6.11** This report does not include investigations into land contamination associated with asbestos or any other contaminant.

## 6.0 Exclusions and Caveats (Cont):



**6.12** Textured Coatings such as “Artex” may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

**6.13** Due to the inconsistency of the fibre content in vinyl floor material and its low percentage (generally less than 2% by volume) random sampling only, was carried out to establish the possible presence of asbestos in vinyl flooring. A more comprehensive sampling strategy would have to be implemented to establish the exact extent of asbestos based vinyl flooring. However, unless the material is subjected to vigorous abrasive action or fire, the possibility of fibre release will be minimal due to the matrix of the material.

**6.14** Amiantus Environmental Consultants cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report. Amiantus Environmental Consultants 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.

## 7.0 Sampling and Analysis:



**7.1** The object of bulk sampling is to identify the nature and extent of any visible ACM.

**7.2** Bulk sampling is undertaken inline with the recognised safe procedures in order to cause minimal possible nuisance and potential risk to health of the building occupants and visitors. Bulk samples are taken in accordance with documented in house procedures, following guidelines detailed in HSG264 'The Survey Guide' and HSG248 'The Analyst Guide'. The quantity of samples taken will be minimised by using 'strongly presumed'. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey record and referenced against the original sampled material.

**7.3** Bulk samples are returned to the appointed bulk analysis laboratory with the appropriate sample / report reference number. Where appropriate; a label will be left on site adjacent to the sample location.

**7.4** The label will indicate the sample number and the date taken. This label can be used along with the report for cross reference purposes.

**7.5** Bulk sample analysis is carried out in accordance with HSE document HSG 248 'The Analysts Guide' and Amiantus documented in-house methods. Samples are examined under a low magnification stereomicroscope and the fibres teased apart. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining in accordance with HSG 248 'The Analysts Guide'.

**7.6** The bulk sample description and analysis results can be found in Appendix 4 of this report – The analysis certificate.

Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

## 8.0 Survey Results - Interpretation:



### Survey Results

The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (appendix 2), Asbestos Register (appendix 1) and Non-Asbestos Material Register (appendix 3). Where asbestos containing material have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG 264 and reproduced in the table below:

Within the survey data sheets the individual scores in brackets, for each sample variable, are added together to form the final material risk assessment algorithm score.

## 8.0 Survey Results - Interpretation (cont):



### Material Risk Assessment Algorithm

#### Product type [or debris from product]

| Score | Examples of scores                                                                                                                                          |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paint, decorative finishes and asbestos cement etc] |
| 2     | Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper.                          |
| 3     | Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.                                       |

#### Extent of damage/deterioration

| Score | Examples of scores                                                                                                                |
|-------|-----------------------------------------------------------------------------------------------------------------------------------|
| 0     | Good condition: no visible damage                                                                                                 |
| 1     | Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.                                               |
| 2     | Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges. |
| 3     | High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.   |

#### Surface treatment

| Score | Examples of scores                                                                       |
|-------|------------------------------------------------------------------------------------------|
| 0     | Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles        |
| 1     | Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc. |
| 2     | Unsealed AIB, encapsulated insulation and sprays.                                        |
| 3     | Unsealed insulation and sprays.                                                          |

#### Asbestos Type

| Score | Examples of scores                         |
|-------|--------------------------------------------|
| 1     | Chrysotile                                 |
| 2     | Amphibole asbestos (excluding Crocidolite) |
| 3     | Crocidolite                                |

**Material Risk Assessment Score**

| Risk Category | Risk     | Score Range     | Fibre release potential                                                         |
|---------------|----------|-----------------|---------------------------------------------------------------------------------|
| A             | HIGH     | 10 and above    | High risk with a high potential to release fibres if disturbed                  |
| B             | MEDIUM   | Between 7 and 9 | Medium risk with a medium potential to release fibres if disturbed              |
| C             | LOW      | Between 5 and 6 | Low risk with and having low potential to release fibres if disturbed           |
| D             | VERY LOW | 4 and below     | Very low risk with and having very low potential to release fibres if disturbed |

# Appendix 1 - Asbestos Register



| Building                                                 | Floor | Location /Room                                          | S,P,SP,AS<br>Sample<br>No | Product Type         | Condition     | Surface<br>Treatment | Asbestos Type | Quantity         | Accessibility                       | Material<br>Score | Recommendation | Additional Comments                                                   |
|----------------------------------------------------------|-------|---------------------------------------------------------|---------------------------|----------------------|---------------|----------------------|---------------|------------------|-------------------------------------|-------------------|----------------|-----------------------------------------------------------------------|
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | 1st   | Open Plan Office 101, Textured Coating to ceilings      | S<br>AE002555             | Textured Coating     | Low Damage    | Surface Sealed       | Chrysotile    | 66m <sup>2</sup> | Occasionally likely to be disturbed | 4                 | B - Remove     | The textured coating (Artex) to the ceilings contains asbestos fibres |
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | 1st   | Office 102, Textured Coating to ceilings                | SP<br>As<br>AE002555      | Textured Coating     | Low Damage    | Surface Sealed       | Chrysotile    | 20m <sup>2</sup> | Occasionally likely to be disturbed | 4                 | B - Remove     | The textured coating (Artex) to the ceilings contains asbestos fibres |
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | 1st   | Lobby 103, Textured Coating to ceilings                 | SP<br>As<br>AE002555      | Textured Coating     | Low Damage    | Surface Sealed       | Chrysotile    | 4m <sup>2</sup>  | Occasionally likely to be disturbed | 4                 | B - Remove     | The textured coating (Artex) to the ceilings contains asbestos fibres |
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | 1st   | Kitchen 104, Textured Coating to ceilings               | SP<br>As<br>AE002555      | Textured Coating     | Low Damage    | Surface Sealed       | Chrysotile    | 12m <sup>2</sup> | Occasionally likely to be disturbed | 4                 | B - Remove     | The textured coating (Artex) to the ceilings contains asbestos fibres |
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | 1st   | Stairwell and Landing 105, Textured Coating to ceilings | SP<br>As<br>AE002555      | Textured Coating     | Low Damage    | Surface Sealed       | Chrysotile    | 14m <sup>2</sup> | Occasionally likely to be disturbed | 4                 | B - Remove     | The textured coating (Artex) to the ceilings contains asbestos fibres |
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | 1st   | Stairwell and Landing 105, Green Floor Tiles to floor   | S<br>AE002558             | Vinyl floor tiles    | Medium Damage | Completely Sealed    | Chrysotile    | 14m <sup>2</sup> | Easily disturbed                    | 4                 | B - Remove     | The green floor tiles contain asbestos fibres                         |
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | 1st   | Stairwell and Landing 105, Stair Nosings to steps       | S<br>AE002559             | Reinforced Composite | Low Damage    | Completely Sealed    | Chrysotile    | 16lm             | Easily disturbed                    | 3                 | B - Remove     | Asbestos stair nosing to steps leading to ground floor                |
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | 1st   | Toilets 106, Textured Coating to ceilings               | SP<br>As<br>AE002555      | Textured Coating     | Low Damage    | Surface Sealed       | Chrysotile    | 20m <sup>2</sup> | Occasionally likely to be disturbed | 4                 | B - Remove     | The textured coating (Artex) to the ceilings contains asbestos fibres |
| Unit 501,<br>Stone Close,                                | 1st   | Toilets 106, Cisterns to wall                           | S                         | Reinforced Composite | Low Damage    | Completely Sealed    | Amosite       | 3no.             | Easily disturbed                    | 4                 | B - Remove     | X 3 Asbestos toilet cisterns                                          |

[illegible]

**KEY:**

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

# Appendix 1 - Asbestos Register (cont)



| Building                                                 | Floor  | Location /Room                                         | S,P,SP,AS<br>Sample<br>No | Product Type            | Condition        | Surface<br>Treatment | Asbestos Type           | Quantity         | Accessibility                          | Material<br>Score | Recommendation | Additional Comments                                                         |
|----------------------------------------------------------|--------|--------------------------------------------------------|---------------------------|-------------------------|------------------|----------------------|-------------------------|------------------|----------------------------------------|-------------------|----------------|-----------------------------------------------------------------------------|
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | Ground | Reception Lobby G02, Textured<br>Coating to ceilings   | SP<br>As<br>AE002555      | Textured<br>Coating     | Low<br>Damage    | Surface Sealed       | Chrysotile              | 15m <sup>2</sup> | Occasionally likely to<br>be disturbed | 4                 | B - Remove     | The textured coating<br>(Artex) to the ceilings<br>contains asbestos fibres |
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | Ground | Reception Lobby G02, Green<br>Floor Tiles to floor     | SP<br>As<br>AE002558      | Vinyl floor<br>tiles    | Medium<br>Damage | Completely<br>Sealed | Chrysotile              | 10m <sup>2</sup> | Easily disturbed                       | 4                 | B - Remove     | The green floor tiles<br>contain asbestos fibres                            |
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | Ground | Entrance Lobby G03, Boarding<br>to ceiling             | S<br>AE002562             | Insulation<br>board     | Low<br>Damage    | Surface Sealed       | Chrysotile +<br>Amosite | 2m <sup>2</sup>  | Occasionally likely to<br>be disturbed | 6                 | B - Remove     | Asbestos Insulation Board<br>(AIB) to ceiling over<br>entrance lobby        |
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | Ground | Understair Cupboard G04,<br>Green Floor Tiles to floor | SP<br>As<br>AE002558      | Vinyl floor<br>tiles    | Medium<br>Damage | Completely<br>Sealed | Chrysotile              | 4m <sup>2</sup>  | Easily disturbed                       | 4                 | B - Remove     | The green floor tiles<br>contain asbestos fibres                            |
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | Ground | Lobby G05, Textured Coating to<br>ceilings             | SP<br>As<br>AE002555      | Textured<br>Coating     | Low<br>Damage    | Surface Sealed       | Chrysotile              | 3m <sup>2</sup>  | Occasionally likely to<br>be disturbed | 4                 | B - Remove     | The textured coating<br>(Artex) to the ceilings<br>contains asbestos fibres |
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | Ground | Lobby G05, Green Floor Tiles to<br>floor               | SP<br>As<br>AE002558      | Vinyl floor<br>tiles    | Medium<br>Damage | Completely<br>Sealed | Chrysotile              | 2m <sup>2</sup>  | Easily disturbed                       | 4                 | B - Remove     | The green floor tiles<br>contain asbestos fibres                            |
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | Ground | Side Entrance G06, Boarding to<br>ceiling              | SP<br>As<br>AE002562      | Insulation<br>board     | Low<br>Damage    | Surface Sealed       | Chrysotile +<br>Amosite | 2m <sup>2</sup>  | Occasionally likely to<br>be disturbed | 6                 | B - Remove     | Asbestos Insulation Board<br>(AIB) to ceiling over side<br>entrance         |
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | Ground | Toilets G07, Textured Coating<br>to ceilings           | SP<br>As<br>AE002555      | Textured<br>Coating     | Low<br>Damage    | Surface Sealed       | Chrysotile              | 20m <sup>2</sup> | Occasionally likely to<br>be disturbed | 4                 | B - Remove     | The textured coating<br>(Artex) to the ceilings<br>contains asbestos fibres |
| Unit 501,<br>Stone Close,                                | Ground | Toilets G07, Cisterns to wall                          | SP                        | Reinforced<br>Composite | Low<br>Damage    | Completely<br>Sealed | Amosite                 | 3no.             | Easily disturbed                       | 4                 | B - Remove     | X 3 Asbestos toilet<br>cisterns                                             |

|                                              |        |                                                |             |                  |            |                |            |         |                                     |   |            |                                                                                                                                  |  |
|----------------------------------------------|--------|------------------------------------------------|-------------|------------------|------------|----------------|------------|---------|-------------------------------------|---|------------|----------------------------------------------------------------------------------------------------------------------------------|--|
| West Drayton, UB7 8JU                        |        |                                                | AS AE002560 |                  |            |                |            |         |                                     |   |            |                                                                                                                                  |  |
| Unit 501, Stone Close, West Drayton, UB7 8JU | Ground | Warehouse G08, Flashguards to electrical boxes | S AE002563  | Paper / Textiles | Low Damage | Surface Sealed | Chrysotile | Typical | Occasionally likely to be disturbed | 5 | B - Remove | Asbestos Flashguards - assume all fuse boxes to site have asbestos flashguards unless good reason is given to believe otherwise. |  |

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

# Appendix 1 - Asbestos Register (cont)



| Building                                                 | Floor    | Location /Room                                                                         | S,P,SP,AS<br>Sample<br>No | Product Type        | Condition        | Surface<br>Treatment | Asbestos Type | Quantity        | Accessibility                          | Material<br>Score | Recommendation | Additional Comments                                                                                                                                      |
|----------------------------------------------------------|----------|----------------------------------------------------------------------------------------|---------------------------|---------------------|------------------|----------------------|---------------|-----------------|----------------------------------------|-------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | Ground   | Warehouse G08, Gaskets to<br>flanged pipe work                                         | S<br>AE002564             | Gasket              | Low<br>Damage    | Surface Sealed       | Chrysotile    | Typical         | Occasionally likely to<br>be disturbed | 5                 | B - Remove     | Asbestos Gaskets -<br>assume all flanged pipe<br>work to site have<br>asbestos gaskets unless<br>good reason is given to<br>believe otherwise            |
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | Ground   | Warehouse G08, Boarding to<br>fire door                                                | S<br>AE002565             | Insulation<br>board | Medium<br>Damage | Unsealed             | Chrysotile    | 4m <sup>2</sup> | Easily disturbed                       | 7                 | B - Remove     | Asbestos Insulation Board<br>(AIB) lining both sides of<br>fire door                                                                                     |
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | External | Grounds E02, Cement Debris to<br>floor                                                 | S<br>AE002567             | Cement              | High<br>Damage   | Unsealed             | Chrysotile    | Unknown         | Easily disturbed                       | 7                 | B - Remove     | Asbestos cement debris to<br>external area at rear of<br>warehouse. Debris<br>appears to originate from<br>shuttering for wooden<br>post set in concrete |
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | External | External Elevations and Roof<br>E03, Corrugated Cement<br>Sheets to roof               | S<br>AE002569             | Cement              | Low<br>Damage    | Surface Sealed       | Chrysotile    | Throughout      | Occasionally likely to<br>be disturbed | 4                 | B - Remove     | Asbestos cement sheets<br>and barge boards to roof<br>of warehouse.                                                                                      |
| Unit 501,<br>Stone Close,<br>West<br>Drayton,<br>UB7 8JU | External | External Elevations and Roof<br>E03, Mastic Seal to warehouse<br>wall expansion joints | S<br>AE002570             | Mastic              | Low<br>Damage    | Completely<br>Sealed | Chrysotile    | Typical         | Occasionally likely to<br>be disturbed | 3                 | B - Remove     | The mastic seal to the<br>warehouse wall expansion<br>joints contains asbestos<br>fibres                                                                 |

## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

# Appendix 2 – Survey Data Sheets



| Service Type           | Refurbishment & Demolition survey                                 |                          |                              |
|------------------------|-------------------------------------------------------------------|--------------------------|------------------------------|
| Report Revision Number | 1                                                                 | Surveyors                | Roy Pearce                   |
| TEAMS Job Number       | J001056                                                           | Survey Date              | 11 Apr 2017                  |
| Site Address:          | Unit 501<br>Stone Close<br>Horton Road<br>West Drayton<br>UB7 8JU | Bulk Analysis Laboratory | Asbestos Laboratory Services |
|                        |                                                                   | Sample Analysis Date     | 12 Apr 2017                  |

## Survey Data Sheets



|                                                                                     |                                                 |                      |                                   |                |                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------|----------------------|-----------------------------------|----------------|-------------------------------------|
|  | Survey Date:                                    | Lead Surveyor        | Survey Type                       | Floor          | Analysis                            |
|                                                                                     | 11 Apr 2017                                     | Roy Pearce           | Refurbishment & Demolition survey | 1st Floor      | No Asbestos Detected (0)            |
|                                                                                     | Building                                        | Room                 | Item                              | Quantity       |                                     |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU    | Open Plan Office 101 | Textile Insulation to heater unit | Typical        |                                     |
|                                                                                     | Sample No (S,SP,P,As)                           | Product Type         | Surface Treatment                 | Condition      | Accessibility                       |
|                                                                                     | AE002554 (S)                                    | Mastic (1)           | Unsealed (2)                      | Low Damage (1) | Occasionally likely to be disturbed |
|                                                                                     | Material Risk Score                             |                      |                                   |                |                                     |
|                                                                                     | N/A                                             |                      |                                   |                |                                     |
| Recommended action                                                                  | No further action required                      |                      |                                   |                |                                     |
| Surveyor comments                                                                   | NON Asbestos bitumen insulation to heater units |                      |                                   |                |                                     |

|                                                                                     |                                                                       |                      |                                   |                |                                     |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------|----------------------|-----------------------------------|----------------|-------------------------------------|
|  | Survey Date:                                                          | Lead Surveyor        | Survey Type                       | Floor          | Analysis                            |
|                                                                                     | 11 Apr 2017                                                           | Roy Pearce           | Refurbishment & Demolition survey | 1st Floor      | Chrysotile (1)                      |
|                                                                                     | Building                                                              | Room                 | Item                              | Quantity       |                                     |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU                          | Open Plan Office 101 | Textured Coating to ceilings      | 66m²           |                                     |
|                                                                                     | Sample No (S,SP,P,As)                                                 | Product Type         | Surface Treatment                 | Condition      | Accessibility                       |
|                                                                                     | AE002555 (S)                                                          | Textured Coating (1) | Surface Sealed (1)                | Low Damage (1) | Occasionally likely to be disturbed |
|                                                                                     | Material Risk Score                                                   |                      |                                   |                |                                     |
|                                                                                     | 4                                                                     |                      |                                   |                |                                     |
| Recommended action                                                                  | B - Remove                                                            |                      |                                   |                |                                     |
| Surveyor comments                                                                   | The textured coating (Artex) to the ceilings contains asbestos fibres |                      |                                   |                |                                     |

## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)



|                    |                                              |                          |                                   |                |                          |
|--------------------|----------------------------------------------|--------------------------|-----------------------------------|----------------|--------------------------|
|                    | Survey Date:                                 | Lead Surveyor            | Survey Type                       | Floor          | Analysis                 |
|                    | 11 Apr 2017                                  | Roy Pearce               | Refurbishment & Demolition survey | 1st Floor      | No Asbestos Detected (0) |
|                    | Building                                     | Room                     | Item                              | Quantity       |                          |
|                    | Unit 501, Stone Close, West Drayton, UB7 8JU | Open Plan Office 101     | Cills to windows                  | Typical        |                          |
|                    | Sample No (S,SP,P,As)                        | Product Type             | Surface Treatment                 | Condition      | Accessibility            |
|                    | AE002556 (S)                                 | Reinforced Composite (1) | Completely Sealed (0)             | Low Damage (1) | Easily disturbed         |
|                    | Material Risk Score                          |                          |                                   |                |                          |
|                    | N/A                                          |                          |                                   |                |                          |
| Recommended action | No further action required                   |                          |                                   |                |                          |
| Surveyor comments  | NON Asbestos Black cills (painted white)     |                          |                                   |                |                          |

|                    |                                                 |               |                                   |                |                                     |
|--------------------|-------------------------------------------------|---------------|-----------------------------------|----------------|-------------------------------------|
|                    | Survey Date:                                    | Lead Surveyor | Survey Type                       | Floor          | Analysis                            |
|                    | 11 Apr 2017                                     | Roy Pearce    | Refurbishment & Demolition survey | 1st Floor      | No Asbestos Detected (0)            |
|                    | Building                                        | Room          | Item                              | Quantity       |                                     |
|                    | Unit 501, Stone Close, West Drayton, UB7 8JU    | Office 102    | Textile Insulation to heater unit | Typical        |                                     |
|                    | Sample No (S,SP,P,As)                           | Product Type  | Surface Treatment                 | Condition      | Accessibility                       |
|                    | As AE002554 (SP)                                | Mastic (1)    | Surface Sealed (1)                | Low Damage (1) | Occasionally likely to be disturbed |
|                    | Material Risk Score                             |               |                                   |                |                                     |
|                    | N/A                                             |               |                                   |                |                                     |
| Recommended action | No further action required                      |               |                                   |                |                                     |
| Surveyor comments  | NON Asbestos bitumen insulation to heater units |               |                                   |                |                                     |

## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)



|                    |                                                                       |                      |                                   |                  |                                     |
|--------------------|-----------------------------------------------------------------------|----------------------|-----------------------------------|------------------|-------------------------------------|
|                    | Survey Date:                                                          | Lead Surveyor        | Survey Type                       | Floor            | Analysis                            |
|                    | 11 Apr 2017                                                           | Roy Pearce           | Refurbishment & Demolition survey | 1st Floor        | Chrysotile (1)                      |
|                    | Building                                                              | Room                 | Item                              | Quantity         |                                     |
|                    | Unit 501, Stone Close, West Drayton, UB7 8JU                          | Office 102           | Textured Coating to ceilings      | 20m <sup>2</sup> |                                     |
|                    | Sample No (S,SP,P,As)                                                 | Product Type         | Surface Treatment                 | Condition        | Accessibility                       |
|                    | As AE002555 (SP)                                                      | Textured Coating (1) | Surface Sealed (1)                | Low Damage (1)   | Occasionally likely to be disturbed |
|                    | Material Risk Score                                                   |                      |                                   |                  |                                     |
|                    | 4                                                                     |                      |                                   |                  |                                     |
| Recommended action | B - Remove                                                            |                      |                                   |                  |                                     |
| Surveyor comments  | The textured coating (Artex) to the ceilings contains asbestos fibres |                      |                                   |                  |                                     |

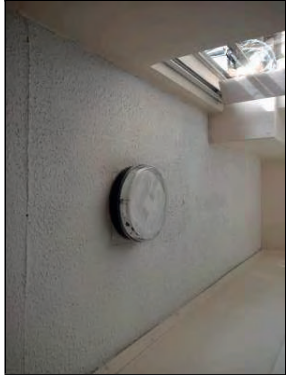
|                    |                                              |                          |                                   |                |                          |
|--------------------|----------------------------------------------|--------------------------|-----------------------------------|----------------|--------------------------|
|                    | Survey Date:                                 | Lead Surveyor            | Survey Type                       | Floor          | Analysis                 |
|                    | 11 Apr 2017                                  | Roy Pearce               | Refurbishment & Demolition survey | 1st Floor      | No Asbestos Detected (0) |
|                    | Building                                     | Room                     | Item                              | Quantity       |                          |
|                    | Unit 501, Stone Close, West Drayton, UB7 8JU | Office 102               | Cills to windows                  | Typical        |                          |
|                    | Sample No (S,SP,P,As)                        | Product Type             | Surface Treatment                 | Condition      | Accessibility            |
|                    | As AE002556 (SP)                             | Reinforced Composite (1) | Completely Sealed (0)             | Low Damage (1) | Easily disturbed         |
|                    | Material Risk Score                          |                          |                                   |                |                          |
|                    | N/A                                          |                          |                                   |                |                          |
| Recommended action | No further action required                   |                          |                                   |                |                          |
| Surveyor comments  | NON Asbestos Black cills (painted white)     |                          |                                   |                |                          |

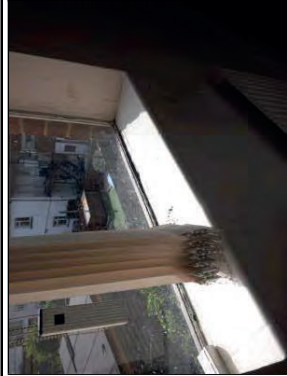
## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)



|                                                                                     |                                                                       |                      |                                   |                 |                                     |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------|----------------------|-----------------------------------|-----------------|-------------------------------------|
|  | Survey Date:                                                          | Lead Surveyor        | Survey Type                       | Floor           | Analysis                            |
|                                                                                     | 11 Apr 2017                                                           | Roy Pearce           | Refurbishment & Demolition survey | 1st Floor       | Chrysotile (1)                      |
|                                                                                     | Building                                                              | Room                 | Item                              | Quantity        |                                     |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU                          | Lobby 103            | Textured Coating to ceilings      | 4m <sup>2</sup> |                                     |
|                                                                                     | Sample No (S,SP,P,As)                                                 | Product Type         | Surface Treatment                 | Condition       | Accessibility                       |
|                                                                                     | As AE002555 (SP)                                                      | Textured Coating (1) | Surface Sealed (1)                | Low Damage (1)  | Occasionally likely to be disturbed |
|                                                                                     | Material Risk Score                                                   |                      |                                   |                 |                                     |
|                                                                                     | 4                                                                     |                      |                                   |                 |                                     |
| Recommended action                                                                  | B - Remove                                                            |                      |                                   |                 |                                     |
| Surveyor comments                                                                   | The textured coating (Artex) to the ceilings contains asbestos fibres |                      |                                   |                 |                                     |

|                                                                                     |                                              |                          |                                   |                |                          |
|-------------------------------------------------------------------------------------|----------------------------------------------|--------------------------|-----------------------------------|----------------|--------------------------|
|  | Survey Date:                                 | Lead Surveyor            | Survey Type                       | Floor          | Analysis                 |
|                                                                                     | 11 Apr 2017                                  | Roy Pearce               | Refurbishment & Demolition survey | 1st Floor      | No Asbestos Detected (0) |
|                                                                                     | Building                                     | Room                     | Item                              | Quantity       |                          |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU | Lobby 103                | Cills to windows                  | Typical        |                          |
|                                                                                     | Sample No (S,SP,P,As)                        | Product Type             | Surface Treatment                 | Condition      | Accessibility            |
|                                                                                     | As AE002556 (SP)                             | Reinforced Composite (1) | Completely Sealed (0)             | Low Damage (1) | Easily disturbed         |
|                                                                                     | Material Risk Score                          |                          |                                   |                |                          |
|                                                                                     | N/A                                          |                          |                                   |                |                          |
| Recommended action                                                                  | No further action required                   |                          |                                   |                |                          |
| Surveyor comments                                                                   | NON Asbestos Black cills (painted white)     |                          |                                   |                |                          |

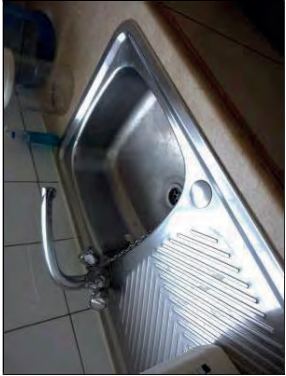
## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)



|                                                                                     |                                                                       |             |                      |            |                              |                                   |                  |           |                                     |                |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------|----------------------|------------|------------------------------|-----------------------------------|------------------|-----------|-------------------------------------|----------------|
|  | Survey Date:                                                          | 11 Apr 2017 | Lead Surveyor        | Roy Pearce | Survey Type                  | Refurbishment & Demolition survey | Floor            | 1st Floor | Analysis                            | Chrysotile (1) |
|                                                                                     | Building                                                              |             | Room                 |            | Item                         |                                   | Quantity         |           |                                     |                |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU                          |             | Kitchen 104          |            | Textured Coating to ceilings |                                   | 12m <sup>2</sup> |           |                                     |                |
|                                                                                     | Sample No (S,SP,P,As)                                                 |             | Product Type         |            | Surface Treatment            |                                   | Condition        |           | Accessibility                       |                |
|                                                                                     | As AE002555 (SP)                                                      |             | Textured Coating (1) |            | Surface Sealed (1)           |                                   | Low Damage (1)   |           | Occasionally likely to be disturbed |                |
|                                                                                     | Material Risk Score                                                   |             |                      |            |                              |                                   |                  |           |                                     |                |
|                                                                                     | 4                                                                     |             |                      |            |                              |                                   |                  |           |                                     |                |
| Recommended action                                                                  | B - Remove                                                            |             |                      |            |                              |                                   |                  |           |                                     |                |
| Surveyor comments                                                                   | The textured coating (Artex) to the ceilings contains asbestos fibres |             |                      |            |                              |                                   |                  |           |                                     |                |

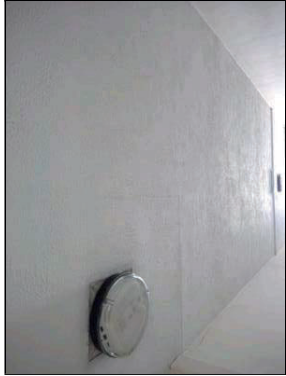
|                                                                                      |                                                      |             |                |            |                                         |                                   |                |           |                  |                          |
|--------------------------------------------------------------------------------------|------------------------------------------------------|-------------|----------------|------------|-----------------------------------------|-----------------------------------|----------------|-----------|------------------|--------------------------|
|  | Survey Date:                                         | 11 Apr 2017 | Lead Surveyor  | Roy Pearce | Survey Type                             | Refurbishment & Demolition survey | Floor          | 1st Floor | Analysis         | No Asbestos Detected (0) |
|                                                                                      | Building                                             |             | Room           |            | Item                                    |                                   | Quantity       |           |                  |                          |
|                                                                                      | Unit 501, Stone Close, West Drayton, UB7 8JU         |             | Kitchen 104    |            | Acoustic Pads to underside of sink unit |                                   | Typical        |           |                  |                          |
|                                                                                      | Sample No (S,SP,P,As)                                |             | Product Type   |            | Surface Treatment                       |                                   | Condition      |           | Accessibility    |                          |
|                                                                                      | AE002557 (S)                                         |             | Bituminous (1) |            | Completely Sealed (0)                   |                                   | Low Damage (1) |           | Easily disturbed |                          |
|                                                                                      | Material Risk Score                                  |             |                |            |                                         |                                   |                |           |                  |                          |
|                                                                                      | N/A                                                  |             |                |            |                                         |                                   |                |           |                  |                          |
| Recommended action                                                                   | No further action required                           |             |                |            |                                         |                                   |                |           |                  |                          |
| Surveyor comments                                                                    | NON Asbestos acoustic pads to underside of sink unit |             |                |            |                                         |                                   |                |           |                  |                          |

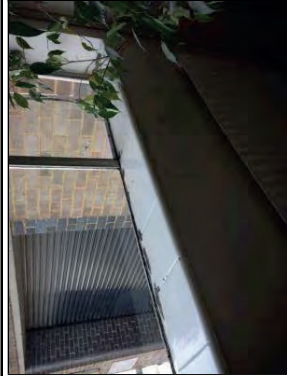
## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)



|                                                                                     |                                                                       |                           |                                   |                  |                                     |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------|---------------------------|-----------------------------------|------------------|-------------------------------------|
|  | Survey Date:                                                          | Lead Surveyor             | Survey Type                       | Floor            | Analysis                            |
|                                                                                     | 11 Apr 2017                                                           | Roy Pearce                | Refurbishment & Demolition survey | 1st Floor        | Chrysotile (1)                      |
|                                                                                     | Building                                                              | Room                      | Item                              | Quantity         |                                     |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU                          | Stairwell and Landing 105 | Textured Coating to ceilings      | 14m <sup>2</sup> |                                     |
|                                                                                     | Sample No (S,SP,P,As)                                                 | Product Type              | Surface Treatment                 | Condition        | Accessibility                       |
|                                                                                     | As AE002555 (SP)                                                      | Textured Coating (1)      | Surface Sealed (1)                | Low Damage (1)   | Occasionally likely to be disturbed |
|                                                                                     | Material Risk Score                                                   |                           |                                   |                  |                                     |
|                                                                                     | 4                                                                     |                           |                                   |                  |                                     |
| Recommended action                                                                  | B - Remove                                                            |                           |                                   |                  |                                     |
| Surveyor comments                                                                   | The textured coating (Artex) to the ceilings contains asbestos fibres |                           |                                   |                  |                                     |

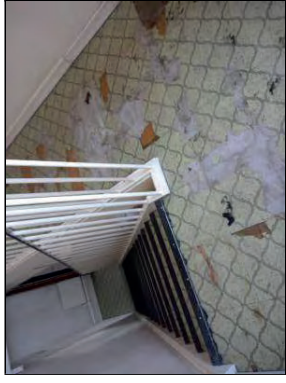
|                                                                                     |                                              |                           |                                   |                |                          |
|-------------------------------------------------------------------------------------|----------------------------------------------|---------------------------|-----------------------------------|----------------|--------------------------|
|  | Survey Date:                                 | Lead Surveyor             | Survey Type                       | Floor          | Analysis                 |
|                                                                                     | 11 Apr 2017                                  | Roy Pearce                | Refurbishment & Demolition survey | 1st Floor      | No Asbestos Detected (0) |
|                                                                                     | Building                                     | Room                      | Item                              | Quantity       |                          |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU | Stairwell and Landing 105 | Cills to windows                  | Typical        |                          |
|                                                                                     | Sample No (S,SP,P,As)                        | Product Type              | Surface Treatment                 | Condition      | Accessibility            |
|                                                                                     | As AE002556 (SP)                             | Reinforced Composite (1)  | Completely Sealed (0)             | Low Damage (1) | Easily disturbed         |
|                                                                                     | Material Risk Score                          |                           |                                   |                |                          |
|                                                                                     | N/A                                          |                           |                                   |                |                          |
| Recommended action                                                                  | No further action required                   |                           |                                   |                |                          |
| Surveyor comments                                                                   | NON Asbestos Black cills (painted white)     |                           |                                   |                |                          |

## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)



|                                                                                     |                                               |             |                           |            |                            |                                   |                   |           |                  |                |
|-------------------------------------------------------------------------------------|-----------------------------------------------|-------------|---------------------------|------------|----------------------------|-----------------------------------|-------------------|-----------|------------------|----------------|
|  | Survey Date:                                  | 11 Apr 2017 | Lead Surveyor             | Roy Pearce | Survey Type                | Refurbishment & Demolition survey | Floor             | 1st Floor | Analysis         | Chrysotile (1) |
|                                                                                     | Building                                      |             | Room                      |            | Item                       |                                   | Quantity          |           |                  |                |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU  |             | Stairwell and Landing 105 |            | Green Floor Tiles to floor |                                   | 14m <sup>2</sup>  |           |                  |                |
|                                                                                     | Sample No (S,SP,P,As)                         |             | Product Type              |            | Surface Treatment          |                                   | Condition         |           | Accessibility    |                |
|                                                                                     | AE002558 (S)                                  |             | Vinyl floor tiles (1)     |            | Completely Sealed (0)      |                                   | Medium Damage (2) |           | Easily disturbed |                |
|                                                                                     | Material Risk Score                           |             |                           |            |                            |                                   |                   |           |                  |                |
|                                                                                     | 4                                             |             |                           |            |                            |                                   |                   |           |                  |                |
| Recommended action                                                                  | B - Remove                                    |             |                           |            |                            |                                   |                   |           |                  |                |
| Surveyor comments                                                                   | The green floor tiles contain asbestos fibres |             |                           |            |                            |                                   |                   |           |                  |                |

|                                                                                     |                                                        |             |                           |            |                        |                                   |                |           |                  |                |
|-------------------------------------------------------------------------------------|--------------------------------------------------------|-------------|---------------------------|------------|------------------------|-----------------------------------|----------------|-----------|------------------|----------------|
|  | Survey Date:                                           | 11 Apr 2017 | Lead Surveyor             | Roy Pearce | Survey Type            | Refurbishment & Demolition survey | Floor          | 1st Floor | Analysis         | Chrysotile (1) |
|                                                                                     | Building                                               |             | Room                      |            | Item                   |                                   | Quantity       |           |                  |                |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU           |             | Stairwell and Landing 105 |            | Stair Nosings to steps |                                   | 16lm           |           |                  |                |
|                                                                                     | Sample No (S,SP,P,As)                                  |             | Product Type              |            | Surface Treatment      |                                   | Condition      |           | Accessibility    |                |
|                                                                                     | AE002559 (S)                                           |             | Reinforced Composite (1)  |            | Completely Sealed (0)  |                                   | Low Damage (1) |           | Easily disturbed |                |
|                                                                                     | Material Risk Score                                    |             |                           |            |                        |                                   |                |           |                  |                |
|                                                                                     | 3                                                      |             |                           |            |                        |                                   |                |           |                  |                |
| Recommended action                                                                  | B - Remove                                             |             |                           |            |                        |                                   |                |           |                  |                |
| Surveyor comments                                                                   | Asbestos stair nosing to steps leading to ground floor |             |                           |            |                        |                                   |                |           |                  |                |

## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)



|                    |                                                                       |             |                      |            |                              |                                   |                  |           |                                     |                |
|--------------------|-----------------------------------------------------------------------|-------------|----------------------|------------|------------------------------|-----------------------------------|------------------|-----------|-------------------------------------|----------------|
|                    | Survey Date:                                                          | 11 Apr 2017 | Lead Surveyor        | Roy Pearce | Survey Type                  | Refurbishment & Demolition survey | Floor            | 1st Floor | Analysis                            | Chrysotile (1) |
|                    | Building                                                              |             | Room                 |            | Item                         |                                   | Quantity         |           |                                     |                |
|                    | Unit 501, Stone Close, West Drayton, UB7 8JU                          |             | Toilets 106          |            | Textured Coating to ceilings |                                   | 20m <sup>2</sup> |           |                                     |                |
|                    | Sample No (S,SP,P,As)                                                 |             | Product Type         |            | Surface Treatment            |                                   | Condition        |           | Accessibility                       |                |
|                    | As AE002555 (SP)                                                      |             | Textured Coating (1) |            | Surface Sealed (1)           |                                   | Low Damage (1)   |           | Occasionally likely to be disturbed |                |
|                    | Material Risk Score                                                   |             |                      |            |                              |                                   |                  |           |                                     |                |
|                    | 4                                                                     |             |                      |            |                              |                                   |                  |           |                                     |                |
| Recommended action | B - Remove                                                            |             |                      |            |                              |                                   |                  |           |                                     |                |
| Surveyor comments  | The textured coating (Artex) to the ceilings contains asbestos fibres |             |                      |            |                              |                                   |                  |           |                                     |                |

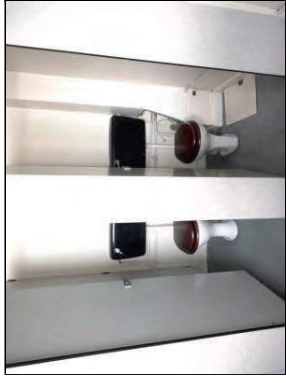
|                    |                                              |             |                          |            |                       |                                   |                |           |                  |                          |
|--------------------|----------------------------------------------|-------------|--------------------------|------------|-----------------------|-----------------------------------|----------------|-----------|------------------|--------------------------|
|                    | Survey Date:                                 | 11 Apr 2017 | Lead Surveyor            | Roy Pearce | Survey Type           | Refurbishment & Demolition survey | Floor          | 1st Floor | Analysis         | No Asbestos Detected (0) |
|                    | Building                                     |             | Room                     |            | Item                  |                                   | Quantity       |           |                  |                          |
|                    | Unit 501, Stone Close, West Drayton, UB7 8JU |             | Toilets 106              |            | Cills to windows      |                                   | Typical        |           |                  |                          |
|                    | Sample No (S,SP,P,As)                        |             | Product Type             |            | Surface Treatment     |                                   | Condition      |           | Accessibility    |                          |
|                    | As AE002556 (SP)                             |             | Reinforced Composite (1) |            | Completely Sealed (0) |                                   | Low Damage (1) |           | Easily disturbed |                          |
|                    | Material Risk Score                          |             |                          |            |                       |                                   |                |           |                  |                          |
|                    | N/A                                          |             |                          |            |                       |                                   |                |           |                  |                          |
| Recommended action | No further action required                   |             |                          |            |                       |                                   |                |           |                  |                          |
| Surveyor comments  | NON Asbestos Black cills (painted white)     |             |                          |            |                       |                                   |                |           |                  |                          |

## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont')



|                                                                                     |                                              |                          |                                   |                |                  |
|-------------------------------------------------------------------------------------|----------------------------------------------|--------------------------|-----------------------------------|----------------|------------------|
|  | Survey Date:                                 | Lead Surveyor            | Survey Type                       | Floor          | Analysis         |
|                                                                                     | 11 Apr 2017                                  | Roy Pearce               | Refurbishment & Demolition survey | 1st Floor      | Amosite (2)      |
|                                                                                     | Building                                     | Room                     | Item                              | Quantity       |                  |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU | Toilets 106              | Cisterns to wall                  | 3no.           |                  |
|                                                                                     | Sample No (S,SP,P,As)                        | Product Type             | Surface Treatment                 | Condition      | Accessibility    |
|                                                                                     | AE002560 (S)                                 | Reinforced Composite (1) | Completely Sealed (0)             | Low Damage (1) | Easily disturbed |
|                                                                                     | Material Risk Score                          |                          |                                   |                |                  |
|                                                                                     | 4                                            |                          |                                   |                |                  |
| Recommended action                                                                  | B - Remove                                   |                          |                                   |                |                  |
| Surveyor comments                                                                   | X 3 Asbestos toilet cisterns                 |                          |                                   |                |                  |

|                                                                                     |                                                                       |                      |                                   |                |                                     |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------|----------------------|-----------------------------------|----------------|-------------------------------------|
|  | Survey Date:                                                          | Lead Surveyor        | Survey Type                       | Floor          | Analysis                            |
|                                                                                     | 11 Apr 2017                                                           | Roy Pearce           | Refurbishment & Demolition survey | Ground Floor   | Chrysotile (1)                      |
|                                                                                     | Building                                                              | Room                 | Item                              | Quantity       |                                     |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU                          | Open Plan Office G01 | Textured Coating to ceilings      | 85m²           |                                     |
|                                                                                     | Sample No (S,SP,P,As)                                                 | Product Type         | Surface Treatment                 | Condition      | Accessibility                       |
|                                                                                     | As AE002555 (SP)                                                      | Textured Coating (1) | Surface Sealed (1)                | Low Damage (1) | Occasionally likely to be disturbed |
|                                                                                     | Material Risk Score                                                   |                      |                                   |                |                                     |
|                                                                                     | 4                                                                     |                      |                                   |                |                                     |
| Recommended action                                                                  | B - Remove                                                            |                      |                                   |                |                                     |
| Surveyor comments                                                                   | The textured coating (Artex) to the ceilings contains asbestos fibres |                      |                                   |                |                                     |

## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont')



|                    |                                              |             |                       |            |                               |                                   |                  |              |                  |                          |
|--------------------|----------------------------------------------|-------------|-----------------------|------------|-------------------------------|-----------------------------------|------------------|--------------|------------------|--------------------------|
|                    | Survey Date:                                 | 11 Apr 2017 | Lead Surveyor         | Roy Pearce | Survey Type                   | Refurbishment & Demolition survey | Floor            | Ground Floor | Analysis         | No Asbestos Detected (0) |
|                    | Building                                     |             | Room                  |            | Item                          |                                   | Quantity         |              |                  |                          |
|                    | Unit 501, Stone Close, West Drayton, UB7 8JU |             | Open Plan Office G01  |            | Grey Floor Tiles under carpet |                                   | 85m <sup>2</sup> |              |                  |                          |
|                    | Sample No (S,SP,P,As)                        |             | Product Type          |            | Surface Treatment             |                                   | Condition        |              | Accessibility    |                          |
|                    | AE002561 (S)                                 |             | Vinyl floor tiles (1) |            | Completely Sealed (0)         |                                   | Low Damage (1)   |              | Easily disturbed |                          |
|                    | Material Risk Score                          |             |                       |            |                               |                                   |                  |              |                  |                          |
|                    | N/A                                          |             |                       |            |                               |                                   |                  |              |                  |                          |
| Recommended action | No further action required                   |             |                       |            |                               |                                   |                  |              |                  |                          |
| Surveyor comments  | NON Asbestos grey floor tiles                |             |                       |            |                               |                                   |                  |              |                  |                          |

|                    |                                              |             |                          |            |                       |                                   |                |              |                  |                          |
|--------------------|----------------------------------------------|-------------|--------------------------|------------|-----------------------|-----------------------------------|----------------|--------------|------------------|--------------------------|
|                    | Survey Date:                                 | 11 Apr 2017 | Lead Surveyor            | Roy Pearce | Survey Type           | Refurbishment & Demolition survey | Floor          | Ground Floor | Analysis         | No Asbestos Detected (0) |
|                    | Building                                     |             | Room                     |            | Item                  |                                   | Quantity       |              |                  |                          |
|                    | Unit 501, Stone Close, West Drayton, UB7 8JU |             | Open Plan Office G01     |            | Cills to windows      |                                   | Typical        |              |                  |                          |
|                    | Sample No (S,SP,P,As)                        |             | Product Type             |            | Surface Treatment     |                                   | Condition      |              | Accessibility    |                          |
|                    | As AE002556 (SP)                             |             | Reinforced Composite (1) |            | Completely Sealed (0) |                                   | Low Damage (1) |              | Easily disturbed |                          |
|                    | Material Risk Score                          |             |                          |            |                       |                                   |                |              |                  |                          |
|                    | N/A                                          |             |                          |            |                       |                                   |                |              |                  |                          |
| Recommended action | No further action required                   |             |                          |            |                       |                                   |                |              |                  |                          |
| Surveyor comments  | NON Asbestos Black cills (painted white)     |             |                          |            |                       |                                   |                |              |                  |                          |

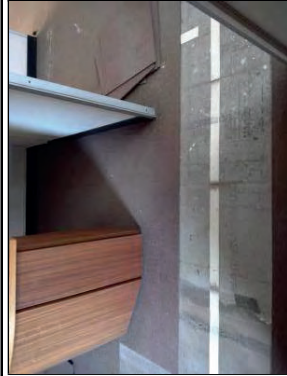
## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)



|                                                                                     |                                                                       |                      |                                   |                  |                                     |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------|----------------------|-----------------------------------|------------------|-------------------------------------|
|  | Survey Date:                                                          | Lead Surveyor        | Survey Type                       | Floor            | Analysis                            |
|                                                                                     | 11 Apr 2017                                                           | Roy Pearce           | Refurbishment & Demolition survey | Ground Floor     | Chrysotile (1)                      |
|                                                                                     | Building                                                              | Room                 | Item                              | Quantity         |                                     |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU                          | Reception Lobby G02  | Textured Coating to ceilings      | 15m <sup>2</sup> |                                     |
|                                                                                     | Sample No (S,SP,P,As)                                                 | Product Type         | Surface Treatment                 | Condition        | Accessibility                       |
|                                                                                     | As AE002555 (SP)                                                      | Textured Coating (1) | Surface Sealed (1)                | Low Damage (1)   | Occasionally likely to be disturbed |
|                                                                                     | Material Risk Score                                                   |                      |                                   |                  |                                     |
|                                                                                     | 4                                                                     |                      |                                   |                  |                                     |
| Recommended action                                                                  | B - Remove                                                            |                      |                                   |                  |                                     |
| Surveyor comments                                                                   | The textured coating (Artex) to the ceilings contains asbestos fibres |                      |                                   |                  |                                     |

|                                                                                     |                                              |                       |                                   |                 |                          |
|-------------------------------------------------------------------------------------|----------------------------------------------|-----------------------|-----------------------------------|-----------------|--------------------------|
|  | Survey Date:                                 | Lead Surveyor         | Survey Type                       | Floor           | Analysis                 |
|                                                                                     | 11 Apr 2017                                  | Roy Pearce            | Refurbishment & Demolition survey | Ground Floor    | No Asbestos Detected (0) |
|                                                                                     | Building                                     | Room                  | Item                              | Quantity        |                          |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU | Reception Lobby G02   | Grey Floor Tiles under carpet     | 4m <sup>2</sup> |                          |
|                                                                                     | Sample No (S,SP,P,As)                        | Product Type          | Surface Treatment                 | Condition       | Accessibility            |
|                                                                                     | As AE002561 (SP)                             | Vinyl floor tiles (1) | Completely Sealed (0)             | Low Damage (1)  | Easily disturbed         |
|                                                                                     | Material Risk Score                          |                       |                                   |                 |                          |
|                                                                                     | N/A                                          |                       |                                   |                 |                          |
| Recommended action                                                                  | No further action required                   |                       |                                   |                 |                          |
| Surveyor comments                                                                   | NON Asbestos grey floor tiles                |                       |                                   |                 |                          |

## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)



|                                                                                     |                                               |             |                       |            |                            |                                   |                   |              |                  |                |
|-------------------------------------------------------------------------------------|-----------------------------------------------|-------------|-----------------------|------------|----------------------------|-----------------------------------|-------------------|--------------|------------------|----------------|
|  | Survey Date:                                  | 11 Apr 2017 | Lead Surveyor         | Roy Pearce | Survey Type                | Refurbishment & Demolition survey | Floor             | Ground Floor | Analysis         | Chrysotile (1) |
|                                                                                     | Building                                      |             | Room                  |            | Item                       |                                   | Quantity          |              |                  |                |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU  |             | Reception Lobby G02   |            | Green Floor Tiles to floor |                                   | 10m²              |              |                  |                |
|                                                                                     | Sample No (S,SP,P,As)                         |             | Product Type          |            | Surface Treatment          |                                   | Condition         |              | Accessibility    |                |
|                                                                                     | As AE002558 (SP)                              |             | Vinyl floor tiles (1) |            | Completely Sealed (0)      |                                   | Medium Damage (2) |              | Easily disturbed |                |
|                                                                                     | Material Risk Score                           |             |                       |            |                            |                                   |                   |              |                  |                |
|                                                                                     | 4                                             |             |                       |            |                            |                                   |                   |              |                  |                |
| Recommended action                                                                  | B - Remove                                    |             |                       |            |                            |                                   |                   |              |                  |                |
| Surveyor comments                                                                   | The green floor tiles contain asbestos fibres |             |                       |            |                            |                                   |                   |              |                  |                |

|                                                                                     |                                                                |             |                      |            |                     |                                   |                |              |                                     |                          |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------|-------------|----------------------|------------|---------------------|-----------------------------------|----------------|--------------|-------------------------------------|--------------------------|
|  | Survey Date:                                                   | 11 Apr 2017 | Lead Surveyor        | Roy Pearce | Survey Type         | Refurbishment & Demolition survey | Floor          | Ground Floor | Analysis                            | Chrysotile + Amosite (2) |
|                                                                                     | Building                                                       |             | Room                 |            | Item                |                                   | Quantity       |              |                                     |                          |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU                   |             | Entrance Lobby G03   |            | Boarding to ceiling |                                   | 2m²            |              |                                     |                          |
|                                                                                     | Sample No (S,SP,P,As)                                          |             | Product Type         |            | Surface Treatment   |                                   | Condition      |              | Accessibility                       |                          |
|                                                                                     | AE002562 (S)                                                   |             | Insulation board (2) |            | Surface Sealed (1)  |                                   | Low Damage (1) |              | Occasionally likely to be disturbed |                          |
|                                                                                     | Material Risk Score                                            |             |                      |            |                     |                                   |                |              |                                     |                          |
|                                                                                     | 6                                                              |             |                      |            |                     |                                   |                |              |                                     |                          |
| Recommended action                                                                  | B - Remove                                                     |             |                      |            |                     |                                   |                |              |                                     |                          |
| Surveyor comments                                                                   | Asbestos Insulation Board (AIB) to ceiling over entrance lobby |             |                      |            |                     |                                   |                |              |                                     |                          |

## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)



|                    |                                               |                                              |                       |                         |                       |                                   |                   |                 |                  |
|--------------------|-----------------------------------------------|----------------------------------------------|-----------------------|-------------------------|-----------------------|-----------------------------------|-------------------|-----------------|------------------|
|                    | Survey Date:                                  | 11 Apr 2017                                  | Lead Surveyor         | Roy Pearce              | Survey Type           | Refurbishment & Demolition survey | Floor             | Ground Floor    | Analysis         |
|                    | Building                                      | Unit 501, Stone Close, West Drayton, UB7 8JU | Room                  | Understair Cupboard G04 | Item                  | Green Floor Tiles to floor        | Quantity          | 4m <sup>2</sup> | Chrysotile (1)   |
|                    | Sample No (S,SP,P,As)                         |                                              | Product Type          |                         | Surface Treatment     |                                   | Condition         |                 | Accessibility    |
|                    | As AE002558 (SP)                              |                                              | Vinyl floor tiles (1) |                         | Completely Sealed (0) |                                   | Medium Damage (2) |                 | Easily disturbed |
|                    | Material Risk Score                           |                                              |                       |                         |                       |                                   |                   |                 |                  |
|                    | 4                                             |                                              |                       |                         |                       |                                   |                   |                 |                  |
|                    | B - Remove                                    |                                              |                       |                         |                       |                                   |                   |                 |                  |
| Recommended action |                                               |                                              |                       |                         |                       |                                   |                   |                 |                  |
| Surveyor comments  | The green floor tiles contain asbestos fibres |                                              |                       |                         |                       |                                   |                   |                 |                  |

|                    |                                                                       |                                              |                      |            |                    |                                   |                |                 |                                     |
|--------------------|-----------------------------------------------------------------------|----------------------------------------------|----------------------|------------|--------------------|-----------------------------------|----------------|-----------------|-------------------------------------|
|                    | Survey Date:                                                          | 11 Apr 2017                                  | Lead Surveyor        | Roy Pearce | Survey Type        | Refurbishment & Demolition survey | Floor          | Ground Floor    | Analysis                            |
|                    | Building                                                              | Unit 501, Stone Close, West Drayton, UB7 8JU | Room                 | Lobby G05  | Item               | Textured Coating to ceilings      | Quantity       | 3m <sup>2</sup> | Chrysotile (1)                      |
|                    | Sample No (S,SP,P,As)                                                 |                                              | Product Type         |            | Surface Treatment  |                                   | Condition      |                 | Accessibility                       |
|                    | As AE002555 (SP)                                                      |                                              | Textured Coating (1) |            | Surface Sealed (1) |                                   | Low Damage (1) |                 | Occasionally likely to be disturbed |
|                    | Material Risk Score                                                   |                                              |                      |            |                    |                                   |                |                 |                                     |
|                    | 4                                                                     |                                              |                      |            |                    |                                   |                |                 |                                     |
|                    | B - Remove                                                            |                                              |                      |            |                    |                                   |                |                 |                                     |
| Recommended action |                                                                       |                                              |                      |            |                    |                                   |                |                 |                                     |
| Surveyor comments  | The textured coating (Artex) to the ceilings contains asbestos fibres |                                              |                      |            |                    |                                   |                |                 |                                     |

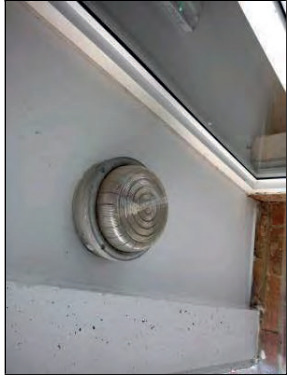
## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)



|                                                                                     |                                               |                       |                                   |                   |                  |
|-------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------|-----------------------------------|-------------------|------------------|
|  | Survey Date:                                  | Lead Surveyor         | Survey Type                       | Floor             | Analysis         |
|                                                                                     | 11 Apr 2017                                   | Roy Pearce            | Refurbishment & Demolition survey | Ground Floor      | Chrysotile (1)   |
|                                                                                     | Building                                      | Room                  | Item                              | Quantity          |                  |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU  | Lobby G05             | Green Floor Tiles to floor        | 2m <sup>2</sup>   |                  |
|                                                                                     | Sample No (S,SP,P,As)                         | Product Type          | Surface Treatment                 | Condition         | Accessibility    |
|                                                                                     | As AE002568 (SP)                              | Vinyl floor tiles (1) | Completely Sealed (0)             | Medium Damage (2) | Easily disturbed |
|                                                                                     | Material Risk Score                           |                       |                                   |                   |                  |
|                                                                                     | 4                                             |                       |                                   |                   |                  |
| Recommended action                                                                  | B - Remove                                    |                       |                                   |                   |                  |
| Surveyor comments                                                                   | The green floor tiles contain asbestos fibres |                       |                                   |                   |                  |

|                                                                                     |                                                               |                      |                                   |                 |                                     |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------|----------------------|-----------------------------------|-----------------|-------------------------------------|
|  | Survey Date:                                                  | Lead Surveyor        | Survey Type                       | Floor           | Analysis                            |
|                                                                                     | 11 Apr 2017                                                   | Roy Pearce           | Refurbishment & Demolition survey | Ground Floor    | Chrysotile + Amosite (2)            |
|                                                                                     | Building                                                      | Room                 | Item                              | Quantity        |                                     |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU                  | Side Entrance G06    | Boarding to ceiling               | 2m <sup>2</sup> |                                     |
|                                                                                     | Sample No (S,SP,P,As)                                         | Product Type         | Surface Treatment                 | Condition       | Accessibility                       |
|                                                                                     | As AE002562 (SP)                                              | Insulation board (2) | Surface Sealed (1)                | Low Damage (1)  | Occasionally likely to be disturbed |
|                                                                                     | Material Risk Score                                           |                      |                                   |                 |                                     |
|                                                                                     | 6                                                             |                      |                                   |                 |                                     |
| Recommended action                                                                  | B - Remove                                                    |                      |                                   |                 |                                     |
| Surveyor comments                                                                   | Asbestos Insulation Board (AIB) to ceiling over side entrance |                      |                                   |                 |                                     |

## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)



|                    |                                                                       |                      |                                   |                  |                                     |
|--------------------|-----------------------------------------------------------------------|----------------------|-----------------------------------|------------------|-------------------------------------|
|                    | Survey Date:                                                          | Lead Surveyor        | Survey Type                       | Floor            | Analysis                            |
|                    | 11 Apr 2017                                                           | Roy Pearce           | Refurbishment & Demolition survey | Ground Floor     | Chrysotile (1)                      |
|                    | Building                                                              | Room                 | Item                              | Quantity         |                                     |
|                    | Unit 501, Stone Close, West Drayton, UB7 8JU                          | Toilets G07          | Textured Coating to ceilings      | 20m <sup>2</sup> |                                     |
|                    | Sample No (S,SP,P,As)                                                 | Product Type         | Surface Treatment                 | Condition        | Accessibility                       |
|                    | As AE002555 (SP)                                                      | Textured Coating (1) | Surface Sealed (1)                | Low Damage (1)   | Occasionally likely to be disturbed |
|                    | Material Risk Score                                                   |                      |                                   |                  |                                     |
|                    | 4                                                                     |                      |                                   |                  |                                     |
| Recommended action | B - Remove                                                            |                      |                                   |                  |                                     |
| Surveyor comments  | The textured coating (Artex) to the ceilings contains asbestos fibres |                      |                                   |                  |                                     |

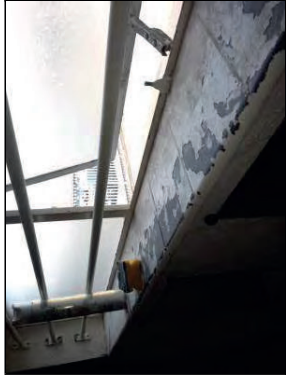
|                    |                                              |                          |                                   |                |                  |
|--------------------|----------------------------------------------|--------------------------|-----------------------------------|----------------|------------------|
|                    | Survey Date:                                 | Lead Surveyor            | Survey Type                       | Floor          | Analysis         |
|                    | 11 Apr 2017                                  | Roy Pearce               | Refurbishment & Demolition survey | Ground Floor   | Amosite (2)      |
|                    | Building                                     | Room                     | Item                              | Quantity       |                  |
|                    | Unit 501, Stone Close, West Drayton, UB7 8JU | Toilets G07              | Cisterns to wall                  | 3no.           |                  |
|                    | Sample No (S,SP,P,As)                        | Product Type             | Surface Treatment                 | Condition      | Accessibility    |
|                    | As AE002560 (SP)                             | Reinforced Composite (1) | Completely Sealed (0)             | Low Damage (1) | Easily disturbed |
|                    | Material Risk Score                          |                          |                                   |                |                  |
|                    | 4                                            |                          |                                   |                |                  |
| Recommended action | B - Remove                                   |                          |                                   |                |                  |
| Surveyor comments  | X 3 Asbestos toilet cisterns                 |                          |                                   |                |                  |

## KEY:

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## Survey Data Sheets (cont)



|                                                                                     |                                              |                          |                                   |                |                          |
|-------------------------------------------------------------------------------------|----------------------------------------------|--------------------------|-----------------------------------|----------------|--------------------------|
|  | Survey Date:                                 | Lead Surveyor            | Survey Type                       | Floor          | Analysis                 |
|                                                                                     | 11 Apr 2017                                  | Roy Pearce               | Refurbishment & Demolition survey | Ground Floor   | No Asbestos Detected (0) |
|                                                                                     | Building                                     | Room                     | Item                              | Quantity       |                          |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU | Toilets G07              | Cills to windows                  | Typical        |                          |
|                                                                                     | Sample No (S,SP,P,As)                        | Product Type             | Surface Treatment                 | Condition      | Accessibility            |
|                                                                                     | As AE002556 (SP)                             | Reinforced Composite (1) | Completely Sealed (0)             | Low Damage (1) | Easily disturbed         |
|                                                                                     | Material Risk Score                          |                          |                                   |                |                          |
|                                                                                     | N/A                                          |                          |                                   |                |                          |
| Recommended action                                                                  | No further action required                   |                          |                                   |                |                          |
| Surveyor comments                                                                   | NON Asbestos Black cills (painted white)     |                          |                                   |                |                          |

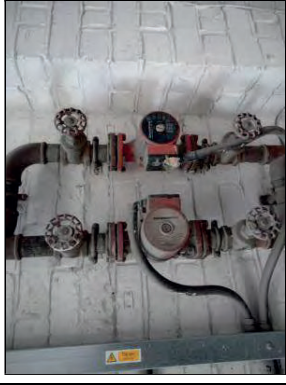
|                                                                                     |                                                                                                                                  |                      |                                   |                |                                     |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------|----------------|-------------------------------------|
|  | Survey Date:                                                                                                                     | Lead Surveyor        | Survey Type                       | Floor          | Analysis                            |
|                                                                                     | 11 Apr 2017                                                                                                                      | Roy Pearce           | Refurbishment & Demolition survey | Ground Floor   | Chrysotile (1)                      |
|                                                                                     | Building                                                                                                                         | Room                 | Item                              | Quantity       |                                     |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU                                                                                     | Warehouse G08        | Flashguards to electrical boxes   | Typical        |                                     |
|                                                                                     | Sample No (S,SP,P,As)                                                                                                            | Product Type         | Surface Treatment                 | Condition      | Accessibility                       |
|                                                                                     | AE002563 (S)                                                                                                                     | Paper / Textiles (2) | Surface Sealed (1)                | Low Damage (1) | Occasionally likely to be disturbed |
|                                                                                     | Material Risk Score                                                                                                              |                      |                                   |                |                                     |
|                                                                                     | 5                                                                                                                                |                      |                                   |                |                                     |
| Recommended action                                                                  | B - Remove                                                                                                                       |                      |                                   |                |                                     |
| Surveyor comments                                                                   | Asbestos Flashguards - assume all fuse boxes to site have asbestos flashguards unless good reason is given to believe otherwise. |                      |                                   |                |                                     |

## KEY:

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## Survey Data Sheets (cont)



|                                                                                     |                                                                                                                                |               |                                   |                |                                     |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------|-----------------------------------|----------------|-------------------------------------|
|  | Survey Date:                                                                                                                   | Lead Surveyor | Survey Type                       | Floor          | Analysis                            |
|                                                                                     | 11 Apr 2017                                                                                                                    | Roy Pearce    | Refurbishment & Demolition survey | Ground Floor   | Chrysotile (1)                      |
|                                                                                     | Building                                                                                                                       | Room          | Item                              | Quantity       |                                     |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU                                                                                   | Warehouse G08 | Gaskets to flanged pipe work      | Typical        |                                     |
|                                                                                     | Sample No (S,SP,P,As)                                                                                                          | Product Type  | Surface Treatment                 | Condition      | Accessibility                       |
|                                                                                     | AE002564 (S)                                                                                                                   | Gasket (2)    | Surface Sealed (1)                | Low Damage (1) | Occasionally likely to be disturbed |
|                                                                                     | Material Risk Score                                                                                                            |               |                                   |                |                                     |
|                                                                                     | 5                                                                                                                              |               |                                   |                |                                     |
| Recommended action                                                                  | B - Remove                                                                                                                     |               |                                   |                |                                     |
| Surveyor comments                                                                   | Asbestos Gaskets - assume all flanged pipe work to site have asbestos gaskets unless good reason is given to believe otherwise |               |                                   |                |                                     |

|                                                                                     |                                                                |                      |                                   |                   |                  |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------|----------------------|-----------------------------------|-------------------|------------------|
|  | Survey Date:                                                   | Lead Surveyor        | Survey Type                       | Floor             | Analysis         |
|                                                                                     | 11 Apr 2017                                                    | Roy Pearce           | Refurbishment & Demolition survey | Ground Floor      | Chrysotile (1)   |
|                                                                                     | Building                                                       | Room                 | Item                              | Quantity          |                  |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU                   | Warehouse G08        | Boarding to fire door             | 4m <sup>2</sup>   |                  |
|                                                                                     | Sample No (S,SP,P,As)                                          | Product Type         | Surface Treatment                 | Condition         | Accessibility    |
|                                                                                     | AE002565 (S)                                                   | Insulation board (2) | Unsealed (2)                      | Medium Damage (2) | Easily disturbed |
|                                                                                     | Material Risk Score                                            |                      |                                   |                   |                  |
|                                                                                     | 7                                                              |                      |                                   |                   |                  |
| Recommended action                                                                  | B - Remove                                                     |                      |                                   |                   |                  |
| Surveyor comments                                                                   | Asbestos Insulation Board (AIB) lining both sides of fire door |                      |                                   |                   |                  |

## KEY:

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## Survey Data Sheets (cont)



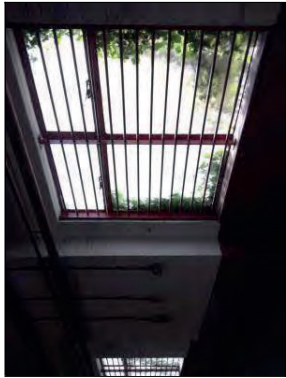
|                                                 |                                              |               |                                   |                |                                     |
|-------------------------------------------------|----------------------------------------------|---------------|-----------------------------------|----------------|-------------------------------------|
|                                                 | Survey Date:                                 | Lead Surveyor | Survey Type                       | Floor          | Analysis                            |
|                                                 | 11 Apr 2017                                  | Roy Pearce    | Refurbishment & Demolition survey | Ground Floor   | No Asbestos Detected (0)            |
|                                                 | Building                                     | Room          | Item                              | Quantity       |                                     |
|                                                 | Unit 501, Stone Close, West Drayton, UB7 8JU | Warehouse G08 | Gaskets to industrial heater unit | Typical        |                                     |
|                                                 | Sample No (S,SP,P,As)                        | Product Type  | Surface Treatment                 | Condition      | Accessibility                       |
|                                                 | AE002571 (S)                                 | Gasket (2)    | Surface Sealed (1)                | Low Damage (1) | Occasionally likely to be disturbed |
|                                                 | Material Risk Score                          |               |                                   |                |                                     |
| N/A                                             |                                              |               |                                   |                |                                     |
| No further action required                      |                                              |               |                                   |                |                                     |
| NON Asbestos gaskets to industrial heater unit. |                                              |               |                                   |                |                                     |
| Recommended action                              |                                              |               |                                   |                |                                     |
| Surveyor comments                               |                                              |               |                                   |                |                                     |

|                                                                   |                                              |               |                                   |              |               |
|-------------------------------------------------------------------|----------------------------------------------|---------------|-----------------------------------|--------------|---------------|
|                                                                   | Survey Date:                                 | Lead Surveyor | Survey Type                       | Floor        | Analysis      |
|                                                                   | 11 Apr 2017                                  | Roy Pearce    | Refurbishment & Demolition survey | Ground Floor | N/A           |
|                                                                   | Building                                     | Room          | Item                              | Quantity     |               |
|                                                                   | Unit 501, Stone Close, West Drayton, UB7 8JU | Warehouse G08 | Liner Panels to warehouse ceiling | Throughout   |               |
|                                                                   | Sample No (S,SP,P,As)                        | Product Type  | Surface Treatment                 | Condition    | Accessibility |
|                                                                   | Visual (P)                                   | N/A           | N/A                               | N/A          | N/A           |
|                                                                   | Material Risk Score                          |               |                                   |              |               |
| N/A                                                               |                                              |               |                                   |              |               |
| No further action required                                        |                                              |               |                                   |              |               |
| NON Asbestos (plaster board) linerpanels to ceiling of warehouse. |                                              |               |                                   |              |               |
| Recommended action                                                |                                              |               |                                   |              |               |
| Surveyor comments                                                 |                                              |               |                                   |              |               |

## KEY:

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## Survey Data Sheets (cont)

|                                                                                     |                                               |               |                                   |                |                                     |
|-------------------------------------------------------------------------------------|-----------------------------------------------|---------------|-----------------------------------|----------------|-------------------------------------|
|  | Survey Date:                                  | Lead Surveyor | Survey Type                       | Floor          | Analysis                            |
|                                                                                     | 11 Apr 2017                                   | Roy Pearce    | Refurbishment & Demolition survey | Ground Floor   | No Asbestos Detected (0)            |
|                                                                                     | Building                                      | Room          | Item                              | Quantity       |                                     |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU  | Warehouse G08 | Putty Seal to glazing             | Typical        |                                     |
|                                                                                     | Sample No (S,SP,P,As)                         | Product Type  | Surface Treatment                 | Condition      | Accessibility                       |
|                                                                                     | AE002572 (S)                                  | Mastic (1)    | Completely Sealed (0)             | Low Damage (1) | Occasionally likely to be disturbed |
|                                                                                     | Material Risk Score                           |               |                                   |                |                                     |
|                                                                                     | N/A                                           |               |                                   |                |                                     |
| Recommended action                                                                  | No further action required                    |               |                                   |                |                                     |
| Surveyor comments                                                                   | NON Asbestos putty seals to warehouse windows |               |                                   |                |                                     |

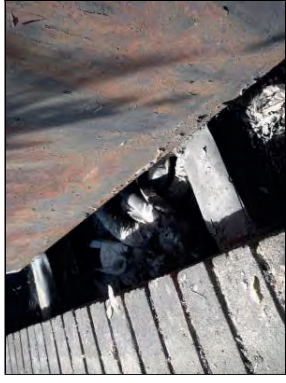
|                                                                                     |                                              |                |                                                                                                                  |              |               |
|-------------------------------------------------------------------------------------|----------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------|--------------|---------------|
|  | Survey Date:                                 | Lead Surveyor  | Survey Type                                                                                                      | Floor        | Analysis      |
|                                                                                     | 11 Apr 2017                                  | Roy Pearce     | Refurbishment & Demolition survey                                                                                | Ground Floor | N/A           |
|                                                                                     | Building                                     | Room           | Item                                                                                                             | Quantity     |               |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU | Plant Room G09 | No materials to the walls, flooring and ceiling of the external plant room were suspected of containing asbestos | N/A          |               |
|                                                                                     | Sample No (S,SP,P,As)                        | Product Type   | Surface Treatment                                                                                                | Condition    | Accessibility |
|                                                                                     | Visual (P)                                   | N/A            | N/A                                                                                                              | N/A          | N/A           |
|                                                                                     | Material Risk Score                          |                |                                                                                                                  |              |               |
|                                                                                     | N/A                                          |                |                                                                                                                  |              |               |
| Recommended action                                                                  | No further action required                   |                |                                                                                                                  |              |               |
| Surveyor comments                                                                   | No Suspected Materials                       |                |                                                                                                                  |              |               |

## KEY:

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## Survey Data Sheets (cont)



|                                                                                     |                                              |                 |                                   |                |                          |
|-------------------------------------------------------------------------------------|----------------------------------------------|-----------------|-----------------------------------|----------------|--------------------------|
|  | Survey Date:                                 | Lead Surveyor   | Survey Type                       | Floor          | Analysis                 |
|                                                                                     | 11 Apr 2017                                  | Roy Pearce      | Refurbishment & Demolition survey | External       | No Asbestos Detected (0) |
|                                                                                     | Building                                     | Room            | Item                              | Quantity       |                          |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU | Oil Storage E01 | Bitumen Felt to supports          | Typical        |                          |
|                                                                                     | Sample No (S,SP,P,As)                        | Product Type    | Surface Treatment                 | Condition      | Accessibility            |
|                                                                                     | AE002566 (S)                                 | Bituminous (1)  | Completely Sealed (0)             | Low Damage (1) | Easily disturbed         |
|                                                                                     | Material Risk Score                          |                 |                                   |                |                          |
|                                                                                     | N/A                                          |                 |                                   |                |                          |
| Recommended action                                                                  | No further action required                   |                 |                                   |                |                          |
| Surveyor comments                                                                   | NON Asbestos bitumen felt under tank         |                 |                                   |                |                          |

|                                                                                     |                                                                                                                                           |               |                                   |                 |                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------------------------------|-----------------|------------------|
|  | Survey Date:                                                                                                                              | Lead Surveyor | Survey Type                       | Floor           | Analysis         |
|                                                                                     | 11 Apr 2017                                                                                                                               | Roy Pearce    | Refurbishment & Demolition survey | External        | Chrysotile (1)   |
|                                                                                     | Building                                                                                                                                  | Room          | Item                              | Quantity        |                  |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU                                                                                              | Grounds E02   | Cement Debris to floor            | Unknown         |                  |
|                                                                                     | Sample No (S,SP,P,As)                                                                                                                     | Product Type  | Surface Treatment                 | Condition       | Accessibility    |
|                                                                                     | AE002567 (S)                                                                                                                              | Cement (1)    | Unsealed (2)                      | High Damage (3) | Easily disturbed |
|                                                                                     | Material Risk Score                                                                                                                       |               |                                   |                 |                  |
|                                                                                     | 7                                                                                                                                         |               |                                   |                 |                  |
| Recommended action                                                                  | B - Remove                                                                                                                                |               |                                   |                 |                  |
| Surveyor comments                                                                   | Asbestos cement debris to external area at rear of warehouse. Debris appears to originate from shuttering for wooden post set in concrete |               |                                   |                 |                  |

## KEY:

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## Survey Data Sheets (cont)



|                    |                                              |             |                                  |            |                            |                                   |                |          |                                     |                          |
|--------------------|----------------------------------------------|-------------|----------------------------------|------------|----------------------------|-----------------------------------|----------------|----------|-------------------------------------|--------------------------|
|                    | Survey Date:                                 | 11 Apr 2017 | Lead Surveyor                    | Roy Pearce | Survey Type                | Refurbishment & Demolition survey | Floor          | External | Analysis                            | No Asbestos Detected (0) |
|                    | Building                                     |             | Room                             |            | Item                       |                                   | Quantity       |          |                                     |                          |
|                    | Unit 501, Stone Close, West Drayton, UB7 8JU |             | External Elevations and Roof E03 |            | Damp Proof Course to walls |                                   | Typical        |          |                                     |                          |
|                    | Sample No (S,SP,P,As)                        |             | Product Type                     |            | Surface Treatment          |                                   | Condition      |          | Accessibility                       |                          |
|                    | AE002568 (S)                                 |             | Thermoplastic (1)                |            | Completely Sealed (0)      |                                   | Low Damage (1) |          | Occasionally likely to be disturbed |                          |
|                    | Material Risk Score                          |             |                                  |            |                            |                                   |                |          |                                     |                          |
|                    | N/A                                          |             |                                  |            |                            |                                   |                |          |                                     |                          |
| Recommended action | No further action required                   |             |                                  |            |                            |                                   |                |          |                                     |                          |
| Surveyor comments  | NON Asbestos Damp Proof Course (DPC)         |             |                                  |            |                            |                                   |                |          |                                     |                          |

|                    |                                                               |             |                                  |            |                                  |                                   |                |          |                                     |                |
|--------------------|---------------------------------------------------------------|-------------|----------------------------------|------------|----------------------------------|-----------------------------------|----------------|----------|-------------------------------------|----------------|
|                    | Survey Date:                                                  | 11 Apr 2017 | Lead Surveyor                    | Roy Pearce | Survey Type                      | Refurbishment & Demolition survey | Floor          | External | Analysis                            | Chrysotile (1) |
|                    | Building                                                      |             | Room                             |            | Item                             |                                   | Quantity       |          |                                     |                |
|                    | Unit 501, Stone Close, West Drayton, UB7 8JU                  |             | External Elevations and Roof E03 |            | Corrugated Cement Sheets to roof |                                   | Throughout     |          |                                     |                |
|                    | Sample No (S,SP,P,As)                                         |             | Product Type                     |            | Surface Treatment                |                                   | Condition      |          | Accessibility                       |                |
|                    | AE002569 (S)                                                  |             | Cement (1)                       |            | Surface Sealed (1)               |                                   | Low Damage (1) |          | Occasionally likely to be disturbed |                |
|                    | Material Risk Score                                           |             |                                  |            |                                  |                                   |                |          |                                     |                |
|                    | 4                                                             |             |                                  |            |                                  |                                   |                |          |                                     |                |
| Recommended action | B - Remove                                                    |             |                                  |            |                                  |                                   |                |          |                                     |                |
| Surveyor comments  | Asbestos cement sheets and barge boards to roof of warehouse. |             |                                  |            |                                  |                                   |                |          |                                     |                |

## KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

## Survey Data Sheets (cont)



|                                                                                     |                                                                                 |                                  |                                                |                |                                     |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|----------------------------------|------------------------------------------------|----------------|-------------------------------------|
|  | Survey Date:                                                                    | Lead Surveyor                    | Survey Type                                    | Floor          | Analysis                            |
|                                                                                     | 11 Apr 2017                                                                     | Roy Pearce                       | Refurbishment & Demolition survey              | External       | Chrysotile (1)                      |
|                                                                                     | Building                                                                        | Room                             | Item                                           | Quantity       |                                     |
|                                                                                     | Unit 501, Stone Close, West Drayton, UB7 8JU                                    | External Elevations and Roof E03 | Mastic Seal to warehouse wall expansion joints | Typical        |                                     |
|                                                                                     | Sample No (S,SP,P,As)                                                           | Product Type                     | Surface Treatment                              | Condition      | Accessibility                       |
|                                                                                     | AE002570 (S)                                                                    | Mastic (1)                       | Completely Sealed (0)                          | Low Damage (1) | Occasionally likely to be disturbed |
|                                                                                     | Material Risk Score                                                             |                                  |                                                |                |                                     |
|                                                                                     | 3                                                                               |                                  |                                                |                |                                     |
|                                                                                     | B - Remove                                                                      |                                  |                                                |                |                                     |
|                                                                                     | The mastic seal to the warehouse wall expansion joints contains asbestos fibres |                                  |                                                |                |                                     |
| Recommended action                                                                  |                                                                                 |                                  |                                                |                |                                     |
| Surveyor comments                                                                   |                                                                                 |                                  |                                                |                |                                     |

## KEY:

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# Appendix 3 - Areas Surveyed



| Building                                     | Floor        | Room No: | Room Type             | Item          |
|----------------------------------------------|--------------|----------|-----------------------|---------------|
| Unit 501, Stone Close, West Drayton, UB7 8JU | 1st Floor    | 101      | Open Plan Office      | Samples Taken |
| Unit 501, Stone Close, West Drayton, UB7 8JU | 1st Floor    | 102      | Office                | Samples Taken |
| Unit 501, Stone Close, West Drayton, UB7 8JU | 1st Floor    | 103      | Lobby                 | Samples Taken |
| Unit 501, Stone Close, West Drayton, UB7 8JU | 1st Floor    | 104      | Kitchen               | Samples Taken |
| Unit 501, Stone Close, West Drayton, UB7 8JU | 1st Floor    | 105      | Stairwell and Landing | Samples Taken |
| Unit 501, Stone Close, West Drayton, UB7 8JU | 1st Floor    | 106      | Toilets               | Samples Taken |
| Unit 501, Stone Close, West Drayton, UB7 8JU | Ground Floor | G01      | Open Plan Office      | Samples Taken |
| Unit 501, Stone Close, West Drayton, UB7 8JU | Ground Floor | G02      | Reception Lobby       | Samples Taken |
| Unit 501, Stone Close, West Drayton, UB7 8JU | Ground Floor | G03      | Entrance Lobby        | Sample taken  |
| Unit 501, Stone Close, West Drayton, UB7 8JU | Ground Floor | G04      | Understair            | Samples Taken |

|                                                       |              |     |               |                        |
|-------------------------------------------------------|--------------|-----|---------------|------------------------|
| Close, West<br>Drayton, UB7<br>8JU                    |              |     | Cupboard      |                        |
| Unit 501, Stone<br>Close, West<br>Drayton, UB7<br>8JU | Ground Floor | G05 | Lobby         | Samples Taken          |
| Unit 501, Stone<br>Close, West<br>Drayton, UB7<br>8JU | Ground Floor | G06 | Side Entrance | Sample taken           |
| Unit 501, Stone<br>Close, West<br>Drayton, UB7<br>8JU | Ground Floor | G07 | Toilets       | Samples Taken          |
| Unit 501, Stone<br>Close, West<br>Drayton, UB7<br>8JU | Ground Floor | G08 | Warehouse     | Sample taken           |
| Unit 501, Stone<br>Close, West<br>Drayton, UB7<br>8JU | Ground Floor | G09 | Plant Room    | No Suspected Materials |

# Appendix 3 - Areas Surveyed (cont)



| Building                                     | Floor    | Room No: | Room Type                    | Item          |
|----------------------------------------------|----------|----------|------------------------------|---------------|
| Unit 501, Stone Close, West Drayton, UB7 8JU | External | E01      | Oil Storage                  | Sample taken  |
| Unit 501, Stone Close, West Drayton, UB7 8JU | External | E02      | Grounds                      | Sample taken  |
| Unit 501, Stone Close, West Drayton, UB7 8JU | External | E03      | External Elevations and Roof | Samples Taken |

# Appendix 4 – Sample Certificates



Unit C7  
New Yatt Business Centre  
New Yatt  
Nr Witney  
Oxfordshire, OX29 6TJ

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www.asbestoslabs.co.uk



## CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J018050

|                       |                                                                               |                       |            |
|-----------------------|-------------------------------------------------------------------------------|-----------------------|------------|
| <b>Client</b>         | Amiantus (Oxford)                                                             | <b>Attention</b>      | Roy Pearce |
| <b>Client Address</b> | Unit C7, New Yatt Business Centre, New Yatt, Nr Witney, Oxfordshire, OX29 6TJ |                       |            |
| <b>Site Address</b>   | Unit 501, Stone Close, Horton Road, West Drayton, UB7 8JU                     |                       |            |
| <b>Site Ref</b>       | J001056                                                                       | <b>No. of Samples</b> | 19         |

|                      |            |                         |            |                          |            |
|----------------------|------------|-------------------------|------------|--------------------------|------------|
| <b>Date Received</b> | 12/04/2017 | <b>Date of Analysis</b> | 12/04/2017 | <b>Report Issue Date</b> | 12/04/2017 |
|----------------------|------------|-------------------------|------------|--------------------------|------------|

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples).

As a result, the test result(s) may be invalid.  
The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory'.  
(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

| Lab Ref. | Client Sample Number | Sample Location                               | Sample Description | Fibre Type Detected |
|----------|----------------------|-----------------------------------------------|--------------------|---------------------|
| BS083358 | AE002554             | 1st Floor, Open Plan Office, to heater unit   | Textile Insulation | N.A.D.I.S           |
| BS083359 | AE002555             | 1st Floor, Open Plan Office, to ceilings      | Textured Coating   | Chrysotile          |
| BS083360 | AE002556             | 1st Floor, Open Plan Office, to windows       | Cills              | N.A.D.I.S           |
| BS083361 | AE002557             | 1st Floor, Kitchen, to underside of sink unit | Acoustic Pads      | N.A.D.I.S           |
| BS083362 | AE002558             | 1st Floor, Stairwell and Landing, to floor    | Green Floor Tiles  | Chrysotile          |
| BS083363 | AE002559             | 1st Floor, Stairwell and Landing, to steps    | Stair Nosings      | Chrysotile          |

### KEY

NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.

|                          |               |
|--------------------------|---------------|
| <b>Analysed By</b>       | Wai-fung Kuet |
| <b>Analyst Signatory</b> |               |

|                           |           |
|---------------------------|-----------|
| <b>Approved By</b>        | Jack Wood |
| <b>Approver Signatory</b> |           |

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Issue Date: 21/11/2014

Issued by: Quality Manager

Issue No. 3

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## CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J018050

|                       |                                                                               |                       |            |
|-----------------------|-------------------------------------------------------------------------------|-----------------------|------------|
| <b>Client</b>         | Amiantus (Oxford)                                                             | <b>Attention</b>      | Roy Pearce |
| <b>Client Address</b> | Unit C7, New Yatt Business Centre, New Yatt, Nr Witney, Oxfordshire, OX29 6TJ |                       |            |
| <b>Site Address</b>   | Unit 501, Stone Close, Horton Road, West Drayton, UB7 8JU                     |                       |            |
| <b>Site Ref</b>       | J001056                                                                       | <b>No. of Samples</b> | 19         |

|                      |            |                         |            |                          |            |
|----------------------|------------|-------------------------|------------|--------------------------|------------|
| <b>Date Received</b> | 12/04/2017 | <b>Date of Analysis</b> | 12/04/2017 | <b>Report Issue Date</b> | 12/04/2017 |
|----------------------|------------|-------------------------|------------|--------------------------|------------|

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples).

As a result, the test result(s) may be invalid.  
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(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

| Lab Ref. | Client Sample Number | Sample Location                               | Sample Description | Fibre Type Detected  |
|----------|----------------------|-----------------------------------------------|--------------------|----------------------|
| BS083364 | AE002560             | 1st Floor, Toilets, to wall                   | Cisterns           | Amosite              |
| BS083365 | AE002561             | Ground Floor, Open Plan Office, under carpet  | Grey Floor Tiles   | N.A.D.I.S            |
| BS083366 | AE002562             | Ground Floor, Entrance Lobby, to ceiling      | Boarding           | Chrysotile + Amosite |
| BS083367 | AE002563             | Ground Floor, Warehouse, to electrical boxes  | Flashguards        | Chrysotile           |
| BS083368 | AE002564             | Ground Floor, Warehouse, to flanged pipe work | Gaskets            | Chrysotile           |
| BS083369 | AE002565             | Ground Floor, Warehouse, to fire door         | Boarding           | Chrysotile           |

### KEY

NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.

|                          |               |
|--------------------------|---------------|
| <b>Analysed By</b>       | Wai-fung Kuet |
| <b>Analyst Signatory</b> |               |

|                           |           |
|---------------------------|-----------|
| <b>Approved By</b>        | Jack Wood |
| <b>Approver Signatory</b> |           |

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www.asbestoslabs.co.uk



## CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J018050

|                       |                                                                               |                       |            |
|-----------------------|-------------------------------------------------------------------------------|-----------------------|------------|
| <b>Client</b>         | Amiantus (Oxford)                                                             | <b>Attention</b>      | Roy Pearce |
| <b>Client Address</b> | Unit C7, New Yatt Business Centre, New Yatt, Nr Witney, Oxfordshire, OX29 6TJ |                       |            |
| <b>Site Address</b>   | Unit 501, Stone Close, Horton Road, West Drayton, UB7 8JU                     |                       |            |
| <b>Site Ref</b>       | J001056                                                                       | <b>No. of Samples</b> | 19         |

|                      |            |                         |            |                          |            |
|----------------------|------------|-------------------------|------------|--------------------------|------------|
| <b>Date Received</b> | 12/04/2017 | <b>Date of Analysis</b> | 12/04/2017 | <b>Report Issue Date</b> | 12/04/2017 |
|----------------------|------------|-------------------------|------------|--------------------------|------------|

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples).

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(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

| Lab Ref. | Client Sample Number | Sample Location                                                            | Sample Description       | Fibre Type Detected |
|----------|----------------------|----------------------------------------------------------------------------|--------------------------|---------------------|
| BS083370 | AE002566             | External, Oil Storage, to supports                                         | Bitumen Felt             | N.A.D.I.S           |
| BS083371 | AE002567             | External, Grounds, to floor                                                | Cement Debris            | Chrysotile          |
| BS083372 | AE002568             | External, External Elevations and Roof, to walls                           | Damp Proof Course        | N.A.D.I.S           |
| BS083373 | AE002569             | External, External Elevations and Roof, to roof                            | Corrugated Cement Sheets | Chrysotile          |
| BS083374 | AE002570             | External, External Elevations and Roof, to warehouse wall expansion joints | Mastic Seal              | Chrysotile          |
| BS083375 | AE002571             | Ground Floor, Warehouse, to industrial heater unit                         | Gaskets                  | N.A.D.I.S           |

### KEY

NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.

|                          |               |
|--------------------------|---------------|
| <b>Analysed By</b>       | Wai-fung Kuet |
| <b>Analyst Signatory</b> |               |

|                           |           |
|---------------------------|-----------|
| <b>Approved By</b>        | Jack Wood |
| <b>Approver Signatory</b> |           |

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Issue Date: 21/11/2014

Issued by: Quality Manager

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## CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J018050

|                       |                                                                               |                       |            |
|-----------------------|-------------------------------------------------------------------------------|-----------------------|------------|
| <b>Client</b>         | Amiantus (Oxford)                                                             | <b>Attention</b>      | Roy Pearce |
| <b>Client Address</b> | Unit C7, New Yatt Business Centre, New Yatt, Nr Witney, Oxfordshire, OX29 6TJ |                       |            |
| <b>Site Address</b>   | Unit 501, Stone Close, Horton Road, West Drayton, UB7 8JU                     |                       |            |
| <b>Site Ref</b>       | J001056                                                                       | <b>No. of Samples</b> | 19         |

|                      |            |                         |            |                          |            |
|----------------------|------------|-------------------------|------------|--------------------------|------------|
| <b>Date Received</b> | 12/04/2017 | <b>Date of Analysis</b> | 12/04/2017 | <b>Report Issue Date</b> | 12/04/2017 |
|----------------------|------------|-------------------------|------------|--------------------------|------------|

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples).

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(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

| Lab Ref. | Client Sample Number | Sample Location                     | Sample Description | Fibre Type Detected |
|----------|----------------------|-------------------------------------|--------------------|---------------------|
| BS083376 | AE002572             | Ground Floor, Warehouse, to glazing | Putty Seal         | N.A.D.I.S           |

### KEY

NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.

|                          |               |
|--------------------------|---------------|
| <b>Analysed By</b>       | Wai-fung Kuet |
| <b>Analyst Signatory</b> |               |

|                           |           |
|---------------------------|-----------|
| <b>Approved By</b>        | Jack Wood |
| <b>Approver Signatory</b> |           |

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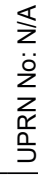
Issue Date: 21/11/2014

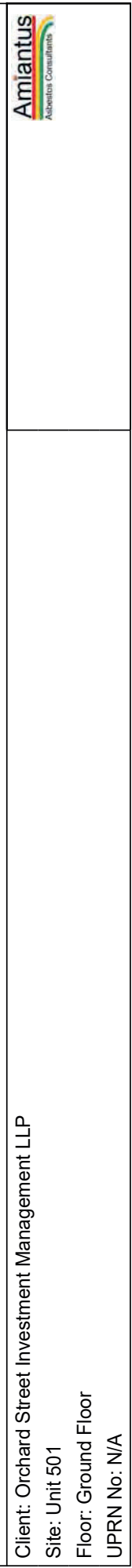
Issued by: Quality Manager

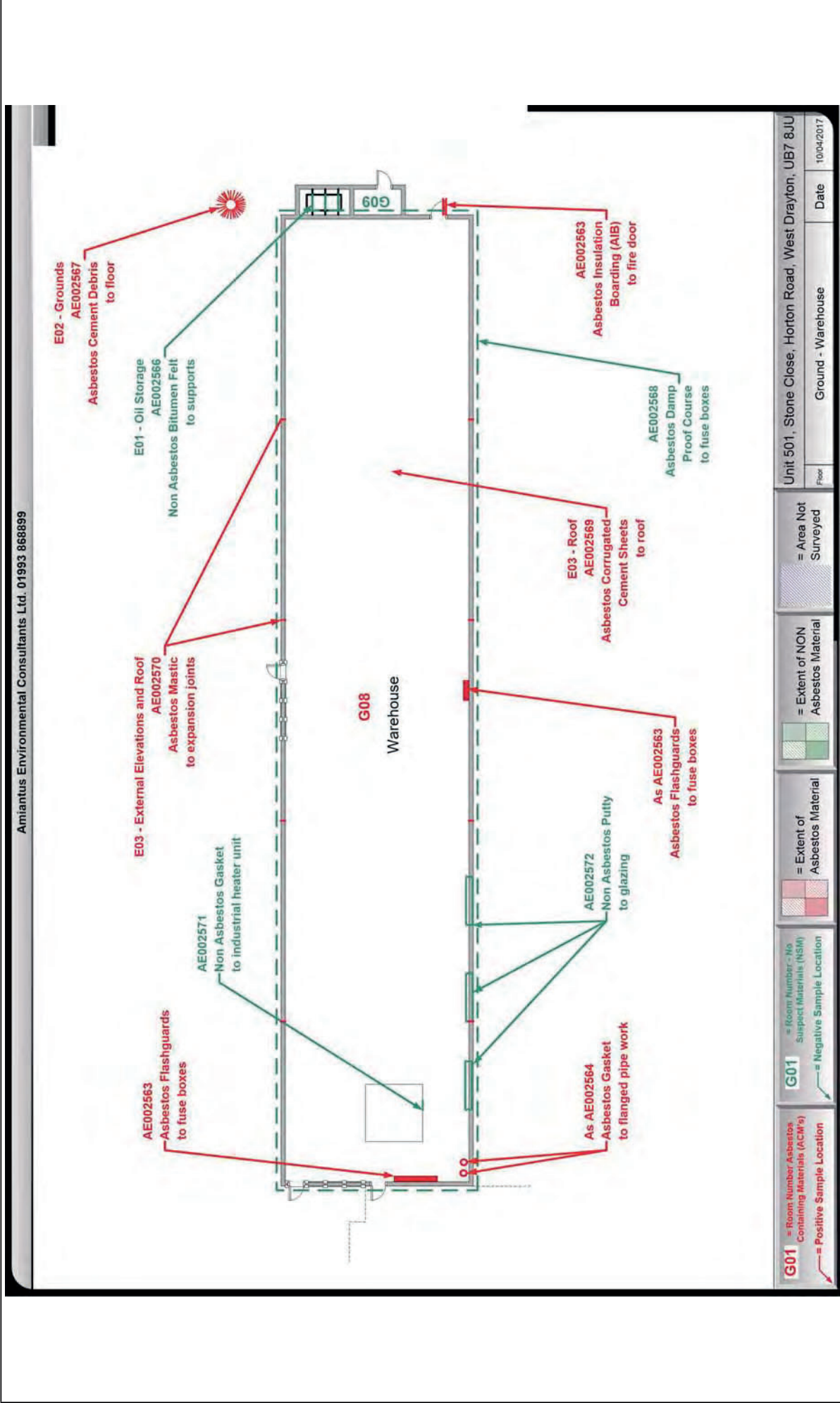
Issue No. 3

# Appendix 5 – Plans









Client: Orchard Street Investment Management LLP

Site: Unit 501

Floor: Ground Floor

UPRN No: N/A

## 9.0 Recommendations:



9.1 To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

9.2 Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

9.3 The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 10 of the Control of Asbestos Regulations 2012.

9.4 Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

9.5 Instigate regular inspections, to record and update details of retained asbestos containing materials.

9.6 Review the arrangement under the management plan in accordance with regulation 4 of the CAR 2012.

9.7 During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

9.8 Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and or controlled to these areas in accordance with Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012.

9.9 If we have identified asbestos materials in poor condition, it is recommended that air monitoring is carried out within a number of areas where asbestos materials have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG 248 the Analyst Guide.

9.10 All identified asbestos to be appropriately identified and subject to risk assessment, management, and re-inspection.

9.11 Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

9.12 In accordance with the Control of Asbestos Regulations 2012 the removal of ACM's fall into one of the three categories below:

### Licensed Asbestos Removal

Is defined as any work, which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm<sup>3</sup>. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

### Notifiable Non Licensed Works

If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non Licensed Work (NNLW). Work of this type does not require an asbestos removal licence, but the company undertaking the work must have the following:

- Notification of the work to the relevant enforcing authority prior to the work commencing.
- Medical examinations to assess each worker's state of health to be carried out, before any possible – exposure to asbestos. Then re-examinations every three years.
- Insurance for working with asbestos containing materials.
- A register of work to be kept by the employer for each employee exposed to asbestos.

### Non Notifiable Non Licensed work

-Non-Licensed Works is defined as any work, which involves short, non-continuous maintenance activities, during which only nonfriable materials are removed. It can also involve the removal of non-friable materials for refurbishment purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact.

-If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:

-All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.

9.13 It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG 264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishment/demolition survey as documented in HSG264.

9.14 The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.



# Pre-Refurbishment & Demolition Asbestos Survey for Orchard Street Investment Management LLP

## SITE:

Unit 504  
Stone Close  
Horton Road  
West Drayton  
UB7 8JU



## Survey Report by:

Roy Pearce

Amiantus Environmental Consultants Ltd.

Unit C7 (1st Floor)

New Yatt Business Centre

New Yatt, Oxon. OX29 6TJ

email: [admin@amiantus.co.uk](mailto:admin@amiantus.co.uk)

TEL: 01993 868899

# Contents:

## Contents

1. Executive Summary [Conclusions and actions]
2. Contract Review
3. Introduction - Purpose, Aims and Objectives
4. Desk Top Review and Survey Planning
5. Survey Method
6. Exclusions and Caveats
7. Sampling and Analysis
8. Survey Results - Interpretation
9. Recommendations

## APPENDICES - Survey Results

- Appendix 1 - Asbestos Register - Results
- Appendix 2 - Survey Data Sheet
- Appendix 3 - Non Asbestos Materials Register
- Appendix 4 - Analysis Certificates
- Appendix 5 - Plans

# 1.0 Executive Summary:



Asbestos containing materials have been identified during the Pre-Refurbishment & Demolition Asbestos Survey and the specific areas are categorised below in order according to the initial Material Risk Assessment made by Amiantus.

## HIGH RISK MATERIALS - SCORES 10+

Asbestos in poor condition, or asbestos debris/contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11, and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with.

| Building | Floor | Room | Item | Material | Risk assessment Score | Recommendations |
|----------|-------|------|------|----------|-----------------------|-----------------|
|----------|-------|------|------|----------|-----------------------|-----------------|

There were no results found.

## MEDIUM RISK MATERIALS - SCORES 7-9

Asbestos containing materials, which are unsealed or damaged, have been identified within the following areas listed in the table below. It is recommended that remedial work to seal or remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

| Building                                     | Floor  | Room           | Item     | Material         | Risk assessment Score | Recommendations |
|----------------------------------------------|--------|----------------|----------|------------------|-----------------------|-----------------|
| Unit 504, Stone Close, West Drayton, UB7 8JU | Ground | Warehouse G06  | Boarding | Insulation board | MEDIUM (8)            | B - Remove      |
| Unit 504, Stone Close, West Drayton, UB7 8JU | Ground | Store Room G15 | Boarding | Insulation board | MEDIUM (8)            | B - Remove      |

# 1.0 Executive Summary:



## LOW RISK MATERIALS - SCORES 1-6

Asbestos Containing Materials have been identified which are in good condition, A management policy and plan need to be implemented to manage these materials safely. The materials require labelling and the condition of these materials re-inspected at 6 monthly intervals.

| Building                                     | Floor  | Room                      | Item                                   | Material             | Risk assessment Score | Recommendations |
|----------------------------------------------|--------|---------------------------|----------------------------------------|----------------------|-----------------------|-----------------|
| Unit 504, Stone Close, West Drayton, UB7 8JU | 1st    | Stairwell and Landing 104 | Grey Floor Tiles                       | Thermoplastic        | VERY LOW (3)          | B - Remove      |
| Unit 504, Stone Close, West Drayton, UB7 8JU | Ground | Toilet G01                | Cistern                                | Reinforced Composite | VERY LOW (4)          | B - Remove      |
| Unit 504, Stone Close, West Drayton, UB7 8JU | Ground | Office G02                | Grey Floor Tiles and Bitumen Adhesive. | Thermoplastic        | VERY LOW (3)          | B - Remove      |
| Unit 504, Stone Close, West Drayton, UB7 8JU | Ground | Stair Lobby G04           | Grey Floor Tiles and Bitumen Adhesive  | Thermoplastic        | VERY LOW (3)          | B - Remove      |
| Unit 504, Stone Close, West Drayton, UB7 8JU | Ground | Warehouse G06             | Flashguards                            | Paper / Textiles     | LOW (5)               | B - Remove      |
| Unit 504, Stone Close, West Drayton, UB7 8JU | Ground | Warehouse G06             | Corrugated Cement Sheets               | Cement               | VERY LOW (4)          | B - Remove      |
| Unit 504, Stone Close, West Drayton, UB7 8JU | Ground | Warehouse G06             | Corrugated Cement Sheets               | Cement               | VERY LOW (4)          | B - Remove      |
| Unit 504, Stone Close, West Drayton, UB7 8JU | Ground | Plant Room G09            | Flashguards                            | Paper / Textiles     | LOW (5)               | B - Remove      |

|                                              |          |                         |                          |                  |              |            |
|----------------------------------------------|----------|-------------------------|--------------------------|------------------|--------------|------------|
| Unit 504, Stone Close, West Drayton, UB7 8JU | Ground   | Parts Store G-12        | Cement Raingear          | Cement           | VERY LOW (4) | B - Remove |
| Unit 504, Stone Close, West Drayton, UB7 8JU | Ground   | Parts Store G-12        | Boarding                 | Insulation board | LOW (6)      | B - Remove |
| Unit 504, Stone Close, West Drayton, UB7 8JU | External | External Elevations E01 | Corrugated Cement Sheets | Cement           | VERY LOW (4) | B - Remove |
| Unit 504, Stone Close, West Drayton, UB7 8JU | External | External Elevations E01 | Corrugated Cement Sheets | Cement           | VERY LOW (4) | B - Remove |
| Unit 504, Stone Close, West Drayton, UB7 8JU | External | External Elevations E01 | Cement Raingear          | Cement           | VERY LOW (4) | B - Remove |
| Unit 504, Stone Close, West Drayton, UB7 8JU | External | External Elevations E01 | Corrugated Cement Sheets | Cement           | VERY LOW (4) | B - Remove |
| Unit 504, Stone Close, West Drayton, UB7 8JU | External | External Elevations E01 | Corrugated Cement Sheets | Cement           | VERY LOW (4) | B - Remove |
| Unit 504, Stone Close, West Drayton, UB7 8JU | External | External Elevations E01 | Cement Raingear          | Cement           | VERY LOW (4) | B - Remove |
| Unit 504, Stone Close, West Drayton, UB7 8JU | External | External Elevations E01 | Corrugated Cement Sheets | Cement           | VERY LOW (4) | B - Remove |
| Unit 504, Stone Close, West Drayton, UB7 8JU | External | External Elevations E01 | Corrugated Cement Sheets | Cement           | VERY LOW (4) | B - Remove |
| Unit 504, Stone Close, West Drayton, UB7 8JU | External | External Elevations E01 | Corrugated Cement Sheets | Cement           | VERY LOW (4) | B - Remove |
| Unit 504, Stone Close, West Drayton, UB7 8JU | External | External Elevations E01 | Corrugated Cement Sheets | Cement           | VERY LOW (4) | B - Remove |

# 1.0 Executive Summary:



## PRESUMED ASBESTOS/NO ACCESS AREA

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection for accessibility at 6 monthly intervals.

| Building | Floor | Room/Area | Recommendation |
|----------|-------|-----------|----------------|
|----------|-------|-----------|----------------|

There were no results found.

### Building Notes:

Internal notes: All internal areas accessed, including voids.

External notes: All external areas accessed.

## 2.0 Contract Review:



|                            |                                                                            |            |                                                                                    |
|----------------------------|----------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------|
| Name & Address of Client:  | Orchard Street Investment Management LLP - 16 New Burlington Place, London |            |                                                                                    |
| Client Contact:            | Helena I. Kolsaker                                                         |            |                                                                                    |
| Name & Address of Site:    | Unit 504, Stone Close, Horton Road, West Drayton                           |            |                                                                                    |
| Type of Survey:            | Refurbishment & Demolition survey (MA only)                                |            |                                                                                    |
| Date of Survey:            | 11 Apr 2017                                                                |            |                                                                                    |
| Report Revision Number:    | 1                                                                          |            |                                                                                    |
| TEAMS internal job number: | J001057                                                                    |            |                                                                                    |
| Lead Surveyor[s]:          | Roy Pearce                                                                 | Signature: |   |
| Technically reviewed by:   | Wayne Godfrey                                                              | Signature: |  |
| Report issue date:         | 13 Apr 2017                                                                |            |                                                                                    |

## 3.0 Introduction/Objectives:



Amiantus received an order of confirmation to undertake a Pre-Refurbishment & Demolition Asbestos Survey from Orchard Street Investment Management LLP. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a Pre-Refurbishment & Demolition Asbestos Survey of:

Unit 504  
Stone Close  
Horton Road  
West Drayton  
UB7 8JU

The survey was carried out by Roy Pearce.

The Type of survey selected / requested by the client was a Pre-Refurbishment & Demolition Asbestos Survey.

The reason for selecting this survey is to enable the client to identify asbestos in his premises so that it can be removed prior to major refurbishment

This survey was carried out in accordance with documented in house procedures, which are based on the HSE Guidance document HSG 264.

### 3.1 Purpose of Survey

The purpose of this Major Refurbishment & Demolition Survey is to help the duty holder identify asbestos in these premises, prior to major refurbishment & demolition. It provides sufficient information to help the tendering process for removal works prior to any work starting. However it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend the appointed removal contractor should attend the site to confirm for themselves the quantities and location of asbestos to be removed, prior to costing.

### 3.2 Aim of Survey

The aim of the survey was to;

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of known or presumed ACM's
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance
4. Locate all ACM's within the fabric of the building prior to refurbishment & demolition.

## 3.0 Introduction/Objectives(Cont):

### - Type of Survey



#### **3.3 Type of Survey – Pre-Refurbishment Asbestos Survey**

The purpose of this major refurbishment survey & demolition is to identify ACM's to be removed prior to any major refurbishment & demolition work being carried out. This type of survey is used to locate and describe as far as is reasonably practicable all ACM's in the whole building if major refurbishment or demolition is planned.

Major refurbishment & demolition surveys are intended to locate all asbestos within the building. It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM's from the building prior to major refurbishment or demolition.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey. Asbestos shattering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products, and building structures which are unsafe to fully access are potential locations.

It must be presumed that asbestos may remain unidentified to these type of areas and if suspect materials are uncovered during major refurbishment then samples should be taken for analysis.