

**Asbestos Survey Report**  
**Project Ref. No: 104134**  
**Wolsey Mews**  
**Demolition survey**

**Manestream**

# **Buddy Haward**

**Wolsey Mews**



**UPRN:** 001

**Survey Type:** Demolition survey

**Survey Commissioned Date:** 18/05/2016

**Survey Completed Date::** 18/05/2016

**Project Reference Number:** 104134

**Survey Date:** 18/05/2016 to 18/05/2016

**Surveyor:** Lee Payne

**Report Print Date:** 02/06/2016

**Report Authorised By:** Stephen Passmore - Analyst/Surveyor

**Signature:**

**Rowan House, Delamare Road, Cheshunt, Herts EN8 9SP**

**Report created using Environmental Management Program Release 3**

# Wolsey Mews



## Executive Summary

A demolition survey for asbestos was carried out at all reasonably accessible locations. For reporting purposes the building has been split into readily identifiable compartments.

### Areas Accessed

The survey included inspections at the following compartments.

Access	Building	Floor	Room/Area
Accessed	Main	ground floor	Garage

### Non-accessed areas

The following compartments or items within them could not be inspected and must be presumed to contain asbestos until proven otherwise. Non-accessed parts are fully detailed in section 7 of this report.

Access	Building	Floor	Room/Area
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All compartments were accessed.

# Wolsey Mews



## Executive Summary (Cont'd...)

### Asbestos Containing Materials

Asbestos containing materials (ACM) were found or presumed to be present in the following locations. Recommendations for remedial actions are also included.

Ref. No.	Location	ACM	Action
01a	Main, ground floor, Garage	Moulded cement product	Remove
02a	Main, ground floor, Garage	Moulded cement product	Remove

## Report edition history

Type of report	Edition number	Date(s)
Survey	Edition 1	18/05/2016 to 18/05/2016

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A Asbestos Sample Records	15
B Certificates	N/A
C Additional Compartment Information	N/A
D Additional Sample Information	N/A
E Drawings	1 INC.

## 1.0 Contact Information

### Client

**Buddy Haward Architects**  
United House  
North Road  
London N7 9DP

**Contact:** Burd Haward  
**Telephone:** 0207 2679815  
**Fax:** n/a  
**E-Mail:** buddy@burdhaward.com

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### Site Address

**Wolsey Mews**  
Kentish Town  
London

**Contact:** Buddy Haward  
**Telephone:** 07702 823755  
**Fax:** n/a  
**E-Mail:** buddy@burdhaward.com

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### Report Author

**Manestream**  
Rowan House  
Delamare Road  
Cheshunt  
Herts  
EN8 9SP

**Contact:** Lee Payne  
**Telephone:** 01992 780300  
**Fax:** 01992 780348  
**E-Mail:** enquiries@manestream.co.uk

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## Wolsey Mews



### 2.0 Site Description

#### Key

No.	Building, floor, room / area	Acc.	Comments
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#### Site Areas

1	Main, ground floor, Garage	Yes	Suspected ACM sampled or strongly presumed.
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### 3.0 Survey Brief

To undertake a Demolition Survey to three garages.

A demolition survey is required before any demolition work is carried out. The survey is to be used to locate and describe, as far as reasonably practicable, all ACM in the area where the demolition work will take place. The survey was intended to be fully intrusive and involved destructive inspection as necessary, to gain access to all areas, including those that may have been difficult to reach.

There is a specific requirement in CAR2012 (regulation 7) for all ACM to be removed as far as reasonably practicable before major demolition takes place. Removing ACM is also appropriate in other smaller demolition situations which involve structural or layout changes to buildings.

Representative samples were collected and analysed for the presence of asbestos. Samples from each type of suspected ACM found, were collected and analysed to confirm asbestos type and content. Where the materials sampled were found to contain asbestos, other similar homogeneous materials used in the same way have been strongly presumed to contain asbestos.

In addition, Manestream have:

Attempted to investigate all agreed areas, any exclusions are listed in Sections 6 and 7.

Assessed the condition of the ACM.

Provided a Material assessment for each ACM.

Produced a report to identify areas of known or presumed ACM.

Provided the basis for an asbestos register for the site.

Provided the basic information from which an effective asbestos management plan can be developed.

Highlighted the requirement for urgent action to reduce the risk of exposure to asbestos fibres.

Referenced any fibrous materials which were considered to be non-asbestos, but may be mistaken for ACM by other persons.

It is the policy of Manestream to issue demolition survey reports watermarked as DRAFT in the first instance.

Manestream strongly recommends that the contents of the DRAFT report are formally reviewed with our senior project management staff who will explain any practical limitations and consequences. This will be carried out at no further cost to you.

The senior project manager involved in this survey will be happy to arrange a meeting at your earliest mutual convenience to discuss the contents of the report with you. After this meeting a fully authorised report will be issued.

The fully authorised report shall remain valid for a period of no more than 90 days after issue, after which Manestream will, at your request carry out a further review of this report against your proposed scope of works. There is no cost to you for this final stage of our contract review, however if your proposed scope of works has altered since the survey was carried out then further investigations will be required. Manestream will only charge you for any investigations required that are additional to the original scope of the survey.

## 4.0 Survey Techniques

All areas within the survey brief were inspected for ACM and representative samples taken for confirmation. Access beyond normally accessible surfaces was gained using destructive techniques in order to locate and identify concealed ACM.

All areas within the survey brief were assessed on completion of survey works to ensure there is no risk to future occupants of the building from surveying activities. Areas where low risk ACM were found, were visually assessed. Areas where higher risk ACM were found, were subject to either reassurance air testing or four stage clearance procedures as appropriate. Reoccupation reports are appended to this survey.

Photographs were taken of all presumed or identified ACM (unless otherwise stated).

There were no deviations from the standard methods as listed.

Manestream is a Type C Inspection Body accredited by UKAS (United Kingdom Accreditation Service) to BS EN ISO/IEC 17020:2012 for the 'Surveying of Asbestos in Premises' and Priority Assessment.

Manestream is a testing laboratory accredited by UKAS to BS EN ISO 17025:2005 for the sampling and analysis of asbestos in bulk materials and asbestos air testing including 4 stage clearance testing and Site Certification for Reoccupation.

Manestream is registered with BSI (the British Standards Institute) for operating a Quality Management System that complies with ISO 9001:2008 and an Environmental Management System that complies with ISO 14001:2004.

The scope of accreditation includes Management survey: (domestic, commercial & industrial premises); Refurbishment and demolition survey: (domestic, commercial & industrial premises) and Priority assessment: (domestic, commercial & industrial premises). Surveys and, where applicable Priority Assessment are carried out in accordance with the UKAS accredited documented in-house procedure as per Inspection Surveys Manual (based on requirements included in Health and Safety Executive guides HSG 264 (2012) and HSG 227 (2004).

Priority Assessment may only be claimed as an accredited activity if there is direct and traceable Client involvement in the process. Any other method of priority assessment is outside the scope of UKAS accreditation and carries appropriate disclaimers.

The asbestos survey/inspection records state information recorded at the time of the survey only, based on visual assessment and the following inspection criteria:

- Asbestos Product Type
- Extent of Damage / Deterioration
- Surface Treatment
- Asbestos Fibre Type

A material risk evaluation has been provided for the identified ACM based on an algorithm derived by applying numerical values to the above criteria.

The final risk terms (**None**, **Very Low**, **Low**, **Medium**, **High**) have been based on interpretation of current legislation and guidance; the evaluations and associated terms shall require review when other considerations, such as; future legislation or building use, come into effect.

These risk terms should be considered as a guide to the overall probability of the ACM to release

### 4.0 Survey Techniques (Cont'd...)

asbestos fibre. Changes to any of the above criteria shall necessitate the need for reassessment of the risk value.

In addition Manestream have gathered the following information to aid the production of Priority Assessments should these be required. The information gathered relates to the Likelihood of Disturbance section of the Priority Assessment as described in HSG227 A Comprehensive Guide to the Management of Asbestos in Premises and includes

- Location
- Accessibility
- Extent / Amount

Descriptions for locations were obtained from site signs or site users; where no descriptions were available, suitable terms have been used for this report and accompanying drawings.

### 5.0 Sample Analysis and Referencing

Asbestos bulk sample analysis is conducted using polarised light and dispersion staining techniques, based on HSG 248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures' - current version).

Formal analysis results are shown within Appendix B.

All samples were analysed in Manestream's UKAS accredited base laboratory.

Sample references shown within the Asbestos Sample Records are to be interpreted as follows:

**05a**.....Analysed Sample

**05m01**.....The first sample referenced to sample 05a

**05vis**.....No sample taken, visual reference only

**NA001**.....No access area or area of limited access

Where a material is not sampled, but have been visually identified or mastered the asbestos type will be presumed as crocidolite, unless:

- Sample analysis of similar materials within the building show a different asbestos type (mastered samples).
- 
- Or there is reasoned argument that another type of asbestos was almost always used and will be based on professional judgement and experience.

### 6.0 Reservations

During the course of the survey all reasonable efforts were made to identify the presence of materials containing asbestos within the areas of the building as required by CAR2012 Regulation 4 (3), but it is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so therefore it must be borne in mind that ACM may be uncovered during demolition works and operatives working on the building must be trained in accordance with CAR2012 Reg 10 (1 and 2) in preparation for such an eventuality.

Any diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes. Any persons involved in remediation works must satisfy themselves of the accuracy of all measurements and dimensions of any identified ACM prior to undertaking such works.

### 7.0 Limitations and Areas of No Access

All non-accessed items or areas must be presumed to contain asbestos. No works should proceed in these areas until a suitable and sufficient assessment has been made for the presence of ACM and any ACM identified made safe.

**There were no specific reservations applicable to this survey.**

**The management recommendations within this report are based on the condition of the ACM. If the material is likely to be disturbed during any refurbishment work then the ACM must be removed.**

## 8.0 Recommendations for Management Actions

### GENERAL

All known or presumed ACM must be included in an asbestos management plan. Guidance is given in HSE document HSG227 *a comprehensive guide to the management of asbestos in premises*. Periodic condition inspections shall be a prerequisite of any successful asbestos management plan.

All works must be conducted in accordance with the Control of Asbestos Regulations.

If any materials are found that could potentially contain asbestos, that are not included in this report, Manestream should be contacted immediately for guidance.

For materials in poor condition remedial works including encapsulation or removal may be required. Access to areas containing asbestos in poor condition may need to be restricted until remedial measures have been completed.

The key legislative documents relating to works with asbestos materials are:

The Health and Safety at Work Act (1974)

The Control of Asbestos Regulations (2012)

The Management of Health and Safety at Work Regulations (1999)

Recommendations for action have been made based on the risk evaluation indicated in the appropriate survey record. In general the following will be applicable; exceptions will be made where specific circumstances apply.

### MATERIAL ASSESSMENTS

For each sample/ inspection, a material assessment has been compiled using an algorithm. A point score (weighting) is allocated on the basis of the examination of a number of parameters as detailed below. The value assigned to each of these parameters is added together to give a total score, the higher scores indicating high risk materials.

The assessment reflects the condition of the ACM at the time of the survey, it is the dutyholder's responsibility to ensure all ACM are monitored and the assessments are maintained up to date.

This system follows the method described in HSE Guidance document HSG264 - Asbestos: The survey guide

Sample Variable Score	PRODUCT TYPE (or debris from product)
1	Composite plastic; Composite resin; Composite mastic; Composite roofing felt; Thermoplastic floor tile; Putty; Mastic; Adhesive; Vinyl floor tile; Vinyl flooring; Stair-nosing; Bitumen; Bituminous felt; Semi-rigid paint; Decorative finish; Textured coating; Plaster; Roofing felt; Damp-proof membrane; Thermoplastic skirting; Toilet cistern; Toilet seat; Windowsill - fully compressed asbestos cement; Cement sheet; Cement panel; Moulded cement product; Fire cement

## 8.0 Recommendations for Management Actions (Cont'd...)

2 Insulating board; Millboard; Low density insulating board; Paper coated; insulating board; Woven textile; Gasket; Rope; String; Paper; Felt (non-bituminous); Paper backed vinyl floor covering

3 Thermal insulation; Hand applied coating; Sprayed coating; Loose fill; Mattresses; Packing; Pugging bag; Raw material

### EXTENT OF DAMAGE/ DETERIORATION

0 Good condition, no visible damage

1 Low damage (a few scratches or surface marks)

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 coatings and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.

2 Unsealed AIB, or encapsulated lagging and coating.

3 Unsealed lagging and coating.

### ASBESTOS TYPE

1 Chrysotile alone.

2 Amphiboles or mixtures not including crocidolite.

3 Crocidolite or mixtures containing crocidolite.

The total score is calculated from the sum of the score for product type, damage, surface treatment and asbestos type and a guide to the potential for releasing fibres is assigned as detailed below.

Materials Assessment Score	Risk of Fibre Release
10, 11, 12	High Risk
7, 8, 9	Medium Risk
5, 6	Low Risk
2, 3, 4	Very Low Risk



## 8.0 Recommendations for Management Actions (Cont'd...)

The Materials Assessment score has been calculated for each ACM identified and the degree of risk from the material assessment alone is included in this report.

Attention is drawn to all occurrences of asbestos identified with a score of **10** or above. Asbestos materials within the aforementioned scoring category will, in most cases, require immediate action to reduce risk of exposure.

### PRIORITY ASSESSMENT

Priority Assessment for ACM must be carried out in order to prioritise the effective management of any ACM identified. Priority Assessment can only be carried out by persons with intimate knowledge of the usage of the building concerned. For this reason UKAS will only permit the gathering of data relating to Likelihood of disturbance, the other parameters which require assessment are Normal Occupant Activity; Human Exposure Potential and Maintenance activity which must be assessed by the client, although Manestream is accredited by UKAS to assist in this process and offer this service as an additional exercise.

Likelihood of disturbance data collected during the survey is as follows

#### LOCATION

- 0 Outdoors
- 1 Large rooms or well ventilated areas
- 2 Rooms up to 100m<sup>2</sup>
- 3 Confined spaces

#### ACCESSIBILITY

- 0 Usually inaccessible or unlikely to be disturbed
- 1 Occasionally likely to be disturbed
- 2 Easily disturbed
- 3 Routinely disturbed

#### EXTENT/ AMOUNT

- 0 Small amounts or items (eg strings, gaskets etc)
- 1 <=10m<sup>2</sup> or <=10m pipe run
- 2 >10m<sup>2</sup> to >=50m<sup>2</sup> or >10m to >=50m pipe run
- 3 >50m<sup>2</sup> or > 50m pipe run

### 8.0 Recommendations for Management Actions (Cont'd...)

The asbestos risk assessment system adopted must concentrate solely on the likelihood of fibre release from asbestos based materials into the breathing zone of persons at risk. This is the singular most important factor in assessing the likelihood of that person being exposed to asbestos fibres which may be injurious to their health.

If any ACM are identified in areas directly affected by construction, installation, refurbishment or demolition the ACM must either be removed in advance or the risk from ACM should be designed out of the project. (CAR2012 regulation 5).

For all but the simplest low risk ACM, removal or remediation works must be carried out by a Licensed Asbestos Removal Contractor who has been checked to ensure they are competent to undertake the type of works required.

No licensable asbestos work may begin until the statutory 14 day notification period to the relevant enforcing authority (HSE or EHO) has elapsed. Waivers of the 14 day notification period may be accepted by the enforcing authority should there be a genuine health and safety consideration; however it should be noted that the enforcing authorities normally thoroughly investigate such waiver requests as the most common cause is deficiencies in asbestos management leading to the waiver request.

# Wolsey Mews



A demolition survey for asbestos was carried out at all reasonably accessible locations. For reporting purposes the building has been split into readily identifiable compartments.

## Areas Accessed

The survey included inspections at the following compartments.

Building	Floor	Room/Area
Main	ground floor	Garage

## Non-accessed areas

The following compartments or items within them could not be inspected and must be presumed to contain asbestos until proven otherwise. Non-accessed parts are fully detailed in section 7 of this report.

Building	Floor	Room/Area
----------	-------	-----------

All compartments were accessed.

# Wolsey Mews



## Asbestos Containing Materials

Asbestos containing materials (ACM) were found or presumed to be present in the following locations. Recommendations for remedial actions are also included.

Location	ACM	Action
Main, ground floor, Garage	Moulded cement product	Remove
Main, ground floor, Garage	Moulded cement product	Remove

## Asbestos Sample Record - 01a

Main, Ground floor, Garage

### General

<b>Inspection Dates:</b>	18/05/2016 to 18/05/2016	<b>Reference No.:</b>	01a
<b>Surveyor:</b>	LP		
<b>Component:</b>	Moulded cement product		
<b>Asbestos?:</b>	Identified		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Low damage	<b>Accessibility:</b>	Occasional disturbance likely (1)
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Cement (unsealed)	<b>Amount:</b>	>10 sq m < 50 sq m (2)
<b>Position:</b>	Outdoors (0)	<b>RISK:</b>	<b>VERY LOW (4)</b>

### Comments

Asbestos moulded cement roof sheets 40m2



### Remedial / Management Action Required

<b>Action required:</b>	Remove		
<b>Next action due date:</b>	Prior to disturbance	<b>Approx cost:</b>	

## Asbestos Sample Record - 02a

Main, Ground floor, Garage

### General

<b>Inspection Dates:</b>	18/05/2016 to 18/05/2016	<b>Reference No.:</b>	02a
<b>Surveyor:</b>	LP		
<b>Component:</b>	Moulded cement product		
<b>Asbestos?:</b>	Identified		
<b>Asbestos type(s):</b>	Chrysotile		

### Risk Analysis

<b>Condition:</b>	Low damage	<b>Accessibility:</b>	Occasional disturbance likely (1)
<b>Friability:</b>	Low	<b>Exposure:</b>	Public
<b>Surface:</b>	Cement (unsealed)	<b>Amount:</b>	>10 sq m < 50 sq m (2)
<b>Position:</b>	Outdoors (0)	<b>RISK:</b>	<b>VERY LOW (4)</b>

### Comments

Asbestos moulded cement roof sheets 40m2



### Remedial / Management Action Required

<b>Action required:</b>	Remove		
<b>Next action due date:</b>	Prior to disturbance	<b>Approx cost:</b>	

## Asbestos Sample Record - 03a

Main, Ground floor, Garage

### General

<b>Inspection Dates:</b>	18/05/2016 to 18/05/2016	<b>Reference No.:</b>	03a
<b>Surveyor:</b>	LP		
<b>Component:</b>	Moulded cement product		
<b>Asbestos?:</b>	No asbestos detected		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	N/A	<b>Accessibility:</b>	N/A
<b>Friability:</b>	N/A	<b>Exposure:</b>	N/A
<b>Surface:</b>	N/A	<b>Amount:</b>	N/A
<b>Position:</b>	N/A	<b>RISK:</b>	<b>NONE</b>

### Comments

Non asbestos concrete walls 80m2



### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approx cost:</b>	

## Asbestos Sample Record - 04a

Main, Ground floor, Garage

### General

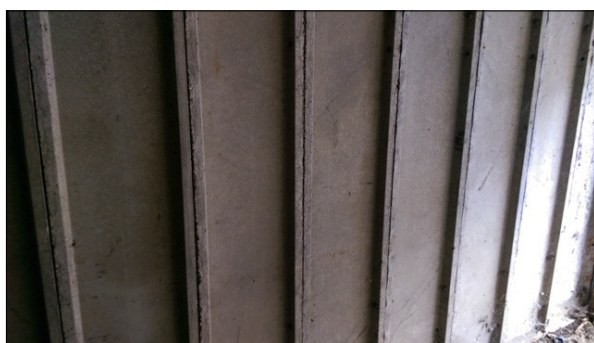
<b>Inspection Dates:</b>	18/05/2016 to 18/05/2016	<b>Reference No.:</b>	04a
<b>Surveyor:</b>	LP		
<b>Component:</b>	Moulded cement product		
<b>Asbestos?:</b>	No asbestos detected		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	N/A	<b>Accessibility:</b>	N/A
<b>Friability:</b>	N/A	<b>Exposure:</b>	N/A
<b>Surface:</b>	N/A	<b>Amount:</b>	N/A
<b>Position:</b>	N/A	<b>RISK:</b>	<b>NONE</b>

### Comments

Non asbestos moulded concrete walls 80m2



### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approx cost:</b>	



## Asbestos Sample Record - 05a

Main, Ground floor, Garage

### General

<b>Inspection Dates:</b>	18/05/2016 to 18/05/2016	<b>Reference No.:</b>	05a
<b>Surveyor:</b>	LP		
<b>Component:</b>	Moulded cement product		
<b>Asbestos?:</b>	No asbestos detected		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	N/A	<b>Accessibility:</b>	N/A
<b>Friability:</b>	N/A	<b>Exposure:</b>	N/A
<b>Surface:</b>	N/A	<b>Amount:</b>	N/A
<b>Position:</b>	N/A	<b>RISK:</b>	<b>NONE</b>

### Comments

Non asbestos moulded concrete floor 40m2



### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approx cost:</b>	

## Asbestos Sample Record - 06a

Main, Ground floor, Garage

### General

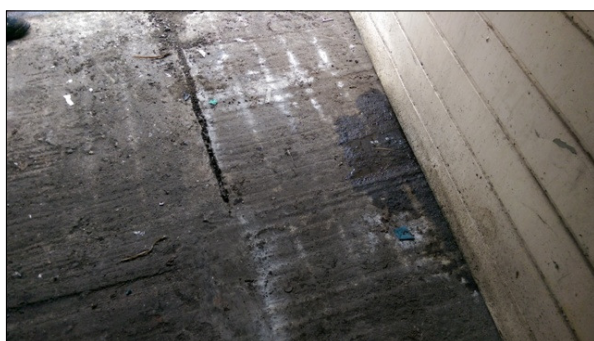
<b>Inspection Dates:</b>	18/05/2016 to 18/05/2016	<b>Reference No.:</b>	06a
<b>Surveyor:</b>	LP		
<b>Component:</b>	Moulded cement product		
<b>Asbestos?:</b>	No asbestos detected		
<b>Asbestos type(s):</b>	N/A		

### Risk Analysis

<b>Condition:</b>	N/A	<b>Accessibility:</b>	N/A
<b>Friability:</b>	N/A	<b>Exposure:</b>	N/A
<b>Surface:</b>	N/A	<b>Amount:</b>	N/A
<b>Position:</b>	N/A	<b>RISK:</b>	<b>NONE</b>

### Comments

Non asbestos mouled concrete floor 40m2



### Remedial / Management Action Required

<b>Action required:</b>	None		
<b>Next action due date:</b>	N/A	<b>Approx cost:</b>	

## **ASBESTOS BULK IDENTIFICATION CERTIFICATE**



Report No:	BS/46637	Date of Issue:	25th May 2016	Issue No:	1
Client:				Manestream	
Client Address:				Rowan House Delamare Road Cheshunt EN8 9SP	
Client Order No:	-		Contact:	Ms Luran Carraway	
Site:				Wolsey Mews	
Samples Taken By:	Client		Date/s of Analysis – Start:	25th May 2016	
Date samples received:	19 <sup>th</sup> May 2016		Finish:	25th May 2016	
Number of samples received:	06				

**Methodology:** Analysis of all samples has been carried out to determine the presence of asbestos using Polarised Light Microscopy and dispersion staining techniques. These in-house methods are UKAS accredited and in accordance with Airtech Analysis Ltd Quality control manual Appendix XIV and HSE document HSG248 Appendix 2: Asbestos in bulk materials: Sampling and Identification by Polarised Light Microscopy (PLM)

**Disclaimers:** All samples received from the client are analysed and data recorded as received. Airtech Analysis Ltd can take no responsibility for Inaccuracies, omissions, unrepresentative samples or discrepancies in samples and information received, material descriptions are the analyst's opinion & fall outside our scope of accreditation.

TEST RESULTS				
LABORATORY SAMPLE NO	CLIENT SAMPLE NO	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE/S IDENTIFIED
BS/46637/01	01A	Main Ground Garage	Cement	CHRYSTOTILE
BS/46637/02	02A	Main Ground Garage	Cement	CHRYSTOTILE
BS/46637/02	03A	Main Ground Garage	Concrete	N.A.D.I.S
BS/46637/02	04A	Main Ground Garage	Concrete	N.A.D.I.S
BS/46637/02	05A	Main Ground Garage	Concrete	N.A.D.I.S
BS/46637/02	06A	Main Ground Garage	Concrete	N.A.D.I.S

Key: N.A.D.I.S = No asbestos detected in sample

<b>Samples analysed by:</b>	D. Abrey	<b>Signature</b>	
<b>Certificate issued by:</b>	D. Abrey	<b>Signature</b>	
<b>Position:</b>	Consultancy Manager		

