

ASBESTOS RE-INSPECTION MANAGEMENT SURVEY REPORT

REFERENCE: AS/0847-T2GL

Conducted at: Pierremonts
Broadstairs
Kent

Client Address: Thanet District Council
Cecil Square
Margate
Kent
CT9 1PQ

Contact: Mr Alan Cook
Mrs Tanya Carr

Surveyors: D Jack (P402 Lead Surveyor)
M Jack (P402 Lead Surveyor)

Report Author: D Jack

Report prepared By: D Jack

Report Verified By: D Jack & M Jack

Date: 12th February 2018

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1. Re-Inspection Survey Introduction

- 1.1 We were instructed by Mr Alan Cook and Mrs Tanya Carr of Thanet District Council to undertake a re-inspection of previously identified asbestos containing materials (ACMs) at the premises of Pierremonts, Broadstairs, Kent on the 2nd February 2018. To assess their condition and report on any deterioration that may have occurred and also list any items that have now been removed since the previous inspection was conducted on the 6th February 2017. The inspection covered a three storey building with basement. The buildings construction is of solid brick with a combination of plasterboard and lathe and plaster partition walls and ceilings throughout with wooden floors.

Please Note: All About Asbestos Ltd previously surveyed the former Citizens Advice & Pierremont Park Hall Buildings which supersede Astra UK (Contracts) Ltd surveys.

All About Asbestos Ltd Survey Reference To The Above Sites:-

Citizens Advice, Survey Report ASR/0907 Dated 18th January 2013. No Asbestos Detected Within Building. Pierremont Park Hall, Re-Inspection Report ASR/0935 Dated 20th January 2016

The inspection was restricted for the following reasons:-

- a. Stored items on site.
- b. All services live.
- c. Established gardens.

The survey could not be conducted in the following areas:-

1. Electrical services.
2. Wall and ceiling voids, as to do so would have caused significant damage.
3. Service drainage.
4. External, high level roof areas.
5. External, high level soffits and gutters.

1.2 Survey Type and Method Used

Type: (HSE Document HSG264) Management survey. Semi-intrusive asbestos survey to locate and describe, as reasonably practicable, all Asbestos Containing Material (ACM) within the building. Representative samples have been taken to establish the presence of (ACM).

1.3 Survey Objectives

The objective of the management survey is to determine the presence, location and extent of asbestos containing materials (ACMs) within the building as far as reasonably practicable, which could be damaged or disturbed during normal occupancy and produce a register with risk assessments. The survey however did not extend to areas that would have required causing significant damage to the structure or fabric of the building.

Management surveys 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 (probably with the help of others).

Any change in the condition of an ACM will mean that the risk presented by the material has increased. The risk and hazard bandings will then have to be reviewed and the management strategy altered accordingly. If ACMs are removed, they are to be deleted from the asbestos register as well as the asbestos management plan.

1.4 **Bulk Sampling Strategy**

Bulk samples will be collected from any materials which upon visual inspection appear likely to contain asbestos or materials which may easily be mistaken as containing asbestos. In areas where there are substantial quantities of visually uniform materials, sufficient representative samples have been taken. By reason of this strategy, the client must assume all visually similar material in the same area must be presumed to contain asbestos. For homogeneous manufactured products such as sheet, board, woven textiles, ropes, cement products, friction products, vinyl's, plastics, sealants/mastics, bitumen roofing felts, and gaskets, it can be assumed that the asbestos is uniformly distributed throughout the material, and one or two samples should suffice. Insulation materials are generally less homogeneous as they would be applied on site and their composition dependant on the availability of supply. Subsequent repairs and patching may add to this variability and increase the number of samples required. In addition, substantial over-spray contamination and debris may have been produced. Often a single sample may be all that's required to confirm the suspicion that a homogenous material is asbestos and to make a presumption that it applies to other materials of the same type. However, for non-homogeneous materials and for some presumed non-asbestos materials, additional sampling may often be needed, to reduce the possibility of false negatives which may lead to uncontrolled exposure. We do not assess or incorporate contaminated land risks within our surveys, as such we have carried out the survey on the basis that land is not contaminated.

1.5 **Restrictions**

- The survey was limited to those areas accessed at the time of the survey.
- We do not inspect any areas requiring specialist access outside the reach of the standard size ladder used by the surveyor.
- No access was gained to any live electrical fuse boxes or switchgear.
- Voids ducts or any similarly enclosed areas which are of solid construction i.e. concrete or brickwork will not have been accessed due to the implications of the stability of the building. Therefore All About Asbestos is unable to report on any asbestos containing materials within these areas.
- Due to the differences in the manufacturing of fire doors, it may not be possible (without causing irreparable damage) to ascertain whether or not an asbestos containing material have been used within their construction. Fire doors with linings that cannot be inspected may not appear in this report. Linings that are fully encapsulated may be deemed as being in a safe condition. However all fire doors that cannot be identified as being asbestos free will be presumed as containing asbestos and managed accordingly.
- A limited inspection only, has been carried out of re-lagged services which may have had asbestos removed in the past when the accepted standard was not as high as it is now. Therefore without extensive removal we cannot accept the responsibility of any asbestos residue as this is considered outside the scope of the survey.
- Whilst every effort has been made to identify the true nature and extent of asbestos material present in area/s surveyed. No responsibility can be accepted for the presence of asbestos in materials other than those analysed.
- We do not assess or incorporate contaminated land risks within our surveys, as such we have carried out the survey on the basis that the land is not contaminated.

2. Scope, Limitations of the Survey

The scope and extent of the survey has been agreed with the client before it was carried out. Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey.

Survey techniques used involves trained and experienced surveyors using the combined approach of visual examination and bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain undetected in the property, or area covered by that survey. This could be due to various reasons as follows:

- For safety reasons it was not possible to inspect internal areas of any plant and machinery.
- Certain materials contain asbestos to varying degrees (Artex for example) and some may be less densely contaminated at certain locations. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative sample results. Where both positive and negative results are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.
- Debris from previous asbestos removal projects may well be present in some areas. General asbestos debris does not form part of this survey however all good intentions are made for its discovery.
- Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years. The Control of Asbestos Regulations 2012 or other similar Regulations lay down certain enforceable guidelines. Asbestos removal prior to these regulations may not be up to the standards currently in force and therefore debris may be present below new coverings.
- When thermal insulation residue has been identified to pipework and/or adjacent surfaces. Where both positive and negative samples have been obtained the client should presume that residual Thermal Insulation might still be present where this material was not detected due to the non-homogenous nature of this material.
- It is recommended that any proposed abatement/removal of the asbestos should be undertaken against a detailed specification, therefore All About Asbestos Limited cannot be held responsible for any misinterpretation of the contents of this report by a third party if they were not instructed to provide a specification.
- Whilst all asbestos materials have been identified as far as reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural support, asbestos hidden behind other asbestos products, asbestos hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. and building structures which are unsafe to fully access are potential locations. Where this is the case then its detection will be impaired.
- It must be presumed that asbestos may remain unidentified to these types of areas and if suspect materials are uncovered during refurbishment or demolition then samples should be taken for analysis.
- This report does not include investigations into land contamination associated with asbestos or any other contaminants.
- Due to the nature of asbestos surveys All About Asbestos Limited will not accept any liability or claims arising out of pollution or contamination of any kind.

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
- During the course of the survey access to certain areas may have been restricted. If so, such areas are defined in this report. Accordingly, no samples have been taken from restricted areas and asbestos should be presumed to be present until analysis proves otherwise.
- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
- This survey has been carried out under the guidance/requirements of the owner of the property, or his representative, and the survey will be as per his instructions and guidance at that time. All About Asbestos Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.
- No air monitoring was carried out whilst the survey was undertaken and therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.
- This report has been written with reference to the various Guidance Notes etc, issued and current at the date of this report and describes circumstances at the site on the date the investigation took place.
- Any persons undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other persons associated with the site, including staff, sub-contractors and others.
- The diagrams in this report are not to scale and illustrative only to indicate approximate locations. The descriptions used are for location identification purpose.
- All the recommendations described in this report are based on assumptions made after consideration of the type of material, condition of 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.
- Equipment, machinery, ducting etc were not moved, opened up or examined for the purpose of this investigation except in the odd occasion where hatches were available.
- All pages of this report must be read in conjunction with each other; they must be kept together and NOT singled out or copied individually as descriptions are not always cross-referenced.
- This report has been produced in good faith and must be read in its entirety. All About Asbestos Limited accepts no liability for any third party interpretation of this survey report.

3. Staff Awareness Record Sheet

[illegible]

3.1 Maintenance Awareness Record Sheet

[illegible]

4. Recommendations & Conclusions

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

Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulation 3 of the Management of Health and Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012. The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 & 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 9 of the Control of Asbestos Regulations 2012.

Controls be implemented to ensure compliance with Reg 11 Duty to prevent exposure to asbestos, and Reg 16 Duty to prevent the spread of asbestos.

Furthermore if asbestos is not to be removed forthwith then a management plan in accordance with Reg 4 Duty to manage should be implemented. All materials identified as containing asbestos should be maintained in a safe condition and where asbestos containing materials are unsealed, these should be encapsulated and clearly labelled by suitable warning signs, Should the condition of these managed items deteriorate then remedial action should be taken immediately.

The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification. All About Asbestos Limited further recommends the removal contractor to attend the site to confirm for themselves the quantities and location of asbestos to be removed.

As (ACMs) Asbestos Containing Materials have been recorded on this site, special attention should be paid to Regulation 10 of the Control Of Asbestos Regulations 2012. This states that:-

"Every employer shall ensure that adequate information, instruction and training is given to those of his employees who are liable to be exposed to asbestos, or who supervise such employees."

Further information relating to the products listed below can be obtained from the HSE Publication, Control of Asbestos Regulations 2012, (HSE Document HSG264) or from the HSE Website.

Asbestos containing materials that have been identified within the survey should be managed as indicated.

4.1 Asbestos Insulation Board

Asbestos insulation board infill panels require removal by an Asbestos Removal Contractor licensed by the H.S.E.

Considered Recommendation: **Repair, Encapsulate & Manage 02/02/2018**

4.2 Asbestos Cement

Asbestos cement should be removed intact and carefully without damage. Personal protective equipment should be worn by operatives.

Considered Recommendation: **Encapsulate & Manage 02/02/2018**

4.3 Asbestos Toilet Cisterns

Asbestos toilet cisterns should be removed intact and carefully without damage. Personal protective equipment should be worn by operatives.

Considered Recommendation: **Manage 02/02/2018**

4.4 Suspected Items Listed Within This Report

Suspected items listed within this report require further inspection. This may be for reasons of restricted or no access due to electrical/mechanical equipment being live, or for reasons of undermining the integrity, fabric, decor or structure of the equipment / plant, building or construction to be inspected, or may be due to the sensitivity of the area to be inspected, (or for reasons of simply no access and/or due to Health and Safety reasons).

Considered recommendation: **Manage 02/02/2018**

Please note:

It is advised that an inspection **must** be carried out at regular intervals to ensure the Asbestos Containing Materials are in good condition and any deterioration has not occurred.

5. Material Assessment Algorithm

<u>Sample Variable</u>	<u>Score</u>	<u>Examples of scores</u>
Product type (or debris from product)	1.	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2.	Asbestos insulation board, mill board, 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.
Condition 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 damage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
Surface treatment	3.	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos fibres.
	0.	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1.	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheet etc.
Asbestos type	2.	Unsealed AIB, or encapsulated lagging and sprays.
	3.	Unsealed lagging or sprays.
	1.	Chrysotile.
	2.	Amphibole asbestos excluding crocidolite
	3.	Crocidolite.

Each parameter is scored as: high = 3, medium = 2 or low = 1; two categories allow a nil score. The value assigned to each of the four parameters is added together to give a total score of between 2 and 12.

Material Assessment Table

Add together the four scores to produce a total:

Total Score & Categories:

Category A:	Score	10-12	High potential to release asbestos fibres.
Category B:	Score	7-9	Medium potential to release asbestos fibres
Category C:	Score	5-6	Low potential to release asbestos fibres.
Category D:	Score	1-4	Very low potential to release asbestos fibres
Category E:	Score	0	No asbestos materials have been detected.

6. Asbestos Register Categories

A register of asbestos containing materials located in buildings must be maintained at all times. Recommendations which are stated within the asbestos register may vary according to the location, condition and type of asbestos found, and concentrates on the likelihood of fibre release. It is therefore proposed that the following guidelines are adopted.

6.1 Category A:

Risk Scoring: 10-12

Management Regime

Areas within this category warrant urgent consideration. The high risk scoring indicates that persons are at danger of being exposed to some level of asbestos fibre contamination due to the asbestos material being unsealed, damaged or friable. Preventative measures such as isolation or evacuation of the location, use of a permit to work Systems are implemented. In most circumstances, immediate plans for removal of the asbestos containing materials should be implemented.

Risk assessment: High

Recommended Action: Removal

6.2 Category B:

Risk Scoring: 7-9

Management Regime

The asbestos containing materials within this category are classified as being unsealed with only superficial damage; are non friable and do not pose an imminent risk, remedial work should be carried out to make safe and to avoid further deterioration.

Labelling (asbestos warning labels)

Encapsulation (where appropriate)

Inspection (annually)

Risk assessment: Medium

Recommended Action: Repair/encapsulate, asbestos warning labels, management procedures implemented.

6.3 Category C

Risk Scoring: 5-6

Management Regime

There is a low risk from the asbestos containing materials within this category; they may already be sealed, encapsulated or undamaged. Provided the A.C.M remains undisturbed and deterioration does not occur, then an annual inspection **must** be conducted to assess the condition of the A.C.M.

Labelling (asbestos warning labels)

Encapsulation (where appropriate)

Inspection (annually)

Risk assessment: Medium

Recommended Action: Repair/encapsulate, asbestos warning labels, management procedures implemented.

6.4 Category D:

Risk Scoring: 1-4

Management Regime

Labelling (affixing of warning labels)

Encapsulation (if appropriate)

Inspection (annually)

The asbestos containing materials within this category present a low priority and are generally undamaged and in good condition. The A.C.M **must** be inspected annually to assess their condition.

Risk assessment: Low

Recommended Action: Asbestos warning labels and Manage

6.5 Category E:

No asbestos materials have been detected within this category.

ASBESTOS REINSPECTION SURVEY REGISTER

PREMISES: Pierremonts, Broadstairs, Kent

ASBESTOS REINSPECTION SURVEY REPORT REF: AS/0847-T2GL

DATE OF RE-INSPECTION SURVEY: 2nd February 2018

Photo/ Sample No.	Floor Level	Location	Material Sampled	Approx Extent	Likelihood of Disturbance	Permit to Work System Required	Personal Accessibility	Licensed/non licensed	MDHS 100 Material Assessment Algorithm					
									Product Type	Extent Damage	Surface Treatment	Asbestos Type	Risk Score Category	Considered Action Required
Pierremont - Main Building														
P 01 S 01	Basement	Stairs to ground floor	Wall panels	8m²	M	No	H	L	2	0	1	2	5 Category C	Encapsulate & Manage 02/02/2018
P 02 S 02	Basement	Room 4	Panels lining both sides of door	4m²	M	No	H	L	2	1	1	2	6 Category C	Repair, Encapsulate & Manage 02/02/2018
P 03 S 03	Basement	Room 7	Panels lining both sides of door	4m²	M	No	H	L	2	1	1	2	6 Category C	Repair, Encapsulate & Manage 02/02/2018
P 04 S 04	Basement	Room 7	Panels lining door frame	2m²	M	No	H	L	2	1	1	2	6 Category C	Encapsulate & Manage 02/02/2018
P 05 S 05	Basement	Boiler room	Boiler flue	2m	M	No	M	NL	1	1	1	1	5 Category C	Encapsulate & Manage 02/02/2018
P -- S --	Basement	Boiler room, safe	<u>Suspected</u> products within											Manage 02/02/2018
P 06 S 06	Ground	Mayor's office	Infill panel to door	<2m²	M	No	H	L	2	0	1	2	5 Category C	Encapsulate & Manage 02/02/2018
P 07 S 07	Ground	Stairs to folk week office	Floor tiles										0 Category E	No Action Required
P 08 S 08	Ground	Folk week office	Wall panels										0 Category E	No Action Required

ASBESTOS REINSPECTION SURVEY REGISTER

PREMISES: Pierremonts, Broadstairs, Kent

ASBESTOS REINSPECTION SURVEY REPORT REF: AS/0847-T2GL

DATE OF RE-INSPECTION SURVEY: 2nd February 2018

Photo/ Sample No.	Floor Level	Location	Material Sampled	Approx Extent	Likelihood of Disturbance	Permit to Work System Required	Personal Accessibility	Licensed/non licensed	MDHS 100 Material Assessment Algorithm					
									Product Type	Extent Damage	Surface Treatment	Asbestos Type	Risk Score Category	Considered Action Required
P 09 S 09	Ground	Folk week office - Kitchen	Wall panels										0 Category E	No Action Required
P - S 10	Ground	Folk week office - Kitchen	Ceiling panels										0 Category E	No Action Required
P 10 S 11	Ground	WC Adj. Folk week office	Cistern	1 No.	L	No	M	NL	1	0	0	2	3 Category D	Manage 02/02/2018
P 11 S 12	First	Stair lobby	Infill panels above alcove	1.5m ²	M	No	H	L	2	0	1	2	5 Category C	Manage 02/02/2018
P 12 S 13	First	Ladies WC	Cisterns	2 No.	L	No	M	NL	1	0	0	2	3 Category D	Manage 02/02/2018
Grd Floor - Rates Office - No Asbestos Detected 1st Floor - Deltace Internet Ltd - No Asbestos Detected 1st Floor - CGN - No Asbestos Detected 2nd Floor - South East Surveys - No Asbestos Detected														
P13 S -	External	Roof	Suspected asbestos cowl		L	No	L	NL	1	0	1	3	5 Category C	Manage 02/02/2018
P 14 S -	External	Roof	Suspected asbestos replacement roof tiles		L	No	L	NL	1	0	1	3	5 Category C	Manage 02/02/2018
Citizens Advice - Please See Previous All About Asbestos Survey Report ASR/0907 Dated 18th January 2013														

ASBESTOS REINSPECTION SURVEY REGISTER

PREMISES: Pierremonts, Broadstairs, Kent

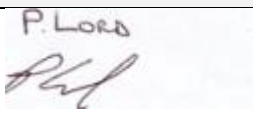
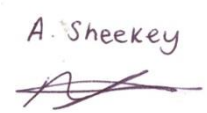
ASBESTOS REINSPECTION SURVEY REPORT REF: AS/0847-T2GL

DATE OF RE-INSPECTION SURVEY: 2nd February 2018

Pierremont Park Hall - Please See Current All About Asbestos Re-Inspection Survey Report ASR/0935 Dated 13th February 2017

7. Original Asbestos Survey Document Survey Ref. AS/0847-T2GL. Dated July 2007.

CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

CERTIFICATE NUMBER: ATH/19/02/0027 DATE SAMPLED: 04/02/19 DATE RECEIVED: 05/02/19 DATE ANALYSED: 05/02/19 DATE ISSUED: 05/02/19 SAMPLES OBTAINED BY: DELIVERED NUMBER OF SAMPLES: 3	SITE ADDRESS: PIERREMONT HALL, PIERREMONT AVENUE, BROADSTAIRS, KENT, CT10 1JX SITE REFERENCE: B/S		
	CLIENT: ALL ABOUT ASBESTOS CLIENT ADDRESS: 177 PERCY AVENUE, KINGSGATE, BROADSTAIRS, KENT, CT10 3LF PHONE NUMBER: 01843 600765		
ANALYST NAME & SIGNATURE:		AUTHORISER NAME & SIGNATURE:	
COMMENTS:			

RESULTS

SAMPLE NUMBER	CLIENT NUMBER	SAMPLE LOCATION	FIBRE TYPE DETECTED	COMMENTS
1	01	GROUND FLOOR VICKY'S OFFICE, NOTICE BOARD WALL – WALL PANELS	NADIS	FIBREBOARD
2	02	FIRST FLOOR – PIERREMONT SUITE AND ADJACENT HALL – FLOOR TILES	NADIS	VINYL
3	03	EXTERNAL – FRONT ELEVATION BY STEPS – FLOOR TILE DEBRIS	NADIS	COMPOSITE

KEY: CHRYSOTILE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) – AMOSITE (BROWN ASBESTOS)
NADIS (NO ASBESTOS DETECTED IN SAMPLE) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES)

Note: When a trace of asbestos fibres are reported this represents only one or two fibres identified during PLM analysis.

Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.

Note: Samples will be kept for a minimum of 6 months.

Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena has been obtained.

Note: If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.

Note: The results relate only to the items tested.

Note: All samples are analysed at the Athena Laboratory, Suite 3 Sopwith House, Sopwith Crescent, Wickford, Essex, SS11 8YU

Samples have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions "in house" method of polarised light microscopy and central stop dispersion staining based on HSG 248. The site address and sample locations are given by the client and Athena are not responsible for the accuracy or competence of these details or of the sampling