

# Bellamy Surveying and Consultancy Services Ltd



## Asbestos Refurbishment/Demolition Survey for

The Honourable Society Of Gray's Inn

at

Grays Inn Chambers  
19/20 High Holborn  
London, WC1V 6BS  
(Rymans)



# Bellamy Surveying and Consultancy Services Ltd

## Names and Addresses

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Client Name:

**The Honourable Society Of Gray's Inn**  
8 South Square  
London  
WC1R 5ET

Contact: Tim Bell

Phone: 0207 458 7800

Fax:

Instructing Party:

**The Honourable Society Of Gray's Inn**  
8 South Square  
London  
WC1R 5ET

Contact: John Fox

Phone: 0207 458 7800

Fax:

Site Full Name:

**Grays Inn Chambers**  
19/20 High Holborn  
London, WC1V 6BS  
(Rymans)

Contact: John Fox

Phone: 0207 458 7975

Fax:

Report Author:

**Bellamy Surveying and Consultancy Services Ltd**  
Cannon House, 438 Baddow Road  
Chelmsford, Essex CM2 9RB

Contact: Survey Report Leading Surveyor

Phone: 01245 478333

Fax: 01245 478266

Bellamy Surveying and Consultancy Services Ltd	Project Number:	7580/F
	Survey Date:	31 July 2017
	Printed On:	17 August 2017
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# SECTION ONE

## EXECUTIVE SUMMARY

# Bellamy Surveying and Consultancy Services Ltd

## Executive Summary

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### General Information:

Bellamy Surveying and Consultancy Services Ltd were instructed by The Honourable Society Of Gray's Inn to carry out an Asbestos Refurbishment/Demolition Survey to inspect for the presence of asbestos containing materials (ACMs) at the following site:

Grays Inn Chambers, 19/ 20 High Holborn, London, WC1V 6BS (Retail - Rymans)

The survey was carried out on 31st July 2017 by Jack Stringer & Daryl Bellamy

Within the scope of the survey, asbestos materials have been identified or strongly presumed / presumed. The incidences of asbestos containing materials (ACMs) and the recommended actions are summarised below.

Sample 1 - Paper/Card To Elecs Box - A/C Room - Mezzanine Level - Removal By Licensed Contractors

Sample 13 - Floor Tile & Bitumen Debris - Retail (behind display panels) - Ground Floor Level - Environmental Clean By Licensed Contractors

Note - Chrysotile in both tile & bitumen.

Sample 15 - Floor Tile & Bitumen (underlay) - Fire Exit Lobby (to retail) - Ground Floor Level - Removal By Licensed Contractors

Note - Chrysotile in both tile & bitumen.

Sample 16 - Bitumen To Floor - Office Areas - Basement Level - Removal By Licensed Contractors

Note - Bitumen noted throughout the basement office areas, Contractors to be aware of any bitumen adhesive residue to non asbestos floor tiles/carpet tiles when the refurbishment works start.

Sample 17 - Floor Tile & Bitumen Debris (To perimeter & Partition walls) - Office Areas - Basement Level - Removal By Licensed Contractors

Note - Chrysotile in both tile & bitumen.

Sample 21 - Floor Tile & Bitumen - Electrical Cupboard - Basement Level - Removal By Licensed Contractors

Note - Chrysotile in both tile & bitumen.

Sample 22 - Door Lining Board - Electrical Cupboard - Basement Level - Removal By Licensed Contractors

Sample 23 - Door Surround Board - Electrical Cupboard - Basement Level - Removal By Licensed Contractors

Photo 2 - Electrics - Electrical Cupboard - Basement Level - Strongly Presumed - Removal By Licensed Contractors

Sample 25 - Floor Tile & Bitumen - Plant Room - Basement Level - Removal By Licensed Contractors

Note - Chrysotile in both tile & bitumen.

Sample 28 - Floor Tile & Bitumen - Office Areas - Basement Level - Removal By Licensed Contractors

Note - Chrysotile in both tile & bitumen.

Photo 2 - Floor Tile & Bitumen (underlay) - Office Hall - Strongly Presumed - Basement Level - Removal By Licensed Contractors

Sample 31 - Sink Pad - Kitchen - Basement Floor Level - Removal By Licensed Contractors. (Please Note: Please

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refer to report carried out by Asbestos Management Solutions Ltd (Report Ref; J452 1014 - Sample Ref; 0007) dated 09/12/16. Sample tested Positive.

Photo 3 - Skylight - Retail - Ground Floor Level - Presumed - Removal By Licensed Contractors

Please refer to the individual sample data sheets for identification of materials removed for laboratory bulk sampling analysis and notes.

Any asbestos materials remaining in the building must be encapsulated and/or labelled using recognised asbestos management materials and identification labels. A management system must be implemented to assess and manage the risks associated with asbestos materials at site. It is strongly advised that all staff and visiting contractors familiarise themselves with the asbestos management plan to ensure that asbestos materials at site are not disturbed or damaged. Refer to the Asbestos Acknowledgement Form and Asbestos Work Record.

If you decide to refurbish areas which have not been investigated, or to demolish whole or in part any areas of the building, an asbestos refurbishment and demolition survey is required, prior to commencing any works.

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# SECTION TWO

## ASBESTOS REGISTER

# Asbestos Register

Site Name: Grays Inn Chambers

Project Number: 7580/F

Location	Product type and name		Extent	Accessibility	Condition	Surface treatment	Asbestos Type	Sample	Sample no	Material Risk Score	Priority Risk Score	Total Score
Basement, Electrical cupboard	Ropes and woven textiles	Electrics	Representative Electrical Reference	Difficult Accessibility	No visible damage	Enclosed sprays and lagging	Chrysotile	Strongly Presumed	Photo 1	4		N/A
Basement, Hall	Vinyl floor tiles	Floor Tile and Bitumen	Approx 70m <sup>2</sup>	Easy Accessibility	No visible damage	Vinyl tiles	Chrysotile	Strongly Presumed as previous sample	Photo 2	2		N/A
Basement, Retail	Ropes and woven textiles	Skylight	3No	Difficult Accessibility	No visible damage	Enclosed sprays and lagging	Chrysotile	Presumed	Photo 3	4		N/A
Mezzanine, A/C Room	Asbestos paper and felt	Paper / Card	Representative Paper/Card To Electrcis Sample	Easy Accessibility	Medium damage	Unsealed laggings and sprays	Chrysotile	Identified	Sample 1	8		N/A
Ground floor, Retail	Vinyl floor tiles	Floor Tile And Bitumen Debris	Representative Floor Tile & Bitumen Debris Sample	Easy Accessibility	High damage: Visible debris	Vinyl tiles	Chrysotile	Identified	Sample 13	5		N/A
Ground floor, Fire Exit Lobby	Vinyl floor tiles	Floor Tile and Bitumen	Approx 1m <sup>2</sup>	Easy Accessibility	No visible damage	Vinyl tiles	Chrysotile	Identified	Sample 15	2		N/A
Basement, Office Area	Asbestos Reinforced Composites	Bitumen	Approx 200m <sup>2</sup>	Easy Accessibility	Low damage	Composite asbestos materials	Chrysotile	Identified	Sample 16	3		N/A
Basement, Office Area	Vinyl floor tiles	Floor Tile And Bitumen Debris	Representative Floor Tile & Bitumen Debris Sample	Easy Accessibility	High damage: Visible debris	Vinyl tiles	Chrysotile	Identified	Sample 17	5		N/A
Basement, Electrical cupboard	Vinyl floor tiles	Floor Tile and Bitumen	Approx 5m <sup>2</sup>	Easy Accessibility	Low damage	Vinyl tiles	Chrysotile	Identified	Sample 21	3		N/A
Basement, Electrical cupboard	Asbestos Insulating Board	Door Lining	Approx 4m <sup>2</sup>	Easy Accessibility	Good condition	AIB painted or encapsulated	Amosite	Identified	Sample 22	5		N/A
Basement, Electrical cupboard	Asbestos Insulating Board	Door surround	Approx 5m <sup>2</sup>	Easy Accessibility	Good condition	AIB painted or encapsulated	Amosite	Identified	Sample 23	5		N/A
Basement, Plant room	Vinyl floor tiles	Floor Tile and Bitumen	Approx 2m <sup>2</sup>	Easy Accessibility	High damage	Vinyl tiles	Chrysotile	Identified	Sample 25	5		N/A
Basement, Office Area	Vinyl floor tiles	Floor Tile and Bitumen	Approx 70m <sup>2</sup>	Easy Accessibility	High damage: Visible debris	Vinyl tiles	Chrysotile	Identified	Sample 28	5		N/A

MATERIAL SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES





# Asbestos Register

Site Name: Grays Inn Chambers

Project Number: 7580/F

Location	Product type and name	Extent	Accessibility	Condition	Surface treatment	Asbestos Type	Sample	Sample no	Material Risk Score	Priority Risk Score	Total Score
Basement, Kitchen	Asbestos Reinforced Composites	Sink Pad	1 No	Easy Accessibility	Good condition	Composite asbestos materials	Chrysotile	Identified	Sample 31	2	N/A

MATERIAL SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES



# SECTION THREE

## SURVEY OBJECTIVES

# Bellamy Surveying and Consultancy Services Ltd

## Survey Objectives

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- 1 Instructions were received from John Fox, The Honourable Society of Grays Inn to provide an Asbestos Refurbishment & Demolition Survey report in strict accordance with Asbestos: The Survey Guide HSG 264 for the retail area (Rymans) to Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS in a database format, indicating areas containing identified and suspected asbestos based materials, including photographic records of asbestos occurrences where possible.
- 2 Scope of Works - Refurbishment & Demolition Survey.
- 3 To carry out a survey to ascertain the presence of asbestos based materials.
- 4 To include a risk assessment for each individual Sample.  
NADIS (No asbestos detected in sample)  
ACM (Asbestos Containing Material)

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## Survey Objectives

### 5 Asbestos Management Surveys

An asbestos management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This material assessment will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed. The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs.

However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e a material assessment). Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present. By presuming the presence of asbestos, the need for sampling and analysis can be deferred until a later time (e.g. before any work is carried out). However this approach has implications for the management arrangements. The duty holder bears potential additional costs of management for some non-ACMs. Any work carried out on 'presumed' materials would need to involve appropriate contractors and work methods in compliance with CAR 2012 irrespective of whether the material was actually an ACM or not. Alternatively, before any work starts, sampling and analysis can be undertaken to confirm or refute the presence of asbestos. The results will determine the work methods and contractors to be used. The 'presumption' approach has several disadvantages: it is less rigorous, it can lead to constant obstructions and delays before work can start, and it is more difficult to control. 'Default' presumptions may also lead to unnecessary removal of non-ACMs and their disposal as asbestos waste. Default presumptions may be suitable in some instances, e.g. 'small' or simple premises, as part of a client's management arrangements. Surveyors should always endeavour to positively identify ACMs. A sufficient number of samples should be taken to confirm the location and extent of ACMs. It is legitimate to reduce sample numbers where materials can be strongly presumed to be ACMs. However the default presumption option should be avoided where possible, as it can make managing asbestos more difficult for the duty holder. Default presumption should only be used in circumstances where it is requested by the client and/or where access genuinely cannot be obtained. When sampling is carried out as part of a management survey, samples from each type of suspect ACM should be collected and analysed. If the material sampled is found to contain asbestos, other similar materials used in the same way in the building can be strongly presumed to contain asbestos. Less homogeneous materials (e.g. different surfaces/coating, evidence of repair etc) will require a greater number of samples. The sample number should be sufficient to establish whether asbestos is present or not in the particular material. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out later as a separate exercise. All areas should be accessed and inspected as far as is reasonably practicable.

Areas should include under floor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. Surveying may also involve some minor intrusive work, such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling. Surveyors should come prepared to access such areas (i.e with the correct equipment etc). Management surveys are only likely to involve the use of simple tools such as screwdrivers and chisels. Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos must be clearly stated in the survey report and will have to be managed on this basis i.e maintenance or other disturbance work should not be carried out in these areas until further checks are made.

All ACMs should be identified as far as is reasonably practicable. The areas inspected should include: under

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## Survey Objectives

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floor coverings, above false ceilings (ceiling voids), lofts, inside risers, service ducts and lift shafts, basements, cellars, underground rooms, under crofts (this list is not exhaustive).

Management surveys should cover routine and simple maintenance work.

However it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the duty holder. Refurbishment surveys will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive.

### Refurbishment and demolition surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed. Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed.

For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (e.g. full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (e.g. where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed. There may be some circumstances where the building is still 'occupied' (i.e. in use) at the time a 'demolition' survey is carried out. For example in the educational sector, refurbishment / demolition surveys may be conducted in schools or colleges during one closure period (e.g. holidays) and the work not undertaken until the next holiday period. Also, a demolition survey maybe conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome. In such situations, the 'survey' will need extremely careful managing with personnel and equipment/furnishings being decanted and protected (as necessary), while the survey progresses through the building. Again, there should be effective isolation of the survey areas and the 'surveyed' area must be shown to be fit for reoccupation before personnel

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# Bellamy Surveying and Consultancy Services Ltd

## Survey Objectives

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reoccupy.

### 6 Surveying Company Details.

Bellamy Surveying and Consultancy Services Ltd  
Cannon House  
438 Baddow Road  
Chelmsford  
Essex CM2 9RB

Survey carried out by Daryl Bellamy and Jack Stringer

Report produced by Jack Stringer

Signed.

Survey Date. 31st July 2017

Report Date. 11th August 2017

Any material samples removed for laboratory bulk sampling analysis were sub contracted to an independent Ukas laboratory in line with HSG248 guidelines.

Environtec (Ukas 2030)  
Environtec House  
The Street  
Hatfield Peverel  
Chelmsford, Essex CM3 2EJ

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# SECTION FOUR

## SURVEY TECHNIQUES

# Bellamy Surveying and Consultancy Services Ltd

## Survey Techniques

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- 1 The sampling strategy is conducted in accordance with Bellamy Surveying & Consultancy Services Limited Code of Practice 3, based on Health and Safety Executive HSG264 Asbestos: The survey guide.
- 2 Samples from each type of suspect ACM were only occasionally sampled or assessed during the survey. If the material sampled is found to contain asbestos, other similar materials used in the same way in the building will be strongly presumed to contain asbestos.
- 3 Photographs were taken at all of the sample locations (unless otherwise stated).
- 4 Samples were analysed by an independent Ukas registered laboratory.

All Asbestos Bulk Sample Analysis is conducted by using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a transparent colourless particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre, and is viewed under a microscope using transmitted white light (based on HSE Publication HSG248).

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# SECTION FIVE

## SURVEY CAVEAT

# Bellamy Surveying and Consultancy Services Ltd

## Survey Caveat

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1 The survey took part to all areas of the retail area (Rymans) to Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS where access was arranged and provided by John Fox, The Honourable Society of Grays Inn.

No access to skylights - see photo 3  
Limited access to ceiling void to fire escape staircase  
No access to lightwell (door within basement kitchen).

Any areas of 'No Access' should be presumed to contain asbestos products until access can be gained and the material / area surveyed.

2 It should be clearly understood that an asbestos survey or re-inspection survey cannot guarantee to identify all asbestos materials present within a property. Bellamy Surveying and Consultancy Services Ltd will accept no responsibility for any financial loss that may arise from asbestos materials present within a property surveyed. No geo technical surveying took place to areas providing services below floor level unless access was provided.

3 Refurbishment and Demolition Surveys will provide a more intrusive inspection of pipework, plant, machinery and other heating or supply services concealed by overlying non-asbestos insulations when services are isolated or a specialist engineer is present. Void areas such as floors and ceilings cannot be inspected 100% if the task involves the complete removal of the ceiling and / or suspended ceiling or in the case of floor areas the complete removal of all floor coverings overlaying flooring sheets and floor boards. These areas are inspected as far as reasonably practicable taking into account the location and readily available access, however in terms of time spent at site and cost it is not feasible to remove the entire ceiling / floor to reveal void areas and their contents.

4 Samples have not been taken where the act of sampling would endanger the surveyor, occupiers, tenants and visitors or effect the functional integrity of the item or the building's weather tightness or security. Where materials containing asbestos products are presumed or strongly presumed to be evident and where sampling was not possible, photographic samples are provided of such materials i.e. mechanical plant and building items etc. to make clients, contractors, staff and visitors aware, e.g. electrical fuse guards, gaskets, fire doors, glazing, skylights, power plant, etc.

5 Management Surveys and Re-inspection Surveys will provide only a limited inspection of pipework and other heating or supply services concealed by overlying non-asbestos insulations. Inspection of pipework has been restricted primarily to the insulation visible. The presence of debris to pipework, which is not readily visible or would require the removal and subsequent replacement of non-asbestos insulation has been considered outside the scope of this survey.

The same applies to live plant machinery and equipment i.e. Electrical Terminals.

6 Refurbishment and Demolition surveys will access all relevant areas, except where there are restrictions, the building is unsafe, or access is physically impractical. All ACMs may not be identified and this may become apparent during demolition itself.

7 Individual analysis and risk assessments have been applied to each representative sample removed for laboratory analysis. It is the responsibility of the licensed asbestos removal contractors', refurbishment contractors' or demolition contractor to satisfy themselves the extent of any asbestos materials or presumed asbestos materials identified at site.

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# SECTION SIX

## SURVEY NOTES

# Bellamy Surveying and Consultancy Services Ltd

## Survey Notes

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- 1 Whilst every effort was made to locate the asbestos based products i.e. ceiling panels, wall partitions and insulation materials, which may have been constructed from asbestos boarding or asbestos based materials, none other than those detailed were found. Some may have been missed due to repairs, refurbishment works and alterations etc, where false and other finishes have been applied or where different specifications (including a possible mixture of asbestos and non-asbestos) panels have been used in the same area. Only by sampling each panel or item would the composition of all the materials be known. This was clearly not practical in terms of cost or time.
- 2 No air monitoring was carried out whilst the survey was undertaken, therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.
- 3 This report has been written with reference to the various Guidance Notes current at the date of this report, i.e. HSG264, and describes circumstances at the site on the date the investigation took place.
- 4 Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material. Only random sampling or assessment was carried out.
- 5 Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.
- 6 Any diagrams provided / attached to this report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes. Any measurements shown are approximate only and not to be relied upon if the document is used for tendering purposes; contractors are advised to measure the items being reviewed for removal and / or encapsulation. It should be noted that this report is not intended as a scope of works or bill of quantities for asbestos removal and that a detailed technical document can be provided upon request Recommendations contained within this report are based upon a combination of the Material its condition location and priority.  
  
Any measurements shown do not allow for any gradients or areas concealed by the construction / design.
- 7 All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others, could require amendments based on local knowledge, change in legislation, change in use or indeed, other conditions of criteria.
- 8 Asbestos Removal Contractors are advised to attend site prior to providing quotations to assess the current condition of the acm and make their own assessments. Bellamy Surveying and Consultancy Services Ltd will take no responsibility for any quotations submitted by licensed asbestos removal contractors.

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# SECTION SEVEN

## MATERIAL ASSESSMENT (PHOTO)

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41271	Survey Type:	RDS
Location Ref:	Sample 1	Product Type:	Asbestos paper and felt
Product:	Paper / Card	Damage:	Medium damage
Area:	19/20 High Holborn	Treatment:	Unsealed laggings and sprays
Floor:	Mezzanine	Asbestos Type:	Chrysotile
Room:	A/C Room	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Representative Paper/Card To Electrcis Sample
Drawing Ref:			
Asbestos ?	Yes		
Date:	31 July 2017		
Next Inspection:	29 October 2017		

Material Risk Score:	8
Material Risk Band:	Medium Risk
Priority Risk Score:	N/A

Action: **Removal By Licensed Contractors**



Material Comments: A sample of paper/card to electrical box was removed for laboratory bulk sampling analysis from the a/c room at mezzanine level.



# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41272	Survey Type:	RDS
Location Ref:	Sample 2	Product Type:	NADIS
Product:	Mastic	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Mezzanine	Asbestos Type:	NADIS
Room:	A/C Room	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Representative Mastic Sample
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of mastic to ducting was removed for laboratory bulk sampling analysis from the a/c room at mezzanine level. NOTE - Mastic to ducting was noted throughout.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41273	Survey Type:	RDS
Location Ref:	Sample 3	Product Type:	NADIS
Product:	Lino	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Mezzanine	Asbestos Type:	NADIS
Room:	A/C Room	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Approx 150m <sup>2</sup>
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of lino to floor (green) was removed for laboratory bulk sampling analysis from the a/c room at mezzanine level. Note - Noted as underlay to hall & retail, see samples 10 & 11.



# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41274	Survey Type:	RDS
Location Ref:	Sample 4	Product Type:	NADIS
Product:	Floor tile	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Mezzanine	Asbestos Type:	NADIS
Room:	A/C Room	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Approx 25m <sup>2</sup>
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of floor tile (light grey) was removed for laboratory bulk sampling analysis from the a/c room at mezzanine level.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41275	Survey Type:	RDS
Location Ref:	Sample 5	Product Type:	NADIS
Product:	Floor tile	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Corridor	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Approx 25m <sup>2</sup>
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of floor tile was removed for laboratory bulk sampling analysis from the corridor at ground floor level.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41276	Survey Type:	RDS
Location Ref:	Sample 6	Product Type:	NADIS
Product:	Residue	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Retail	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Representative Residue Sample
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of residue to ducting was removed for laboratory bulk sampling analysis from the retail ceiling void at ground floor level.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41279	Survey Type:	RDS
Location Ref:	Sample 7	Product Type:	NADIS
Product:	Board	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Retail	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Representative Board Residue Sample
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of board residue to studwork was removed for laboratory bulk sampling analysis from the retail ceiling void (adj shopfront) at ground floor level.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41281	Survey Type:	RDS
Location Ref:	Sample 8	Product Type:	NADIS
Product:	Mastic	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Retail	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Representative Mastic Sample
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of mastic to ducting was removed for laboratory bulk sampling analysis from the retail ceiling void at ground floor level.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

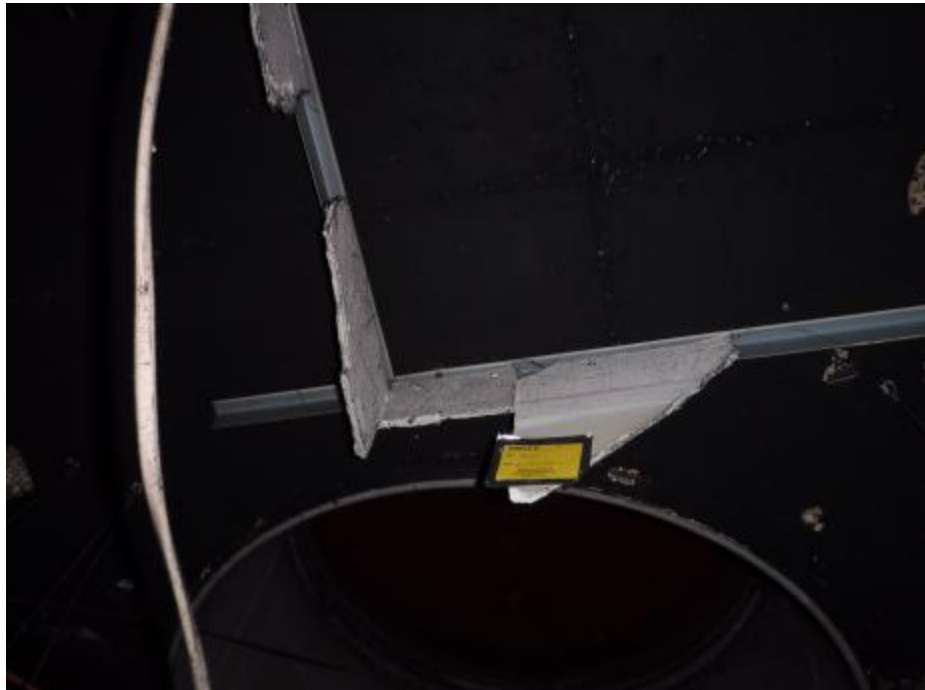
Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41283	Survey Type:	RDS
Location Ref:	Sample 9	Product Type:	NADIS
Product:	Board	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Retail	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Representative Board Residue Sample
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of board residue/debris to metal gridwork was removed for laboratory bulk sampling analysis from the retail ceiling void at ground floor level.



# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41285	Survey Type:	RDS
Location Ref:	Sample 10	Product Type:	NADIS
Product:	Lino	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Retail	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Approx 150m <sup>2</sup>
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of lino to floor (green) was removed for laboratory bulk sampling analysis from the retail at ground floor level. Note - Below screed.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41286	Survey Type:	RDS
Location Ref:	Sample 11	Product Type:	NADIS
Product:	Lino	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Retail	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Approx 150m <sup>2</sup>
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of lino to floor (green - underlay) was removed for laboratory bulk sampling analysis from the retail at ground floor level.



# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41287	Survey Type:	RDS
Location Ref:	Sample 12	Product Type:	NADIS
Product:	Floor tile	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Retail	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Approx 150m <sup>2</sup>
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of floor tile (grey) was removed for laboratory bulk sampling analysis from the retail at ground floor level.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41288	Survey Type:	RDS
Location Ref:	Sample 13	Product Type:	Vinyl floor tiles
Product:	Floor Tile And Bitumen Debris	Damage:	High damage: Visible debris
Area:	19/20 High Holborn	Treatment:	Vinyl tiles
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Retail	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Representative Floor Tile & Bitumen Debris Sample
Drawing Ref:			
Asbestos ?	Yes		
Date:	31 July 2017		
Next Inspection:	30 January 2018		

Material Risk Score:	5
Material Risk Band:	Low Risk
Priority Risk Score:	N/A

Action: Environmental Clean by Licensed Contractors



Material Comments: A sample of floor tile and bitumen debris was removed for laboratory bulk sampling analysis from behind the display panelling to retail at ground floor level. Note - chrysotile in both tile & bitumen.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41289	Survey Type:	RDS
Location Ref:	Sample 14	Product Type:	NADIS
Product:	Floor tile	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Fire Exit Lobby	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	1m <sup>2</sup>
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of floor tile (grey) was removed for laboratory bulk sampling analysis from the fire exit lobby to retail at ground floor level.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41290	Survey Type:	RDS
Location Ref:	Sample 15	Product Type:	Vinyl floor tiles
Product:	Floor Tile and Bitumen	Damage:	No visible damage
Area:	19/20 High Holborn	Treatment:	Vinyl tiles
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Fire Exit Lobby	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Approx 1m <sup>2</sup>
Drawing Ref:			
Asbestos ?	Yes		
Date:	31 July 2017		
Next Inspection:	31 July 2018		

Material Risk Score:	2
Material Risk Band:	Very Low Risk
Priority Risk Score:	N/A

Action: **Removal By Licensed Contractors**



Material Comments: A sample of floor tile & bitumen (blue - underlay) was removed for laboratory bulk sampling analysis from the fire exit lobby to retail at ground floor level. Note - chrysotile in both tile & bitumen.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41291	Survey Type:	RDS
Location Ref:	Sample 16	Product Type:	Asbestos Reinforced Composites
Product:	Bitumen	Damage:	Low damage
Area:	19/20 High Holborn	Treatment:	Composite asbestos materials
Floor:	Basement	Asbestos Type:	Chrysotile
Room:	Office Area	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Approx 200m <sup>2</sup>
Drawing Ref:			
Asbestos ?	Yes		
Date:	31 July 2017		
Next Inspection:	31 July 2018		

Material Risk Score: 3

Material Risk Band: Very Low Risk

Priority Risk Score: N/A

Action: **Removal By Licensed Contractors**



Material Comments: A sample of bitumen to floor was removed for laboratory bulk sampling analysis from the office area at basement level. Note - Bitumen noted throughout the basement.



# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41292	Survey Type:	RDS
Location Ref:	Sample 17	Product Type:	Vinyl floor tiles
Product:	Floor Tile And Bitumen Debris	Damage:	High damage: Visible debris
Area:	19/20 High Holborn	Treatment:	Vinyl tiles
Floor:	Basement	Asbestos Type:	Chrysotile
Room:	Office Area	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Representative Floor Tile & Bitumen Debris Sample
Drawing Ref:			
Asbestos ?	Yes		
Date:	31 July 2017		
Next Inspection:	30 January 2018		

Material Risk Score:	5
Material Risk Band:	Low Risk
Priority Risk Score:	N/A

Action: **Removal By Licensed Contractors**



Material Comments: A sample of floor tile & bitumen debris was removed for laboratory bulk sampling analysis from the office area at basement level. Note - Floor tile debris noted to the perimeter & partition walls throughout the basement office areas.



# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41293	Survey Type:	RDS
Location Ref:	Sample 18	Product Type:	NADIS
Product:	skirting	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Basement	Asbestos Type:	NADIS
Room:	Office Area	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Representative Skirting Board Sample
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of skirting board was removed for laboratory bulk sampling analysis from the office area at basement level.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address:

Client Name:

Project Number:

Location ID:	<input type="text" value="41294"/>	Survey Type:	<input type="text" value="RDS"/>
Location Ref:	<input type="text" value="Sample 19"/>	Product Type:	<input type="text" value="NADIS"/>
Product:	<input type="text" value="Pipe insulation"/>	Damage:	<input type="text" value="NADIS"/>
Area:	<input type="text" value="19/20 High Holborn"/>	Treatment:	<input type="text" value="NADIS"/>
Floor:	<input type="text" value="Basement"/>	Asbestos Type:	<input type="text" value="NADIS"/>
Room:	<input type="text" value="Office Area"/>	Identification:	<input type="text" value="Identified"/>
Surveyor Name:	<input type="text" value="Jack Stringer"/>	Quantity:	<input type="text" value="Approx 50 LM"/>
Drawing Ref:	<input type="text"/>		
Asbestos ?	<input type="text" value="No"/>		
Date:	<input type="text" value="31 July 2017"/>		
Next Inspection:	<input type="text" value="Not Applicable"/>		

Material Risk Score:	<input type="text" value="0"/>
Material Risk Band:	<input type="text" value="NADIS"/>
Priority Risk Score:	<input type="text" value="N/A"/>

Action:



Material Comments:



# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41295	Survey Type:	RDS
Location Ref:	Sample 20	Product Type:	NADIS
Product:	Lino	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Basement	Asbestos Type:	NADIS
Room:	Electrical cupboard	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	2m <sup>2</sup>
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of lino to floor (green) was removed for laboratory bulk sampling analysis from the electrical cupboard at basement level.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41296	Survey Type:	RDS
Location Ref:	Sample 21	Product Type:	Vinyl floor tiles
Product:	Floor Tile and Bitumen	Damage:	Low damage
Area:	19/20 High Holborn	Treatment:	Vinyl tiles
Floor:	Basement	Asbestos Type:	Chrysotile
Room:	Electrical cupboard	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Approx 5m <sup>2</sup>
Drawing Ref:			
Asbestos ?	Yes		
Date:	31 July 2017		
Next Inspection:	31 July 2018		

Material Risk Score:	3
Material Risk Band:	Very Low Risk
Priority Risk Score:	N/A

Action: **Removal By Licensed Contractors**



Material Comments: A sample of floor tile & bitumen (green) was removed for laboratory bulk sampling analysis from the electrical cupboard at basement level.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41297	Survey Type:	RDS
Location Ref:	Sample 22	Product Type:	Asbestos Insulating Board
Product:	Door Lining	Damage:	Good condition
Area:	19/20 High Holborn	Treatment:	AIB painted or encapsulated
Floor:	Basement	Asbestos Type:	Amosite
Room:	Electrical cupboard	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Approx 4m <sup>2</sup>
Drawing Ref:			
Asbestos ?	Yes		
Date:	31 July 2017		
Next Inspection:	30 January 2018		

Material Risk Score:	5
Material Risk Band:	Low Risk
Priority Risk Score:	N/A

Action: **Removal By Licensed Contractors**



Material Comments: A sample of door lining was removed for laboratory bulk sampling analysis from the electrical cupboard at basement level. Note - Noted to both sides of door.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41298	Survey Type:	RDS
Location Ref:	Sample 23	Product Type:	Asbestos Insulating Board
Product:	Door surround	Damage:	Good condition
Area:	19/20 High Holborn	Treatment:	AIB painted or encapsulated
Floor:	Basement	Asbestos Type:	Amosite
Room:	Electrical cupboard	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Approx 5m <sup>2</sup>
Drawing Ref:			
Asbestos ?	Yes		
Date:	31 July 2017		
Next Inspection:	30 January 2018		

Material Risk Score:	5
Material Risk Band:	Low Risk
Priority Risk Score:	N/A

Action: **Removal By Licensed Contractors**



Material Comments: A sample of door surround board was removed for laboratory bulk sampling analysis from the electrical cupboard at basement level. Note - Noted to both sides of studwork.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41299	Survey Type:	RDS
Location Ref:	Photo 1	Product Type:	Ropes and woven textiles
Product:	Electrics	Damage:	No visible damage
Area:	19/20 High Holborn	Treatment:	Enclosed sprays and lagging
Floor:	Basement	Asbestos Type:	Chrysotile
Room:	Electrical cupboard	Identification:	Strongly Presumed
Surveyor Name:	Jack Stringer	Quantity:	Representative Electrical Reference
Drawing Ref:			
Asbestos ?	Yes		
Date:	31 July 2017		
Next Inspection:	31 July 2018		

Material Risk Score:	4
Material Risk Band:	Very Low Risk
Priority Risk Score:	N/A

Action: **Removal By Licensed Contractors**



Material Comments: A photographic reference of electrics within the electrical cupboard at basement level, strongly presumed to contain asbestos i.e flash pads, ropes, gaskets etc. Note - Electrics were live at time of survey.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41314	Survey Type:	RDS
Location Ref:	Sample 24	Product Type:	NADIS
Product:	Pipe insulation	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Basement	Asbestos Type:	NADIS
Room:	Plant room	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	50LM
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of pipe insulation was removed for laboratory bulk sampling analysis from the plant room at basement level.



# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address:

Client Name:

Project Number:

Location ID:	<input type="text" value="41316"/>	Survey Type:	<input type="text" value="RDS"/>
Location Ref:	<input type="text" value="Sample 25"/>	Product Type:	<input type="text" value="Vinyl floor tiles"/>
Product:	<input type="text" value="Floor Tile and Bitumen"/>	Damage:	<input type="text" value="High damage"/>
Area:	<input type="text" value="19/20 High Holborn"/>	Treatment:	<input type="text" value="Vinyl tiles"/>
Floor:	<input type="text" value="Basement"/>	Asbestos Type:	<input type="text" value="Chrysotile"/>
Room:	<input type="text" value="Plant room"/>	Identification:	<input type="text" value="Identified"/>
Surveyor Name:	<input type="text" value="Jack Stringer"/>	Quantity:	<input type="text" value="Approx 2m²"/>
Drawing Ref:	<input type="text"/>		
Asbestos ?	<input type="text" value="Yes"/>		
Date:	<input type="text" value="31 July 2017"/>		
Next Inspection:	<input type="text" value="30 January 2018"/>		

Material Risk Score:	<input type="text" value="5"/>
Material Risk Band:	<input type="text" value="Low Risk"/>
Priority Risk Score:	<input type="text" value="N/A"/>

Action:



Material Comments:



# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41317	Survey Type:	RDS
Location Ref:	Sample 26	Product Type:	NADIS
Product:	Stair nosing	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Basement	Asbestos Type:	NADIS
Room:	Fire Escape Staircase	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	20 No
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of stair nosing was removed for laboratory bulk sampling analysis from the fire escape stairs at basement level.



# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41318	Survey Type:	RDS
Location Ref:	Sample 27	Product Type:	NADIS
Product:	Mastic	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Basement	Asbestos Type:	NADIS
Room:	Office Area	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Representative Mastic Sample
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of mastic to ducting was removed for laboratory bulk sampling analysis from the office area ceiling void at basement level.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41319	Survey Type:	RDS
Location Ref:	Sample 28	Product Type:	Vinyl floor tiles
Product:	Floor Tile and Bitumen	Damage:	High damage: Visible debris
Area:	19/20 High Holborn	Treatment:	Vinyl tiles
Floor:	Basement	Asbestos Type:	Chrysotile
Room:	Office Area	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	Approx 70m <sup>2</sup>
Drawing Ref:			
Asbestos ?	Yes		
Date:	31 July 2017		
Next Inspection:	30 January 2018		

Material Risk Score:	5
Material Risk Band:	Low Risk
Priority Risk Score:	N/A

Action: **Removal By Licensed Contractors**



Material Comments: A sample of floor tile and bitumen (green) was removed for laboratory bulk sampling analysis from the office area at basement level. Note - Representative to all adjacent offices see photo 2.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41320	Survey Type:	RDS
Location Ref:	Photo 2	Product Type:	Vinyl floor tiles
Product:	Floor Tile and Bitumen	Damage:	No visible damage
Area:	19/20 High Holborn	Treatment:	Vinyl tiles
Floor:	Basement	Asbestos Type:	Chrysotile
Room:	Hall	Identification:	Strongly Presumed as previous sample
Surveyor Name:	Jack Stringer	Quantity:	Approx 70m <sup>2</sup>
Drawing Ref:			
Asbestos ?	Yes		
Date:	31 July 2017		
Next Inspection:	31 July 2018		

Material Risk Score:	2
Material Risk Band:	Very Low Risk
Priority Risk Score:	N/A

Action: **Removal By Licensed Contractors**



Material Comments: A photographic reference of floor tile & bitumen (green) noted as underlay to grey floor tiles within the hall to office area, strongly presumed to contain asbestos as sample 28.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41321	Survey Type:	RDS
Location Ref:	Sample 29	Product Type:	NADIS
Product:	Floor tile	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Basement	Asbestos Type:	NADIS
Room:	Hall	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	20m <sup>2</sup>
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of floor tile (dark grey) was removed for laboratory bulk sampling analysis from the hall at basement level.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41322	Survey Type:	RDS
Location Ref:	Sample 30	Product Type:	NADIS
Product:	Floor tile	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Basement	Asbestos Type:	NADIS
Room:	Kitchen	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	25m <sup>2</sup>
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of floor tile (light grey) was removed for laboratory bulk sampling analysis from the kitchen at basement level.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	<input type="text" value="41323"/>	Survey Type:	<input type="text" value="RDS"/>
Location Ref:	<input type="text" value="Sample 31"/>	Product Type:	<input type="text" value="Asbestos Reinforced Composites"/>
Product:	<input type="text" value="Sink Pad"/>	Damage:	<input type="text" value="Good condition"/>
Area:	<input type="text" value="19/20 High Holborn"/>	Treatment:	<input type="text" value="Composite asbestos materials"/>
Floor:	<input type="text" value="Basement"/>	Asbestos Type:	<input type="text" value="Chrysotile"/>
Room:	<input type="text" value="Kitchen"/>	Identification:	<input type="text" value="Identified"/>
Surveyor Name:	<input type="text" value="Jack Stringer"/>	Quantity:	<input type="text" value="1 No"/>
Drawing Ref:	<input type="text"/>		
Asbestos ?	<input type="text" value="Yes"/>		
Date:	<input type="text" value="31 July 2017"/>		
Next Inspection:	<input type="text" value="31 July 2018"/>		

Material Risk Score:	<input type="text" value="2"/>
Material Risk Band:	<input type="text" value="Very Low Risk"/>
Priority Risk Score:	<input type="text" value="N/A"/>

Action: Removal By Licensed Contractors



Material Comments: A sample of the sink pad to the kitchen at basement level. (Please Note: Please refer to report carried out by Asbestos Management Solutions Ltd (Report Ref; J452 1014 - Sample Ref; 0007) dated 09/12/16. Sample tested Positive.



# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address: Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)

Client Name: The Honourable Society Of Gray's Inn

Project Number: 7580/F

Location ID:	41324	Survey Type:	RDS
Location Ref:	Sample 32	Product Type:	NADIS
Product:	Stair nosing	Damage:	NADIS
Area:	19/20 High Holborn	Treatment:	NADIS
Floor:	Basement	Asbestos Type:	NADIS
Room:	Stairs	Identification:	Identified
Surveyor Name:	Jack Stringer	Quantity:	19No
Drawing Ref:			
Asbestos ?	No		
Date:	31 July 2017		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: **No Action Required**



Material Comments: A sample of stair nosing was removed for laboratory bulk sampling analysis from the stairs at basement level.

# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment (Photo) Sorted by: Location ID

Site Address:

Client Name:

Project Number:

Location ID:	<input type="text" value="41325"/>	Survey Type:	<input type="text" value="RDS"/>
Location Ref:	<input type="text" value="Photo 3"/>	Product Type:	<input type="text" value="Ropes and woven textiles"/>
Product:	<input type="text" value="Skylight"/>	Damage:	<input type="text" value="No visible damage"/>
Area:	<input type="text" value="19/20 High Holborn"/>	Treatment:	<input type="text" value="Enclosed sprays and lagging"/>
Floor:	<input type="text" value="Basement"/>	Asbestos Type:	<input type="text" value="Chrysotile"/>
Room:	<input type="text" value="Retail"/>	Identification:	<input type="text" value="Presumed"/>
Surveyor Name:	<input type="text" value="Jack Stringer"/>	Quantity:	<input type="text" value="3No"/>
Drawing Ref:	<input type="text"/>		
Asbestos ?	<input type="text" value="Yes"/>		
Date:	<input type="text" value="31 July 2017"/>		
Next Inspection:	<input type="text" value="31 July 2018"/>		

Material Risk Score:	<input type="text" value="4"/>
Material Risk Band:	<input type="text" value="Very Low Risk"/>
Priority Risk Score:	<input type="text" value="N/A"/>

Action:



Material Comments:





# SECTION EIGHT

## MATERIAL ASSESSMENT: SUMMARY BY RISK BAND

# Material Assessment: Summary by Risk Band

Site Name: Grays Inn Chambers

**Risk Band: Medium Risk**

Project Number: 7580/F

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
31/07/17	Sample 1	41271		19/20 High Holborn	Mezzanine	A/C Room	Chrysotile	Paper / Card	8	N/A	A sample of paper/card to electrical box was removed for laboratory bulk sampling analysis from the a/c room at mezzanine level.	Removal By Licensed Contractors	RDS



# Material Assessment: Summary by Risk Band

Site Name: Grays Inn Chambers

**Risk Band: Low Risk**

Project Number: 7580/F

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
31/07/17	Sample 22	41297		19/20 High Holborn	Basement	Electrical cupboard	Amosite	Door Lining	5	N/A	A sample of door lining was removed for laboratory bulk sampling analysis from the electrical cupboard at basement level. Note - Noted to both sides of door.	Removal By Licensed Contractors	RDS
31/07/17	Sample 23	41298		19/20 High Holborn	Basement	Electrical cupboard	Amosite	Door surround	5	N/A	A sample of door surround board was removed for laboratory bulk sampling analysis from the electrical cupboard at basement level. Note - Noted to both sides of studwork.	Removal By Licensed Contractors	RDS
31/07/17	Sample 17	41292		19/20 High Holborn	Basement	Office Area	Chrysotile	Floor Tile And Bitumen Debris	5	N/A	A sample of floor tile & bitumen debris was removed for laboratory bulk sampling analysis from the office area at basement level. Note - Floor tile debris noted to the perimeter & partition walls throughout the basement office areas.	Removal By Licensed Contractors	RDS
31/07/17	Sample 28	41319		19/20 High Holborn	Basement	Office Area	Chrysotile	Floor Tile and Bitumen	5	N/A	A sample of floor tile and bitumen (green) was removed for laboratory bulk sampling analysis from the office area at basement level. Note - Representative to all adjacent offices see photo 2.	Removal By Licensed Contractors	RDS



# Material Assessment: Summary by Risk Band

Site Name: Grays Inn Chambers

**Risk Band: Low Risk**

Project Number: 7580/F

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
31/07/17	Sample 25	41316		19/20 High Holborn	Basement	Plant room	Chrysotile	Floor Tile and Bitumen	5	N/A	A sample of floor tile & bitumen (green) was removed for laboratory bulk sampling analysis from the plant room at basement level.	Removal By Licensed Contractors	RDS
31/07/17	Sample 13	41288		19/20 High Holborn	Ground floor	Retail	Chrysotile	Floor Tile And Bitumen Debris	5	N/A	A sample of floor tile and bitumen debris was removed for laboratory bulk sampling analysis from behind the display panelling to retail at ground floor level. Note - chrysotile in both tile & bitumen.	Environmental Clean by Licensed Contractors	RDS



# Material Assessment: Summary by Risk Band

Site Name: Grays Inn Chambers

**Risk Band: Very Low Risk**

Project Number: 7580/F

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
31/07/17	Sample 21	41296		19/20 High Holborn	Basement	Electrical cupboard	Chrysotile	Floor Tile and Bitumen	3	N/A	A sample of floor tile & bitumen (green) was removed for laboratory bulk sampling analysis from the electrical cupboard at basement level.	Removal By Licensed Contractors	RDS
31/07/17	Photo 1	41299		19/20 High Holborn	Basement	Electrical cupboard	Chrysotile	Electrics	4	N/A	A photographic reference of electrics within the electrical cupboard at basement level, strongly presumed to contain asbestos i.e flash pads, ropes, gaskets etc. Note - Electrics were live at time of survey.	Removal By Licensed Contractors	RDS
31/07/17	Photo 2	41320		19/20 High Holborn	Basement	Hall	Chrysotile	Floor Tile and Bitumen	2	N/A	A photographic reference of floor tile & bitumen (green) noted as underlay to grey floor tiles within the hall to office area, strongly presumed to contain asbestos as sample 28.	Removal By Licensed Contractors	RDS
31/07/17	Sample 31	41323		19/20 High Holborn	Basement	Kitchen	Chrysotile	Sink Pad	2	N/A	A sample of the sink pad to the kitchen at basement level. (Please Note: Please refer to report carried out by Asbestos Management Solutions Ltd (Report Ref; J452 1014 - Sample Ref; 0007) dated 09/12/16. Sample tested Positive.	Removal By Licensed Contractors	RDS



# Material Assessment: Summary by Risk Band

Site Name: Grays Inn Chambers

**Risk Band: Very Low Risk**

Project Number: 7580/F

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
31/07/17	Sample 16	41291		19/20 High Holborn	Basement	Office Area	Chrysotile	Bitumen	3	N/A	A sample of bitumen to floor was removed for laboratory bulk sampling analysis from the office area at basement level. Note - Bitumen noted throughout the basement.	Removal By Licensed Contractors	RDS
31/07/17	Photo 3	41325		19/20 High Holborn	Basement	Retail	Chrysotile	Skylight	4	N/A	A photographic reference of skylights / vents within the retail area, presumed to contain asbestos i.e ropes, gaskets, seals etc.	Contractors to be aware	RDS
31/07/17	Sample 15	41290		19/20 High Holborn	Ground floor	Fire Exit Lobby	Chrysotile	Floor Tile and Bitumen	2	N/A	A sample of floor tile & bitumen (blue - underlay) was removed for laboratory bulk sampling analysis from the fire exit lobby to retail at ground floor level. Note - chrysotile in both tile & bitumen.	Removal By Licensed Contractors	RDS



# Material Assessment: Summary by Risk Band

Site Name: Grays Inn Chambers

**Risk Band: NADIS**

Project Number: 7580/F

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
31/07/17	Sample 20	41295		19/20 High Holborn	Basement	Electrical cupboard	NADIS	Lino	0	N/A	A sample of lino to floor (green) was removed for laboratory bulk sampling analysis from the electrical cupboard at basement level.	No Action Required	RDS
31/07/17	Sample 26	41317		19/20 High Holborn	Basement	Fire Escape Staircase	NADIS	Stair nosing	0	N/A	A sample of stair nosing was removed for laboratory bulk sampling analysis from the fire escape stairs at basement level.	No Action Required	RDS
31/07/17	Sample 29	41321		19/20 High Holborn	Basement	Hall	NADIS	Floor tile	0	N/A	A sample of floor tile (dark grey) was removed for laboratory bulk sampling analysis from the hall at basement level.	No Action Required	RDS
31/07/17	Sample 30	41322		19/20 High Holborn	Basement	Kitchen	NADIS	Floor tile	0	N/A	A sample of floor tile (light grey) was removed for laboratory bulk sampling analysis from the kitchen at basement level.	No Action Required	RDS
31/07/17	Sample 18	41293		19/20 High Holborn	Basement	Office Area	NADIS	skirting	0	N/A	A sample of skirting board was removed for laboratory bulk sampling analysis from the office area at basement level.	No Action Required	RDS
31/07/17	Sample 19	41294		19/20 High Holborn	Basement	Office Area	NADIS	Pipe insulation	0	N/A	A sample of pipe insulation was removed for laboratory bulk sampling analysis from the office area ceiling void at basement level.	No Action Required	RDS



# Material Assessment: Summary by Risk Band

Site Name: Grays Inn Chambers

Risk Band: NADIS

Project Number: 7580/F

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
31/07/17	Sample 27	41318		19/20 High Holborn	Basement	Office Area	NADIS	Mastic	0	N/A	A sample of mastic to ducting was removed for laboratory bulk sampling analysis from the office area ceiling void at basement level.	No Action Required	RDS
31/07/17	Sample 24	41314		19/20 High Holborn	Basement	Plant room	NADIS	Pipe insulation	0	N/A	A sample of pipe insulation was removed for laboratory bulk sampling analysis from the plant room at basement level.	No Action Required	RDS
31/07/17	Sample 32	41324		19/20 High Holborn	Basement	Stairs	NADIS	Stair nosing	0	N/A	A sample of stair nosing was removed for laboratory bulk sampling analysis from the stairs at basement level.	No Action Required	RDS
31/07/17	Sample 5	41275		19/20 High Holborn	Ground floor	Corridor	NADIS	Floor tile	0	N/A	A sample of floor tile was removed for laboratory bulk sampling analysis from the corridor at ground floor level.	No Action Required	RDS
31/07/17	Sample 14	41289		19/20 High Holborn	Ground floor	Fire Exit Lobby	NADIS	Floor tile	0	N/A	A sample of floor tile (grey) was removed for laboratory bulk sampling analysis from the fire exit lobby to retail at ground floor level.	No Action Required	RDS
31/07/17	Sample 6	41276		19/20 High Holborn	Ground floor	Retail	NADIS	Residue	0	N/A	A sample of residue to ducting was removed for laboratory bulk sampling analysis from the retail ceiling void at ground floor level.	No Action Required	RDS





# Material Assessment: Summary by Risk Band

Site Name: Grays Inn Chambers

**Risk Band: NADIS**

Project Number: 7580/F

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
31/07/17	Sample 7	41279		19/20 High Holborn	Ground floor	Retail	NADIS	Board	0	N/A	A sample of board residue to studwork was removed for laboratory bulk sampling analysis from the retail ceiling void (adj shopfront) at ground floor level.	No Action Required	RDS
31/07/17	Sample 8	41281		19/20 High Holborn	Ground floor	Retail	NADIS	Mastic	0	N/A	A sample of mastic to ducting was removed for laboratory bulk sampling analysis from the retail ceiling void at ground floor level.	No Action Required	RDS
31/07/17	Sample 9	41283		19/20 High Holborn	Ground floor	Retail	NADIS	Board	0	N/A	A sample of board residue/debris to metal gridwork was removed for laboratory bulk sampling analysis from the retail ceiling void at ground floor level.	No Action Required	RDS
31/07/17	Sample 10	41285		19/20 High Holborn	Ground floor	Retail	NADIS	Lino	0	N/A	A sample of lino to floor (green) was removed for laboratory bulk sampling analysis from the retail at ground floor level. Note - Below screed.	No Action Required	RDS
31/07/17	Sample 11	41286		19/20 High Holborn	Ground floor	Retail	NADIS	Lino	0	N/A	A sample of lino to floor (green - underlay) was removed for laboratory bulk sampling analysis from the retail at ground floor level.	No Action Required	RDS
31/07/17	Sample 12	41287		19/20 High Holborn	Ground floor	Retail	NADIS	Floor tile	0	N/A	A sample of floor tile (grey) was removed for laboratory bulk sampling analysis from the retail at ground floor level.	No Action Required	RDS



# Material Assessment: Summary by Risk Band

Site Name: Grays Inn Chambers

**Risk Band: NADIS**

Project Number: 7580/F

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
31/07/17	Sample 2	41272		19/20 High Holborn	Mezzanine	A/C Room	NADIS	Mastic	0	N/A	A sample of mastic to ducting was removed for laboratory bulk sampling analysis from the a/c room at mezzanine level. NOTE - Mastic to ducting was noted throughout.	No Action Required	RDS
31/07/17	Sample 3	41273		19/20 High Holborn	Mezzanine	A/C Room	NADIS	Lino	0	N/A	A sample of lino to floor (green) was removed for laboratory bulk sampling analysis from the a/c room at mezzanine level. Note - Noted as underlay to hall & retail, see samples 10 & 11.	No Action Required	RDS
31/07/17	Sample 4	41274		19/20 High Holborn	Mezzanine	A/C Room	NADIS	Floor tile	0	N/A	A sample of floor tile (light grey) was removed for laboratory bulk sampling analysis from the a/c room at mezzanine level.	No Action Required	RDS



# SECTION NINE

## SURVEY RECOMMENDATIONS

## Survey Recommendations

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### 1 Material Assessment and Algorithm

The material assessment is an assessment of the condition of the ACM, or the presumed ACM and the likelihood of it releasing fibres in the event of it being disturbed in some way. This material assessment will give a good initial guide to the priority for management, as it will identify the materials which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action.

HSG 264 recommends the use of an algorithm chart to carry out the material assessment and contains an example. The algorithm chart is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be totaled to give a material assessment score. The use of algorithms is not infallible, but the assessment process is clear for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the root of the error. The algorithm chart shown in the HSG 264 considers four parameters that determine the risk from ACMs, that is the ability to release fibres if disturbed. These four parameters are:

Product type;  
Extent of damage or deterioration;  
Surface treatment; and  
Asbestos type.

Each of the parameters is scored and added to give a total score between 2 and 12 inclusive:

Materials with scores of 10 or more should be regarded as high risk with a significantly high potential to release fibres if disturbed;

Those with a score between 7 and 9 inclusive are regarded as medium risk / potential;

Materials with a score of 5 and 6 are low risk / potential

Scores of 4 or less are very low risk / potential.

NADIS = No Asbestos Detected in Sample

THE RISK ASSESSMENT INCLUDES A MATERIAL ASSESSMENT.

THE MATERIAL ASSESSMENT LOOKS AT THE TYPE AND CONDITION OF THE ACM AND THE EASE WITH WHICH IT WILL RELEASE FIBRES IF DISTURBED.

The risk assessment can only be carried out with detailed knowledge of all the above. Although a surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, you, as the duty holder under Control of Asbestos Regulations 2012 are required to make the risk assessment, using the information given in the survey report and your detailed knowledge of the activities carried out within your premises. The risk assessment will form the basis of the management plan, so it is important that it is accurate.

The scores from the material assessment (i.e. the condition of the ACM or presumed ACM) are added to the scores of the priority assessment (the likelihood of disturbance), to give the overall risk assessment. Risk assessment scores for different ACMs can then be compared to develop your action plan. In many circumstances the scores will be similar, making decisions more difficult. For example a boiler house with asbestos pipe work insulation in poor condition may get the same or similar risk assessment score to an office with asbestos insulating board in reasonably good condition. This is simply because the ACM in the boiler

<b>Client Name:</b>	The Honourable Society Of Gray's Inn	<b>Project Number:</b>	7580/F
		<b>Survey Date:</b>	31 July 2017
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# Bellamy Surveying and Consultancy Services Ltd

## Survey Recommendations

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house received a higher score than the ACM in the office because the ACM in the boiler house was in poor condition. However, the priority assessment for the office will get a higher score than the boiler house since the office is occupied more often. Add the scores together for the material and priority assessments, and you get similar scores. If this is the case then you may decide that the office needs doing first because it is used daily. On the other hand you may decide that the poor condition of the ACM in the boiler house means that it should be done first. If the office was a classroom, the young age of the occupants may be a deciding factor. Algorithms are provided to help you, but will require you to make your own additional judgments.

It may be the case that during the survey no samples were removed for analysis. This may be due to several factors, i.e. restrictive access to certain parts of the building, the building may have been the subject of a major refurbishment throughout, the building may be a new construction. In all cases the judgement to remove samples remains with the surveyor.

- 2 In cases of asbestos management, it is advised and recommended that asbestos management to identified materials is carried out on an annual basis or more frequently, as required, in line with the material location and condition.

Asbestos management can include encapsulation and labelling using approved sealing coating and asbestos warning labels and signs.

<b>Client Name:</b>	The Honourable Society Of Gray's Inn	<b>Project Number:</b>	7580/F
		<b>Survey Date:</b>	31 July 2017
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# Bellamy Surveying and Consultancy Services Ltd

## Material Assessment Algorithm

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

Score	Potential to release asbestos fibres
10 or more	High
7 - 9	Medium
5 - 6	Low
4 - less	Very low

Non-asbestos materials have no potential to release asbestos fibres

<b>Client Name:</b>	The Honourable Society Of Gray's Inn	<b>Project Number:</b>	7580/F
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# Bellamy Surveying and Consultancy Services Ltd

## Asbestos Warning Labels

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Client Name:	The Honourable Society Of Gray's Inn	Project Number:	7580/F
		Survey Date:	31 July 2017
Site Address:	Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)	Printed On:	17 August 2017
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# SECTION TEN

## BULK IDENTIFICATION REPORT

# Bellamy Surveying and Consultancy Services Ltd

## BULK IDENTIFICATION REPORT

<b>Client:</b>	The Honourable Society Of Gray's Inn	<b>Date Samples Received:</b>	31/07/2017
<b>Client Address:</b>	8 South Square, London, WC1R 5ET, ,	<b>Date Samples Analysed:</b>	09/08/2017
<b>Site Address:</b>	Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)		
<b>F.A.O:</b>	John Fox	<b>Page 1 of 3</b>	

**METHOD STATEMENT:**

Samples of material referenced below, have been examined to determine the presence of asbestos fibres, using a method of polarising light microscopy and centre stop dispersion staining, based on the HSG 248, Asbestos: The Analyst's guide for sampling analysis and clearance procedures". NOTE: We cannot be held responsible for the accuracy and competence of samples taken by third parties. Under these circumstances we cannot be held responsible for the interpretation of the results shown.

Location Ref	Location ID	Sample Location	Fibre Type-Quantity
Sample 1	41271	Mezzanine, A/C Room, Paper / Card	Chrysotile Representative Paper/Card To Electric Sample
Sample 2	41272	Mezzanine, A/C Room, Mastic	NADIS Representative Mastic Sample
Sample 3	41273	Mezzanine, A/C Room, Lino	NADIS Approx 150m <sup>2</sup>
Sample 4	41274	Mezzanine, A/C Room, Floor tile	NADIS Approx 25m <sup>2</sup>
Sample 5	41275	Ground floor, Corridor, Floor tile	NADIS Approx 25m <sup>2</sup>
Sample 6	41276	Ground floor, Retail, Residue	NADIS Representative Residue Sample
Sample 7	41279	Ground floor, Retail, Board	NADIS Representative Board Residue Sample
Sample 8	41281	Ground floor, Retail, Mastic	NADIS Representative Mastic Sample
Sample 9	41283	Ground floor, Retail, Board	NADIS Representative Board Residue Sample
Sample 10	41285	Ground floor, Retail, Lino	NADIS Approx 150m <sup>2</sup>
Sample 11	41286	Ground floor, Retail, Lino	NADIS Approx 150m <sup>2</sup>
Sample 12	41287	Ground floor, Retail, Floor tile	NADIS Approx 150m <sup>2</sup>
Sample 13	41288	Ground floor, Retail, Floor Tile And Bitumen Debris	Chrysotile Representative Floor Tile & Bitumen Debris Sample
Sample 14	41289	Ground floor, Fire Exit Lobby, Floor tile	NADIS 1m <sup>2</sup>
Sample 15	41290	Ground floor, Fire Exit Lobby, Floor Tile and Bitumen	Chrysotile Approx 1m <sup>2</sup>
Sample 16	41291	Basement, Office Area, Bitumen	Chrysotile Approx 200m <sup>2</sup>

REPORT RAISED BY:

Signed: ..... Print: .....



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Location Ref	Location ID	Sample Location	Fibre Type-Quantity
Sample 17	41292	Basement, Office Area, Floor Tile And Bitumen Debris	Chrysotile Representative Floor Tile & Bitumen Debris Sample
Sample 18	41293	Basement, Office Area, skirting	NADIS Representative Skirting Board Sample
Sample 19	41294	Basement, Office Area, Pipe insulation	NADIS Approx 50 LM
Sample 20	41295	Basement, Electrical cupboard, Lino	NADIS 2m <sup>2</sup>
Sample 21	41296	Basement, Electrical cupboard, Floor Tile and Bitumen	Chrysotile Approx 5m <sup>2</sup>
Sample 22	41297	Basement, Electrical cupboard, Door Lining	Amosite Approx 4m <sup>2</sup>
Sample 23	41298	Basement, Electrical cupboard, Door surround	Amosite Approx 5m <sup>2</sup>
Sample 24	41314	Basement, Plant room, Pipe insulation	NADIS 50LM
Sample 25	41316	Basement, Plant room, Floor Tile and Bitumen	Chrysotile Approx 2m <sup>2</sup>
Sample 26	41317	Basement, Fire Escape Staircase, Stair nosing	NADIS 20 No
Sample 27	41318	Basement, Office Area, Mastic	NADIS Representative Mastic Sample
Sample 28	41319	Basement, Office Area, Floor Tile and Bitumen	Chrysotile Approx 70m <sup>2</sup>
Sample 29	41321	Basement, Hall, Floor tile	NADIS 20m <sup>2</sup>

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<b>Client Address:</b>	8 South Square, London, WC1R 5ET, ,	<b>Date Samples Analysed:</b>	09/08/2017
<b>Site Address:</b>	Grays Inn Chambers, 19/20 High Holborn, London, WC1V 6BS, (Rymans)		
<b>F.A.O:</b>	John Fox	<b>Page 3 of 3</b>	

### METHOD STATEMENT:

Samples of material referenced below, have been examined to determine the presence of asbestos fibres, using a method of polarising light microscopy and centre stop dispersion staining, based on the HSG 248, Asbestos: The Analyst's guide for sampling analysis and clearance procedures". NOTE: We cannot be held responsible for the accuracy and competence of samples taken by third parties. Under these circumstances we cannot be held responsible for the interpretation of the results shown.

Location Ref	Location ID	Sample Location	Fibre Type-Quantity
Sample 30	41322	Basement, Kitchen, Floor tile	NADIS 25m <sup>2</sup>
Sample 31	41323	Basement, Kitchen, Sink Pad	Chrysotile 1 No
Sample 32	41324	Basement, Stairs, Stair nosing	NADIS 19No

REPORT RAISED BY:

Signed: ..... Print: .....

## CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

<b>Client:</b>	Bellamy Surveying & Consultancy Services Ltd (Essex)	<b>Surveyor:</b>	Bellamy Surveying & Consultancy Services Ltd
<b>Client Address:</b>	Cannon House, 438 Baddow Road, Chelmsford, Essex, CM2 9RB	<b>Analysis Report No:</b>	J397193
<b>Attention of:</b>	Lorraine Bellamy	<b>Report Date:</b>	9th August 2017
<b>Site Address:</b>	19/20 High Holborn, London (Rymans), WC1V 6BS	<b>Site Reference No:</b>	N/A
<b>Date Samples Taken:</b>		<b>No. of Samples:</b>	32
<b>Date Samples Received:</b>	2nd August 2017	<b>Obtained:</b>	32
<b>Date of Analysis:</b>	9th August 2017		
<b>Analysed By:</b>	Holly Leeds		

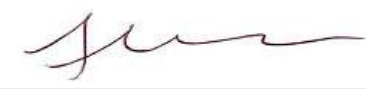
**Method Statement**  
 Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Environtec 'In House' documented technical method of transmitted/polarised light microscopy and centre stop dispersion staining, in accordance with our UKAS Accreditation, based on the HSG 248 Asbestos: The Analyst Guide. Calibration of equipment and general quality control procedures are in accordance with our in house quality control document. Sampling methods are in accordance with documented in-house procedures and UKAS Accreditation.

**Disclaimer**  
 If samples have been DELIVERED the site address and actual sample location or sample type is given by the client at the time of delivery. Environtec are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Environtec cannot be held responsible for the interpretation of the results shown. When the test certificate indicates that bulk samples were taken by the client, they are outside the scope of our UKAS Accreditation for sampling. Environtec takes responsibility of information reported, only when a staff member of Environtec takes the sample(s).

Sample Number	Client Ref	Sample Location / Sample Type	Fibre Type Detected
BS270487	1	Mezzanine Floor, A/C Room, Electrics Box - Paper/Card	Chrysotile
BS270488	2	Mezzanine Floor, A/C Room, A/C Duct - Mastics	NADIS
BS270489	3	Mezzanine Floor, A/C Room, Flooring (Green) - Vinyl Floor Tiles	NADIS
BS270490	4	Mezzanine Floor, A/C Room, Floor Tile/Screed (Light Grey) - Vinyl Floor Tiles	NADIS
BS270491	5	Ground Floor, Corridor, Floor Tile & Screed (Dark Grey) - Vinyl Floor Tiles	NADIS
BS270492	6	Ground Floor, Retail, Ceiling Void, Residue to Ducting - Residue	NADIS
BS270493	7	Ground Floor, Retail, Ceiling Void, Board Residue to Studwork - Insulating Board	NADIS
BS270494	8	Ground Floor, Retail, Ceiling Void, Mastic to Ducting - Mastics	NADIS

Sample Number	Client Ref	Sample Location / Sample Type	Fibre Type Detected
BS270495	9	Ground Floor, Retail, Ceiling Void, Board Residue to Studwork - Insulating Board	NADIS
BS270496	10	Ground Floor, Retail, Flooring - Vinyl Floor Tiles	NADIS
BS270497	11	Ground Floor, Retail, Flooring (Underlay) - Vinyl Floor Tiles	NADIS
BS270498	12	Ground Floor, Retail, Floor Tiles (Grey) - Vinyl Floor Tiles	NADIS
BS270499	13	Ground Floor, Retail, Floor Tile & Bitumen Debris - Thermoplastic Floor Tile	Chrysotile (In Tile and Bitumen)
BS270500	14	Ground Floor, Fire Exit to Retail, Floor Tile (Grey) - Vinyl Floor Tiles	NADIS
BS270501	15	Ground Floor, Fire Exit Lobby, Floor Tile & Bitumen (Underlay) - Thermoplastic Floor Tile	Chrysotile (In Tile and Bitumen)
BS270502	16	Basement, Office Areas, Bitumen to Floor - Bitumen	Chrysotile
BS270503	17	Basement, Office Areas, Floor Tile & Bitumen Debris - Thermoplastic Floor Tile	Chrysotile (In Tile and Bitumen)
BS270504	18	Basement, Office Areas, Skirting Board - Resins	NADIS
BS270505	19	Basement, Office Areas, Pipe Insulation - Insulation	NADIS
BS270506	20	Basement, Electrics Cupboard, Lino - Vinyl Floor Tiles	NADIS
BS270507	21	Basement, Electrics Cupboard, Floor Tile & Bitumen (Green) - Thermoplastic Floor Tile	Chrysotile (In Tile and Bitumen)
BS270508	22	Basement, Electrics Cupboard, Door Lining Board - Insulating Board	Amosite
BS270509	23	Basement, Electrics Cupboard, Door Surround Board - Insulating Board	Amosite
BS270510	24	Basement, Plant Room, Pipe Insulation - Insulation	NADIS
BS270511	25	Basement, Plant Room, Floor Tile & Bitumen (Green) - Thermoplastic Floor Tile	Chrysotile (In Tile and Bitumen)
BS270512	26	Basement, F/E Stairs, Stair Nosing - Stair Tread	NADIS
BS270513	27	Basement, Office Areas, Ceiling Void, Mastic to Ducting - Mastics	NADIS
BS270514	28	Basement, Office Areas, Floor Tile & Bitumen (Green) - Thermoplastic Floor Tile	Chrysotile (In Tile and Bitumen)
BS270515	29	Basement, Hall to Office Areas, Floor Tile (Dark Grey) - Vinyl Floor Tile	NADIS
BS270516	30	Basement, Floor Tile (Light Grey) - Vinyl Floor Tiles	NADIS
BS270517	31	Basement, Kitchen Area, Sink Pad - Bitumen	NADIS
BS270518	32	Basement, Stairs, Stair Nosing - Stair Tread	NADIS

Material type is a subjective opinion by the analyst based on asbestos content, appearance and experience. On rare occasions where there is an element of doubt for samples which are borderline or too insignificant to determine whether the material is asbestos insulation board or asbestos cement, you will be notified and offered a water absorption test. A water absorption test is a longer process undertaken to a supplement asbestos analysis and has a cost implication. We will advise you accordingly should this situation arise. Environtec Ltd cannot be held responsible for inaccuracies based on the material type opinion if a water absorption test has been offered and refused. Material type opinion falls outside the scope of our UKAS accreditation.	K       E    Y	NADIS	= NO ASBESTOS DETECTED IN SAMPLE
		CROCIDOLITE	= Typically Known as Blue Asbestos (Amphibole Group)
		AMOSITE	= Typically Known as Brown Asbestos (Amphibole Group)
		CHRYBOTILE	= Typically Known as White Asbestos (Serpentine Group)
		ANTHOPHYLLITE	= Asbestos (Amphibole Group)
		ACTINOLITE	= Asbestos (Amphibole Group)
		TREMOLITE	= Asbestos (Amphibole Group)
All samples will be retained in the laboratory for a minimum of 6 Months.			

Typed By:	Holly Leeds	Authorised Signatory:	
Position:	Laboratory Technician	Print Name:	Holly Leeds

**UKAS/New AFI/Statements/EA**

Certificate issued by 15-16 Bruce House, The Street, Hatfield Peverel CHELMSFORD, Essex, CM3 2DP.

**STERLING**  
surveys

DATA PROVIDED BY: [unclear]  
DRAWN BY: [unclear]  
DATE: [unclear]

**LEGEND**

Symbol	Symbol	Symbol
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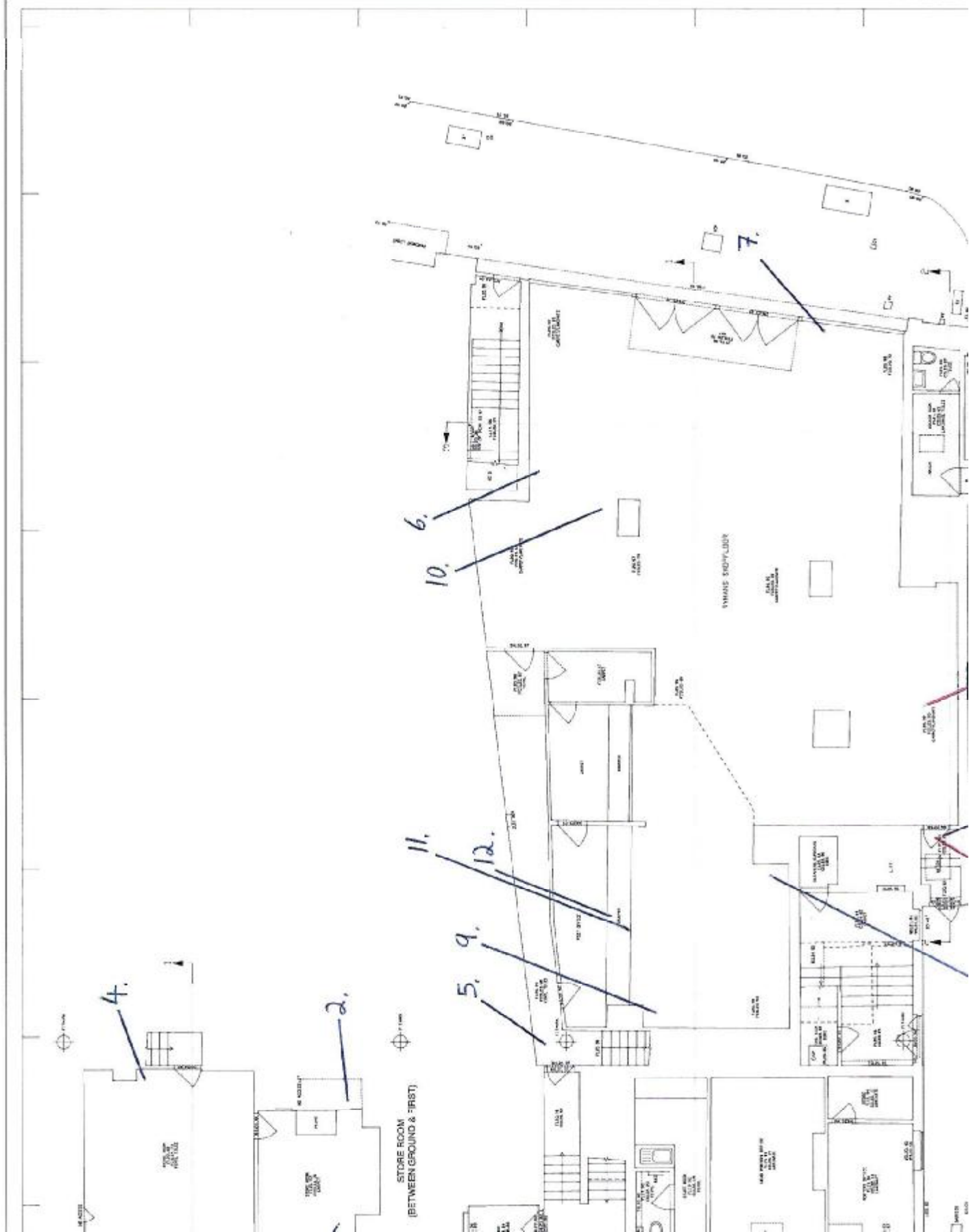
**ABBREVIATIONS (UNLESS SPECIFIED)**

AC	AC	AC
...	...	...

**NOTES**

LEVEL BALK IN 296  
BIRD WING 100 - 100

THE DEDICATED BUREAU OF THE SURVEY IS A  
IS BUREAU





**STERLING**  
surveys

STERLING SURVEYS, INC. 1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202  
 PHONE: 303.733.1111 FAX: 303.733.1112  
 WWW.STERLINGSURVEYS.COM

**LEGEND**

	Level 100.00
	Level 101.00
	Level 102.00
	Level 103.00
	Level 104.00
	Level 105.00
	Level 106.00
	Level 107.00
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	Level 116.00
	Level 117.00
	Level 118.00
	Level 119.00
	Level 120.00

**ABBREVIATIONS (Where applicable)**

AC	Air Conditioning	ME	Mechanical
AD	Architectural Detail	MS	Masonry
AE	Architectural Elevation	NS	Not Specified
AF	Architectural Finish	OS	Other
AG	Architectural Grid	OS	Other
AH	Architectural Hardware	OS	Other
AI	Architectural Information	OS	Other
AJ	Architectural Joinery	OS	Other
AK	Architectural Kitchens	OS	Other
AL	Architectural Lighting	OS	Other
AM	Architectural Materials	OS	Other
AN	Architectural Notes	OS	Other
AO	Architectural Openings	OS	Other
AP	Architectural Panels	OS	Other
AQ	Architectural Partitions	OS	Other
AR	Architectural Ramps	OS	Other
AS	Architectural Stairs	OS	Other
AT	Architectural Tables	OS	Other
AV	Architectural Vanities	OS	Other
AW	Architectural Windows	OS	Other
AX	Architectural Woodwork	OS	Other
AY	Architectural Yards	OS	Other
AZ	Architectural Zones	OS	Other

**SCALE**

LEVEL 100.00 1/8" = 1'-0"

BLACK LINES USED - THIS

THE DESIGN AND DIMENSIONS OF THE SURVEY USED IS ARBITRARY

