



Ground Conditions Statement

**Conversion of Office Building to
Residential Use Under Part 3 Class
O of the GPDO 2015 (as amended)-
34 units**

On behalf of:
Stenprop

In respect of:
Rose Kiln Court
Rose Kiln Lane
Reading

Date:
July 2021

Reference:
MA/STEN/002-2/R002

ENCLOSURES

APX01 Asbestos Survey (23/09/2004)

APX02 Phase 1 Environmental Report (March 2007)

1.0 **Executive Summary**

- 1.1 This Ground Conditions Statement has been prepared by Aylward Town Planning Ltd (ATP) to accompany an application to seek prior approval for the change of use of an existing office building to 34 apartments under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 as amended.
- 1.2 The scheme will result in the creation of 34 apartments (a mix of 1 bedroomed and 2 bedroomed units). The resultant dwellings will have off-road parking and straightforward access to the highway network.
- 1.3 Class O of the above Order grants permitted development rights for the change of use of office buildings and any land within their curtilage to dwelling houses falling within Class C3 of the Use Classes Order.
- 1.4 Class O requires that for proposals relating to the change of use of an office building and its curtilage to a dwellinghouse (or dwellinghouses), a determination should be made as to whether the prior approval of the local planning authority will be required regarding:
- transport and highway impacts of the development;
 - risk of contamination;
 - flooding risks on the site;
 - noise impacts of the development;
 - whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a dwellinghouse; or
 - the design or external appearance of the building.
- 1.5 The proposed building meets the criteria of parts (a) to (g) of Class O1 and the change of use to a dwelling, falls to be determined under the six conditions of Class O2 (a)-(f) as to whether prior approval is required.
- 1.6 This document refers to evidence which is concerned with O2 part (b) re contamination and demonstrates that there is no conflict with the relevant requirements of Class O and as such prior approval should be granted.

2.0 Context

Site Location and Description

- 2.1 The application site comprises an office building (Rose Kiln Court) and its immediate curtilage area, as well as a means of access to the highway network. There is an existing access to Rose Kiln Lane which will be utilised and does not require associated works.
- 2.2 The site is bounded by the A33 to the east and a watercourse (Holy Brook) to the west. Immediately beyond the watercourse is Rose Kiln Lane. The site is in long-established employment use south of Reading town centre but within the urban area.
- 2.3 The subject building is a brick-built office development over 2 floors with a pitched roof which has its western elevation facing Rose Kiln Lane. The car parking area lies to the east of the building, beyond which is the A33.
- 2.4 We understand from archive information that the site was developed during the 1950s for employment use which was cleared during the 1970s. The subject office building (Rose Kiln Court) was built out in the 1990s pursuant to an original consent during the period that the A33 was constructed. The building has provided 3420m² of accommodation for Thames Water for an extended period.
- 2.5 The photos below show an aerial view of the site (courtesy of Google mapping) and then overleaf a photo of the building taken within the car park.





3.0

4.0

5.0 The Proposed Development

- 5.1 The existing building is a two-storey office which will be converted into 34 dwelling units using the existing form and structure of the building, to provide contemporary dwellings (mix of 1 bed roomed and 2 bed units) with associated areas for parking. Areas for bin and cycle storage are also provided for the occupiers, with vehicular access to Rose Kiln Lane.
- 5.2 The building's floorspace has been measured at 3420m² (over 2 floors) and will be unchanged. The development will result in 34 units all of which will meet Nationally Described Space Standards.
- 5.3 The accompanying material refers to opportunities to secure betterment both in terms of ecology mitigation and arboricultural management. It also recommends mitigation measures in the prism of acoustic attenuation and emergency egress. Should the Council deem it necessary and appropriate to secure these by way of planning control, the applicant is willing to accept planning conditions accordingly.
- 5.4 The proposed floorplans highlight that facilities are provided for refuse storage and secured cycle parking within the building to meet appropriate standards. The site layout plan shows that adequate car parking is provided within the curtilage and will be available to future residential occupiers.

6.0 Class O(2) Criterion B

- 6.1 Class O (2) of the GPDO requires the LPA to assess the proposal solely on the basis of its impact against a specific framework. It effectively provides for a prior approval mechanism (as necessary) for development which would be permissible under Class O. It states:

(1) Development under Class O is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- a) transport and highways impacts of the development,*
- b) contamination risks on the site,*
- c) flooding risks on the site,*
- d) impacts of noise from commercial premises on the intended occupiers of the development,*
- e) the provision of adequate natural light in all habitable rooms of the dwellinghouse.*

and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(2) Development under Class O is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.

Contamination risks on the site

- 6.2 The office use of the buildings and associated land are not considered to be contamination generating uses and there are no credible risks in respect of its conversion to residential use.
- 6.3 The conversion does not require the completion of either intrusive investigations or intrusive works and therefore any risk of contamination arising is likely to be low in any event. This conclusion is assisted by reference to two reports which have been provided to the landowner in connection with their prior acquisition of the site.
- 6.4 The first report is a detailed assessment from 2004 that clarifies the absence of asbestos within the building, so therefore any associated internal works with the proposed conversion to residential use creates no credible prospect of any latent risk in connection with asbestos.
- 6.5 The secondary evidence is provided by a Phase 1 report from March 2007 that confirms that:
- There are no records of any landfill activity or radioactive consents within the relevant 500m radius of the site boundary;
 - The site is at low risk of radon pollution.
- 6.6 In the context of the Prior Approval submission pertaining to Cadogan House, we are aware that the EHO recommended that an informative would be an adequate control mechanism and the applicant is agreeable to accept a similar control.

7.0 Summary and Conclusions

- 7.1 The proposed change of use to dwellings would not require any intrusive works. We have referred to archive evidence that confirms that the subject site is not at risk of contamination that would impede the simple change of use of an existing building under the Prior Approval regime.
- 7.2 The proposal satisfies the relevant contamination criterion set out in Paragraph O.2 of the Town and Country Planning (General Permitted Development) (England) Order. The conversion to residential use is not therefore impeded.

COPY 1.24/9/04

***Asbestos
Survey
for
Thames Water Property
at
Rose Kiln Court
Rose Kiln Lane
Reading
Berkshire
RG2 0HP***

Environmental Contamination Services

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R100 SURVEY_Title_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Title Section	Page 1 of 2

TABLE OF CONTENTS

SECTION 1.....	NAMES AND ADDRESSES
SECTION 2.....	SURVEY BRIEF
SECTION 3.....	ANALYTICAL TECHNIQUES
SECTION 4.....	QUALIFICATIONS
SECTION 5.....	SURVEY SUMMARY
SECTION 6.....	RECOMMENDATIONS

APPENDIX 1.....	SAMPLE SUMMARIES
APPENDIX 2.....	SAMPLE DATA SHEETS
APPENDIX 3.....	DRAWINGS
APPENDIX 4.....	CERTIFICATES

REVISION HISTORY

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<i>SiteID:</i>	5854
<i>Survey Ref:</i>	5854S01
<i>Last Survey:</i>	19 May 2003
<i>Printed on:</i>	23 September 2004
<i>Title Section</i>	Page 2 of 2

<i>Names and Addresses</i>	Rose Kiln Court
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Client Name:

Thames Water Property

Ground Floor East
Clearwater Court, Vastern Road
Reading, Berkshire
RG1 8DB

Contact: Mr I. Duckett

Phone: 0118 373 8083 **Fax:**

Site full name:

Rose Kiln Court

Rose Kiln Lane
Reading
Berkshire
RG2 0HP

Contact:

Phone: **Fax:**

Instructing Party :

Thames Water Property

Ground Floor East
Clearwater Court, Vastern Road
Reading, Berkshire
RG1 8DB

Contact: Mr I. Duckett

Phone: 0118 373 8083 **Fax:**

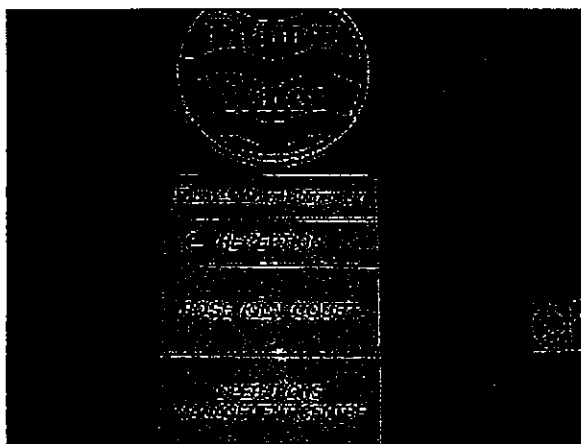
Report Author:

**Environmental Contamination
Services**

Union House
679 High Road
South Benfleet
Essex
SS7 5SF

Contact: Mr P. Warwick

Phone: 01268 794111 **Fax:** 01268 792837



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R200_SURVEY_NAMES_G

SireID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Names & Addresses	Page 1 of 1

Objectives

Rose Kiln Court

Objectives

- To carry out a type 2 survey of the following areas: First Floor and Ground Floor to ascertain the presence of asbestos based materials as instructed by the client.
- Type 2: Standard sampling, identification and assessment survey. (Sampling Survey).
The purpose and procedures used in this survey are the same as for Type 1, except that representative samples are collected and analysed for the presence of asbestos. Samples from each type of suspect asbestos containing materials found, are collected and analysed to confirm asbestos type and content. Where the materials sampled are found to contain asbestos, other similar homogeneous materials used in the same way in the building, have been presumed to contain asbestos.
- The essence of the survey was to investigate all areas and to gain access above the suspended ceilings to view the ceiling void. (where present)
- To record the condition of the ceiling voids; i.e. presence of presumed / asbestos debris etc.
- To investigate the nature and condition of existing pipework insulation and to investigate the nature of boarded materials.
- To produce a report to identify areas of known or suspected / presumed asbestos materials.
- To include a Materials and Priority assessment for each individual sample / inspection.
- To provide a basis for an asbestos register for the site.
- To provide the basic information from which an effective asbestos management plan can be instigated.
- To highlight the requirement for urgent action to reduce the risk of exposure to asbestos fibres.

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R300_SURVEY_Objects_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Objectives	Page 1 of 2

<i>Objectives</i>	Rose Kiln Court
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Objectives

- To create an awareness that other asbestos materials may be present but not found and which should be added to the register when identified.

<i>Environmental Contamination Services</i> Printed using ENVACS	<i>SitelD:</i>	5854
	<i>Survey Ref:</i>	5854S01
	<i>Last Survey:</i>	19 May 2003
	<i>Printed on:</i>	23 September 2004
	<i>Objectives</i>	Page 2 of 2

R300..SURVEY_Objects_G

<i>Site Outline</i>	Rose Kiln Court
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Survey Date

This type 2 survey was carried out on the 19th May 2003 by Lee Hadley and Vincent Drury.

Site Description

The site consisted of the following areas:

<u>Area</u>	<u>Containing</u>
<u>A) Roof Void</u>	Water Tank & Plant Room
<u>B) First Floor</u>	Open Plan Office 1
<u>B) First Floor</u>	Meeting Room 1
<u>B) First Floor</u>	Meeting Room 2
<u>B) First Floor</u>	Meeting Room 3
<u>B) First Floor</u>	Meeting Room 4
<u>B) First Floor</u>	Interview Room 1
<u>B) First Floor</u>	Interview Room 2

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<i>SiteID:</i>	5854
<i>Survey Ref:</i>	5854S01
<i>Last Survey:</i>	19 May 2003
<i>Printed on:</i>	23 September 2004
<i>Site Outline</i>	Page 1 of 7

Site Outline

Rose Kiln Court

Survey Date

This type 2 survey was carried out on the 19th May 2003 by Lee Hadley and Vincent Drury.

Site Description

The site consisted of the following areas:

<u>Area</u>	<u>Containing</u>
<u>B) First Floor</u>	Vending 1
<u>B) First Floor</u>	Corridor
<u>B) First Floor</u>	Security Room
<u>B) First Floor</u>	Meeting Room 5
<u>B) First Floor</u>	Vending 2 Open Plan Office 2
<u>B) First Floor</u>	Stationery Store

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R400 SURVEY_SOUTLINE.G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Site Outline	Page 2 of 7

Site Outline	Rose Kiln Court
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Survey Date

This type 2 survey was carried out on the 19th May 2003 by Lee Hadley and Vincent Drury.

Site Description

The site consisted of the following areas:

<u>Area</u>	<u>Containing</u>
<u>B) First Floor</u>	Comms Room Open Plan Office 3 Meeting Room 6 Restaurant Kitchen Store 1 Male Toilet 1
<u>B) First Floor</u>	Lift Lobby 1
<u>B) First Floor</u>	Female Toilet 1
<u>B) First Floor</u>	Store 2
<u>B) First Floor</u>	Female Toilet 2 Lift Lobby 2
<u>B) First Floor</u>	Disabled Toilet

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R4506_SURVEY_SOUTLINE_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Site Outline	Page 3 of 7

Site Outline	Rose Kiln Court
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Survey Date

This type 2 survey was carried out on the 19th May 2003 by Lee Hadley and Vincent Drury.

Site Description

The site consisted of the following areas:

<u>Area</u>	<u>Containing</u>
<u>B) First Floor</u>	Cleaners Store
<u>B) First Floor</u>	Male Toilet 2
<u>B) First Floor</u>	Ceiling Void Electrical Cupboard Lift x 2
<u>C) Ground Floor</u>	Open Plan Office 1
<u>C) Ground Floor</u>	Meeting Room 1
<u>C) Ground Floor</u>	Facilities Office Stationery Cupboard Ceiling Void
<u>C) Ground Floor</u>	Vending 1

Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Site Outline	Page 4 of 7

Site Outline

Rose Kiln Court

Survey Date

This type 2 survey was carried out on the 19th May 2003 by Lee Hadley and Vincent Drury.

Site Description

The site consisted of the following areas:

<u>Area</u>	<u>Containing</u>
<u>C) Ground Floor</u>	Production Room
<u>C) Ground Floor</u>	Corridor
<u>C) Ground Floor</u>	Open Plan Office 2 Open Plan Office 3
<u>C) Ground Floor</u>	Meeting Room 2
<u>C) Ground Floor</u>	Vending 2
<u>C) Ground Floor</u>	Cleaners Store 1
<u>C) Ground Floor</u>	Disabled Toilet

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R400, SURVEY_SOUTLINE.G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Site Outline	Page 5 of 7

<i>Site Outline</i>	Rose Kiln Court
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Survey Date

This type 2 survey was carried out on the 19th May 2003 by Lee Hadley and Vincent Drury.

Site Description

The site consisted of the following areas:

<u>Area</u>	<u>Containing</u>
<u>C) Ground Floor</u>	Male Toilet 1
<u>C) Ground Floor</u>	Female Toilet 1
<u>C) Ground Floor</u>	Lift Lobby
<u>C) Ground Floor</u>	Meeting Room 3
<u>C) Ground Floor</u>	Male Toilet 2
<u>C) Ground Floor</u>	Cleaners Store 2
<u>C) Ground Floor</u>	Female Toilet 2
<u>C) Ground Floor</u>	Security Room

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R406_SURVEY_SOUTLINE_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Site Outline	Page 6 of 7

Site Outline

Rose Kiln Court

Survey Date

This type 2 survey was carried out on the 19th May 2003 by Lee Hadley and Vincent Drury.

Site Description

The site consisted of the following areas:

<u>Area</u>	<u>Containing</u>
<u>C) Ground Floor</u>	Reception
<u>C) Ground Floor</u>	Comms Room
<u>C) Ground Floor</u>	Electrical Cupboard
<u>C) Ground Floor</u>	Store
<u>C) Ground Floor</u>	Lift x 2 Stationery Store
<u>D) Inaccessible Areas</u>	First Floor Open Plan Office 3 (ceiling void limited access) Lift x 2 Ground Floor Lift x 2 Stationery Cupboard

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R400_SURVEY_SOUTLINE_G

<i>SiteID:</i>	5854
<i>Survey Ref:</i>	5854S01
<i>Last Survey:</i>	19 May 2003
<i>Printed on:</i>	23 September 2004
<i>Site Outline</i>	Page 7 of 7

Analytical Techniques

- Each room / area was viewed for materials suspected to contain asbestos and representative samples taken for confirmation. Individual ceiling tiles were removed (where possible) and existing access hatches used to gain access to the ceiling voids and service ducts.
- Materials of a similar type were representatively sampled. It was assumed that surfaces identical to a sampled location were of a similar composition.
- Photographs were taken at all of the sample / inspection locations (unless otherwise stated).
- Samples were returned to the Main Laboratory for analysis.
- Asbestos Bulk Sample Analysis is conducted using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a 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 MDHS 77).
- This survey was carried out in accordance with the 'in – house' method documented in PROC003 and M.D.H.S. 100 current version
- There were no deviations from the standard methods used

General Caveat

This report is based upon a non-destructive inspection of an unfamiliar site.

During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the areas of the building. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during other activities. For reasons set out in this report, the report cannot give an assurance that all asbestos materials have been found and must not be thought to do so. The nature of the survey was a non-destructive inspection at key locations of accessible voids and areas.

All samples collected on site have been analysed and the results detailed in this report.

Where asbestos containing materials have been presumed / detected, it is possible that past degradation (or future deterioration) may contaminate localised areas.

The presence or extent of any such contamination cannot be visually identified or assessed without the use of Airborne Fibre Monitoring and Swab Sampling techniques etc... being employed, unless visible debris was present at the time of undertaking the survey.

This exercise would require a separate instruction / visit and would be the subject to further cost implications.

We recommend that samples be taken of suspect materials which may be uncovered within the listed areas or within the areas of the site which were not included in this survey.

Specific Notes

Rose Kiln Court

Specific Notes

- Access could not be gained to several areas of the site, for example:-
 - Sealed or inaccessible loft spaces
 - Inaccessible lift shafts and escalators.
 - Areas, which have been bricked up or blocked off.
- Whilst every effort was made to locate the presence of asbestos based materials, it proved difficult in some places due to:-
 - In-filling, alteration and refurbishment work which has taken place in the past.
 - Asbestos which may be under or hidden from view by other materials which have been used for over-cladding.
- It is possible that asbestos debris and asbestos boarding are present and have been missed by the survey team due to inaccessibility and the survey time constraints. Care must therefore be adopted, especially when carrying out refurbishment or demolition works. If suspect materials are uncovered then additional sampling should be undertaken.
- Whilst every effort was made to locate the ceiling panels, wall partitions and other panels, which may have been constructed from asbestos boarding, none other than those detailed were found. Some may have been missed due to repairs, 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 would the composition of all the materials be known. This was clearly not practical in terms of cost or time.
- No air monitoring was carried out whilst the survey was undertaken. 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.
- Materials of a similar type were representatively sampled. It was assumed that surfaces identical to a sampled location were of a similar composition.

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R700_SURVEY_SpecNotes_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Specific Notes	Page 1 of 2

Specific Notes

- Installations that are suspected to contain asbestos but have not been inspected internally for reasons of safety (e.g. live electrical switchgear) or because it would entail destructive testing procedures (e.g. fire doors) have been documented and a generic material/priority assessment applied
- The diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes.
- All the recommendations described in this report are standardised and based upon material and priority assessments for each individual inspection. The assessments take into account the product, location and condition to generate the associated risk. Recommendations should still be reviewed for suitability for each circumstance. However, statutory authorities or others bodies, could require amendments based on local knowledge, change in legislation, change in use or other criteria.
- Equipment, machinery, ducting etc were not moved, opened up or examined for the purpose of this investigation except where hatches were available. However, a reference has been made in this report to such items if they were suspected to contain asbestos.
- Future refurbishment or demolition works may disturb or damage asbestos containing materials. Such materials should be suitably treated and some may require removal by a Licensed Asbestos Removal Contractor.
- If any suspicious materials thought to contain asbestos are found, and not included in this report, they should be sampled and analysed by a specialist laboratory. Work is not to continue until a result is obtained, and appropriate action taken.
- Under no circumstance must any work with asbestos be undertaken without an assessment of work as detailed in Regulation 5 of the Control of Asbestos at Work Regulations. All works must be conducted in accordance with the Control of Asbestos at Work Regulations.
- The report may be used as an initial asbestos register to which any later discoveries should be added. Its findings will instigate programming of the asbestos management plan

<i>Survey Summary</i>	
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Survey Summary

MATERIAL AND PRIORITY ASSESSMENTS

For each sample / inspection, a material/priority 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.

This system is based on the method as described in MDHS 100 Surveying, Sampling and Assessment of Asbestos Containing Materials.

FRIABILITY:

Low = 0

Medium = 1

High = 4

SURFACE TREATMENT:

Sealed = 0

Poor = 2

Bare = 4

CONDITION:

Good = 0

Fair = 1

Poor = 4

Debris = 6

Friability, surface treatment and condition are contributory factors in the likelihood that an asbestos containing product will give rise to airborne fibres. Sealed or encapsulated surfaces are less likely to release fibres. Damaged or bare surfaces will readily release fibres.

ACCESSIBILITY:

Low = 0

Medium = 1

High = 2

AIR MOVEMENT / POSITION:

External = 0

Internal = 1

Induced Vent = 2

Accessibility and air movement / position contribute to the priority assessment. A highly accessible material will if damaged give rise to a higher level of exposure, as would an asbestos material in an airflow.

MATERIAL AND PRIORITY ASSESSMENTS (continued)**ASBESTOS TYPE:**

Chrysotile = 1

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R906_SURVEY_Recomms02_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Recommend's	Page 1 of 7

Recommendations

Rose Kiln Court

Amosite = 2
Crocidolite = 3
NADIS = 0

ANALYSIS CONTENT:

Trace <2% = 1
Low 2-15% = 1
Medium 15-50% = 2
High >50% = 3

Asbestos type and analysis content are contributory factors in the likelihood that an asbestos containing product will give rise to airborne fibres. A trace of an amphibole can carry a comparable algorithmic 'score' as a high concentration of chrysotile.

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.

Although recommendations which are issued will vary according to each individual situation, it is desirable that some standardisation of action is achieved to allow the 'duty holder' to identify areas that require immediate attention, and to instigate planned preventive maintenance / management of Asbestos containing materials.

RISK BAND DEFINITIONS

RISK BAND A

18 Points or more

HIGH RISK MATERIAL REQUIRING URGENT ATTENTION

The potential hazard arising from this category warrants urgent action.

Immediate plans should be made for the removal of the asbestos containing material. If delay of removal is likely to occur the asbestos should be sealed / encapsulated and approved warning labels (A Labels) positioned to prevent accidental damage to the material.

RISK BAND B

14-17 Points

MEDIUM RISK MATERIAL REQUIRING NEAR TERM ATTENTION

This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore all asbestos should be removed on a programmed basis within a specified time scale - normally 12 months.

The condition of the asbestos material should be regularly monitored and, where necessary, sealed / re-encapsulated until removal takes place.

Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

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R50G_SURVEY_Recomms02_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Recommend's	Page 2 of 7

Recommendations

Rose Kiln Court

RISK BAND C

9-13 Points

LOW RISK MATERIAL REQUIRING REGULAR INSPECTION

This category indicates the need for regular monitoring as although the current risk of fibre release is low, this material may suffer deterioration through age / accidental damage.

It is recommended that asbestos in this category is visually inspected on a six monthly basis to ascertain any change in condition.

Where such a change occurs re-prioritisation to Risk Bank B will be necessary.

Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

RISK BAND D

2-8 Points

MINOR RISK MATERIAL REQUIRING ANNUAL INSPECTION

This category indicates Low Priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band C or B will be necessary.

Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

RISK BAND E

0 Points

NO ASBESTOS DETECTED IN SAMPLE

No action necessary.

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R900_SURVEY_Recomms02_G

SitelD:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Recommend's	Page 3 of 7

Recommendations

Rose Kiln Court

Recommendations Analysis

Risk Band E NADIS - No action required

Inspection Ref	Building	Floor	Contents	Component	Asbestos Y/N	Risk Factor	Remarks
5854/001		Roof Void	NADIS	Pipework Insulation	No	0	NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (around air condition ducting). Sample No. ECS 94333
5854/002		Roof Void	NADIS	Boarding	No	0	NO ASBESTOS DETECTED IN SAMPLE - Board (wall panel). Sample No. ECS 94334
5854/003		First Floor	NADIS	Ceiling Tile	No	0	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94335
5854/004		First Floor	NADIS	Pipework Insulation	No	0	NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (within ceiling void). Sample No. ECS 94336
5854/005		First Floor	NADIS	Ceiling Tile	No	0	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94337
5854/006		First Floor	NADIS	Insulation	No	0	NO ASBESTOS DETECTED IN SAMPLE - Insulation (firebreak within ceiling void). Sample No. ECS 94338
5854/007		First Floor	NADIS	Bitumen Pad	No	0	NO ASBESTOS DETECTED IN SAMPLE - Bitumen Pad (beneath sink). Sample No. ECS 94339
5854/008		First Floor	NADIS	Ceiling Tile	No	0	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94340
5854/009		First Floor	NADIS	Ceiling Tile	No	0	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94341
5854/010		First Floor	NADIS	Boarding	No	0	NO ASBESTOS DETECTED IN SAMPLE - Board (wall panel). Sample No. ECS 94342

Environmental Contamination Services

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R900_SURVEY_Recommis02_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Recommend's	Page 4 of 7

<i>Recommendations</i>						Rose Kiln Court
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5854/011	First Floor	NADIS	Pipework Insulation	No	0	NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (within ceiling void). Sample No. ECS 94343
5854/012	First Floor	NADIS	Bitumen Pad	No	0	NO ASBESTOS DETECTED IN SAMPLE - Bitumen Pad (beneath sink). Sample No. ECS 94344
5854/013	First Floor	NADIS	Ceiling Tile	No	0	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94345
5854/014	First Floor	NADIS	Pipework Insulation	No	0	NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (within service duct). Sample No. ECS 94346
5854/015	First Floor	NADIS	Boarding	No	0	NO ASBESTOS DETECTED IN SAMPLE - Board (service duct panel). Sample No. ECS 94347
5854/016	First Floor	NADIS	Ceiling Tile	No	0	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94348
5854/017	First Floor	NADIS	Boarding	No	0	NO ASBESTOS DETECTED IN SAMPLE - Board (floor panel). Sample No. ECS 94349
5854/018	Ground Floor	NADIS	Ceiling Tile	No	0	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94350
5854/019	Ground Floor	NADIS	Ceiling Tile	No	0	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94351
5854/020	Ground Floor	NADIS	Boarding	No	0	NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94352
5854/021	Ground Floor	NADIS	Insulation	No	0	NO ASBESTOS DETECTED IN SAMPLE - Insulation (within ceiling void). Sample No. ECS 94353

Environmental Contamination Services

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R900 SURVEY_Recomm02_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Recommend's	Page 5 of 7

<i>Recommendations</i>						Rose Kiln Court
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5854/022	Ground Floor	NADIS	Boarding	No	0	NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94354
5854/023	Ground Floor	NADIS	Ceiling Tile	No	0	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94355
5854/024	Ground Floor	NADIS	Ceiling Tile	No	0	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94356
5854/025	Ground Floor	NADIS	Insulation	No	0	NO ASBESTOS DETECTED IN SAMPLE - Insulation (within ceiling void). Sample No. ECS 94357
5854/026	Ground Floor	NADIS	Boarding	No	0	NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94358
5854/027	Ground Floor	NADIS	Ceiling Tile	No	0	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94359
5854/028	Ground Floor	NADIS	Ceiling Tile	No	0	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94360
5854/029	Ground Floor	NADIS	Insulation	No	0	NO ASBESTOS DETECTED IN SAMPLE - Insulation (within ceiling void). Sample No. ECS 94361
5854/030	Ground Floor	NADIS	Boarding	No	0	NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94362
5854/031	Ground Floor	NADIS	Bitumen Pad	No	0	NO ASBESTOS DETECTED IN SAMPLE - Bitumen Pad (beneath sink). Sample No. ECS 94363
5854/032	Ground Floor	NADIS	Ceiling Tile	No	0	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94364

Environmental Contamination Services

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R900_SURVEY_Recomm902_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Recommend's	Page 6 of 7

<i>Recommendations</i>						Rose Kiln Court
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5854/033	Ground Floor	NADIS	Boarding	No	0	NO ASBESTOS DETECTED IN SAMPLE - Board (service duct panel). Sample No. ECS 94365
5854/034	Ground Floor	NADIS	Ceiling Tile	No	0	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94366
5854/035	Ground Floor	NADIS	Stair Nosing	No	0	NO ASBESTOS DETECTED IN SAMPLE - Stair Nosings. Sample No. ECS 94367
5854/036	Ground Floor	NADIS	Ceiling Tile	No	0	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94368
5854/037	First Floor	NADIS	Boarding	No	0	NO ASBESTOS DETECTED IN SAMPLE - Board (infill panel above door). Sample No. ECS 94369
5854/038	Ground Floor	NADIS	Slate	No	0	NO ASBESTOS DETECTED IN SAMPLE - Slate (roof). Sample No. ECS 94370

Environmental Contamination Services

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R500_SURVEY_Recommns02_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Recommend's	Page 7 of 7

INSPECTION SUMMARY by Location

Rose Kiln Court

<i>Inspection Ref</i>	<i>Location</i>	<i>Asbestos</i>	<i>Remarks</i>
Building:			
Floor:	<u>Ground Floor</u>		
5854/034	Ground Floor Cleaners Store 2	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94366
5854/037	First Floor Comms Room	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (infill panel above door). Sample No. ECS 94369
5854/017	First Floor Electrical Cupboard	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (floor panel). Sample No. ECS 94349
5854/038	Ground Floor External	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Slate (roof). Sample No. ECS 94370
5854/021	Ground Floor Facilities Office	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Insulation (within ceiling void). Sample No. ECS 94353
5854/033	Ground Floor Female Toilet 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (service duct panel). Sample No. ECS 94365
5854/016	First Floor Female Toilet 2	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94348
5854/012	First Floor Kitchen	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Bitumen Pad (beneath sink). Sample No. ECS 94344

Environmental Contamination Services

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RD21_SAMPLE_SumLoc.G

<i>SiteID:</i>	5854
<i>Survey Ref:</i>	5854S01
<i>Last Survey:</i>	19 May 2003
<i>Printed on:</i>	23 September 2004
<i>Loc'n Sum'y</i>	Page 1 of 5

INSPECTION SUMMARY by Location

Rose Kiln Court

<i>Inspection Ref</i>	<i>Location</i>	<i>Asbestos</i>	<i>Remarks</i>
5854/015	First Floor Male Toilet 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (service duct panel). Sample No. ECS 94347
5854/014	First Floor Male Toilet 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (within service duct). Sample No. ECS 94346
5854/013	First Floor Male Toilet 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94345
5854/032	Ground Floor Male Toilet 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94364
5854/006	First Floor Meeting Room 4	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Insulation (firebreak within ceiling void). Sample No. ECS 94338
5854/020	Ground Floor Open Plan Office 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94352
5854/005	First Floor Open Plan Office 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94337
5854/004	First Floor Open Plan Office 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (within ceiling void). Sample No. ECS 94336
5854/019	Ground Floor Open Plan Office 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94351

Environmental Contamination Services

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RD21, SAMPLE_SumLoc_G

<i>SiteID:</i>	5854
<i>Survey Ref:</i>	5854S01
<i>Last Survey:</i>	19 May 2003
<i>Printed on:</i>	23 September 2004
<i>Loc'n Sum'y</i>	Page 2 of 5

INSPECTION SUMMARY by Location

Rose Kiln Court

Inspection Ref	Location	Asbestos	Remarks
5854/003	First Floor Open Plan Office 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94335
5854/018	Ground Floor Open Plan Office 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94350
5854/009	First Floor Open Plan Office 2	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94341
5854/023	Ground Floor Open Plan Office 2	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94355
5854/024	Ground Floor Open Plan Office 2	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94356
5854/025	Ground Floor Open Plan Office 2	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Insulation (within ceiling void). Sample No. ECS 94357
5854/026	Ground Floor Open Plan Office 2	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94358
5854/008	First Floor Open Plan Office 2	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94340
5854/031	Ground Floor Open Plan Office 3	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Bitumen Pad (beneath sink). Sample No. ECS 94363

Environmental Contamination Services

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RD2: _SAMPLE_SumLoc_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Loc'n Sum'y	Page 3 of 5

INSPECTION SUMMARY by Location

Rose Kiln Court

<i>Inspection Ref</i>	<i>Location</i>	<i>Asbestos</i>	<i>Remarks</i>
5854/030	Ground Floor Open Plan Office 3	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94362
5854/011	First Floor Open Plan Office 3	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (within ceiling void). Sample No. ECS 94343
5854/029	Ground Floor Open Plan Office 3	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Insulation (within ceiling void). Sample No. ECS 94361
5854/028	Ground Floor Open Plan Office 3	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94360
5854/027	Ground Floor Open Plan Office 3	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94369
5854/010	First Floor Open Plan Office 3	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (wall panel). Sample No. ECS 94342
5854/022	Ground Floor Production Room	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94354
5854/035	Ground Floor Reception	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Stair Nosings. Sample No. ECS 94367
5854/036	Ground Floor Reception	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94368

Environmental Contamination Services

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RD21_SAMPLE SumLoc G

<i>SiteID:</i>	5854
<i>Survey Ref:</i>	5854S01
<i>Last Survey:</i>	19 May 2003
<i>Printed on:</i>	23 September 2004
<i>Loc'n Sum'y</i>	Page 4 of 5

INSPECTION SUMMARY by Location

Rose Kiln Court

<i>Inspection Ref</i>	<i>Location</i>	<i>Asbestos</i>	<i>Remarks</i>
5854/007	First Floor Vending 2	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Bitumen Pad (beneath sink). Sample No. ECS 94339
5854/001	Roof Void Water Tank & Plant Rm	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (around air condition ducting). Sample No. ECS 94333
5854/002	Roof Void Water Tank & Plant Rm	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (wall panel). Sample No. ECS 94334

Environmental Contamination Services

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RD21_SAMPLE_SumLoc_G

<i>SiteID:</i>	5854
<i>Survey Ref:</i>	5854S01
<i>Last Survey:</i>	19 May 2003
<i>Printed on:</i>	23 September 2004
<i>Loc'n Sum'y</i>	Page 5 of 5

INSPECTION SUMMARY	Rose Kiln Court
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Inspection Ref	Location	Asbestos	Remarks
5854/001	Roof Void Water Tank & Plant Rm	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (around air condition ducting). Sample No. ECS 94333
5854/002	Roof Void Water Tank & Plant Rm	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (wall panel). Sample No. ECS 94334
5854/003	First Floor Open Plan Office 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94335
5854/004	First Floor Open Plan Office 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (within ceiling void). Sample No. ECS 94336
5854/005	First Floor Open Plan Office 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94337
5854/006	First Floor Meeting Room 4	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Insulation (firebreak within ceiling void). Sample No. ECS 94338
5854/007	First Floor Vending 2	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Bitumen Pad (beneath sink). Sample No. ECS 94339
5854/008	First Floor Open Plan Office 2	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94340
5854/009	First Floor Open Plan Office 2	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94341

Environmental Contamination Services

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RD31_SAMPLE_SumSam_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Sum'y	Page 1 of 5

INSPECTION SUMMARY	Rose Kiln Court
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Inspection Ref	Location	Asbestos	Remarks
5854/010	First Floor Open Plan Office 3	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (wall panel). Sample No. ECS 94342
5854/011	First Floor Open Plan Office 3	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (within ceiling void). Sample No. ECS 94343
5854/012	First Floor Kitchen	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Bitumen Pad (beneath sink). Sample No. ECS 94344
5854/013	First Floor Male Toilet 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94345
5854/014	First Floor Male Toilet 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (within service duct). Sample No. ECS 94346
5854/015	First Floor Male Toilet 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (service duct panel). Sample No. ECS 94347
5854/016	First Floor Female Toilet 2	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94348
5854/017	First Floor Electrical Cupboard	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (floor panel). Sample No. ECS 94349
5854/018	Ground Floor Open Plan Office 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94350

Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Sum'y	Page 2 of 5

INSPECTION SUMMARY

Rose Kiln Court

<i>Inspection Ref</i>	<i>Location</i>	<i>Asbestos</i>	<i>Remarks</i>
5854/019	Ground Floor Open Plan Office 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94351
5854/020	Ground Floor Open Plan Office 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94352
5854/021	Ground Floor Facilities Office	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Insulation (within ceiling void). Sample No. ECS 94353
5854/022	Ground Floor Production Room	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94354
5854/023	Ground Floor Open Plan Office 2	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94355
5854/024	Ground Floor Open Plan Office 2	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94356
5854/025	Ground Floor Open Plan Office 2	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Insulation (within ceiling void). Sample No. ECS 94357
5854/026	Ground Floor Open Plan Office 2	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94358
5854/027	Ground Floor Open Plan Office 3	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94359

Environmental Contamination Services

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H031_SAMPLE_SumSam_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Sum'y	Page 3 of 5

INSPECTION SUMMARY

Rose Kiln Court

<i>Inspection Ref</i>	<i>Location</i>	<i>Asbestos</i>	<i>Remarks</i>
5854/028	Ground Floor Open Plan Office 3	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94360
5854/029	Ground Floor Open Plan Office 3	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Insulation (within ceiling void). Sample No. ECS 94361
5854/030	Ground Floor Open Plan Office 3	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94362
5854/031	Ground Floor Open Plan Office 3	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Bitumen Pad (beneath sink). Sample No. ECS 94363
5854/032	Ground Floor Male Toilet 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94364
5854/033	Ground Floor Female Toilet 1	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (service duct panel). Sample No. ECS 94365
5854/034	Ground Floor Cleaners Store 2	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94366
5854/035	Ground Floor Reception	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Stair Nosings. Sample No. ECS 94367
5854/036	Ground Floor Reception	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94368

Environmental Contamination Services

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RD31_SAMPLE_SumSam_G

<i>SiteID:</i>	5854
<i>Survey Ref:</i>	5854S01
<i>Last Survey:</i>	19 May 2003
<i>Printed on:</i>	23 September 2004
<i>Sample Sum'y</i>	Page 4 of 5

<i>INSPECTION SUMMARY</i>	Rose Kiln Court
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<i>Inspection Ref</i>	<i>Location</i>	<i>Asbestos</i>	<i>Remarks</i>
5854/037	First Floor Comms Room	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Board (infill panel above door). Sample No. ECS 94369
5854/038	Ground Floor External	NADIS	NO ASBESTOS DETECTED IN SAMPLE - Slate (roof). Sample No. ECS 94370

Environmental Contamination Services

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RD31_SAMPLE_SumSam_G

<i>SiteID:</i>	5854
<i>Survey Ref:</i>	5854S01
<i>Last Survey:</i>	19 May 2003
<i>Printed on:</i>	23 September 2004
<i>Sample Sum'y</i>	Page 5 of 5

***Environmental
Inspection Sheets
for
Thames Water Property
at
Rose Kiln Court
Rose Kiln Lane
Reading
Berkshire
RG2 0HP***

Environmental Contamination Services

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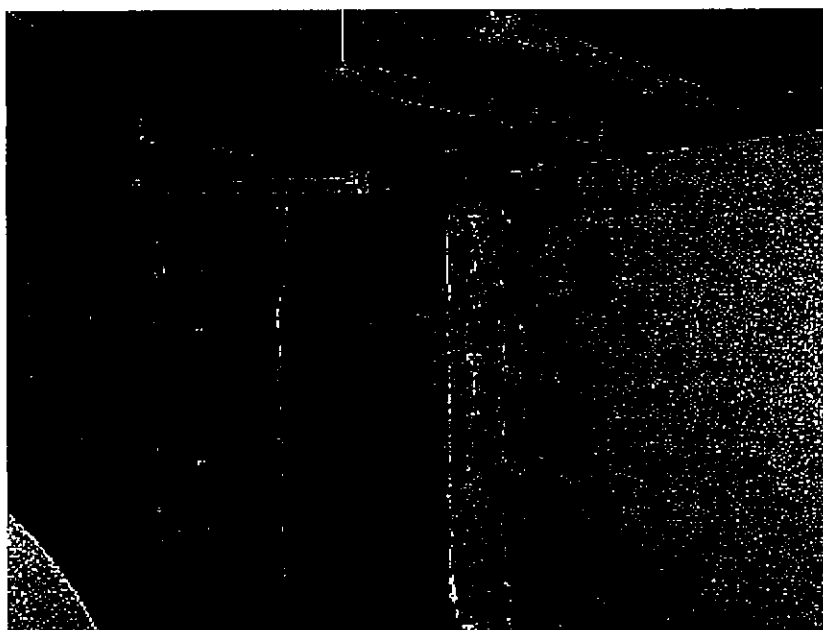
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<i>SiteID:</i>	5854
<i>Survey Ref:</i>	5854S01
<i>Last Survey:</i>	19 May 2003
<i>Printed on:</i>	23 September 2004
<i>Sample Rcd</i>	Page 1 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Roof Void Water Tank & Plant Rm 5854		Pipework Insulation		5854/001	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (around air condition ducting). Sample No. ECS 94333



Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 2 of 39

Printed using ENVACS R801_SAMPLE_InspRcd_G

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Roof Void Water Tank & Plant Rm 5854		Boarding		5854/002	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Board (wall panel). Sample No. ECS 94334



Recommended Action:	
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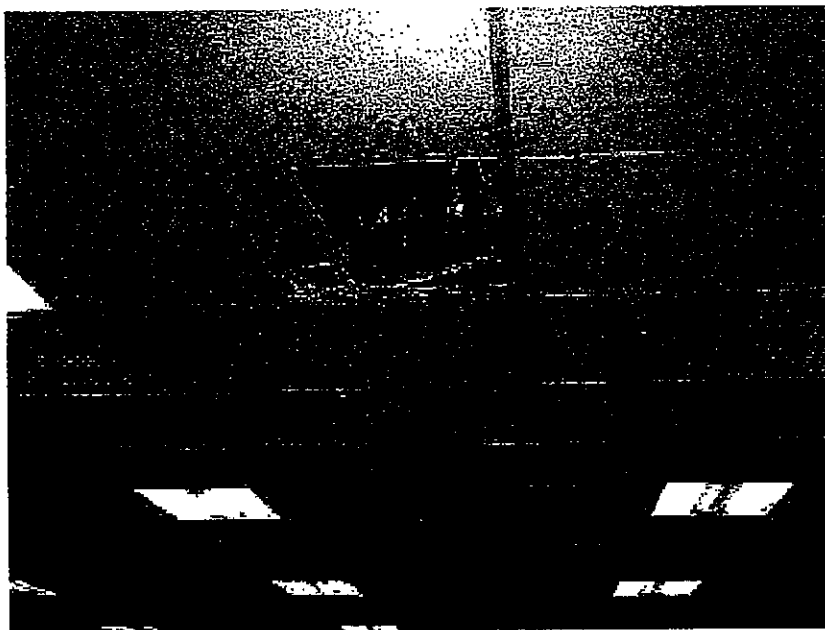
Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 3 of 39

Printed using ENVACS HB01_SAMPLE_inspRcd_G

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Open Plan Office 1 5854		Ceiling Tile		5854/003	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94335



Recommended Action:

Environmental Contamination Services

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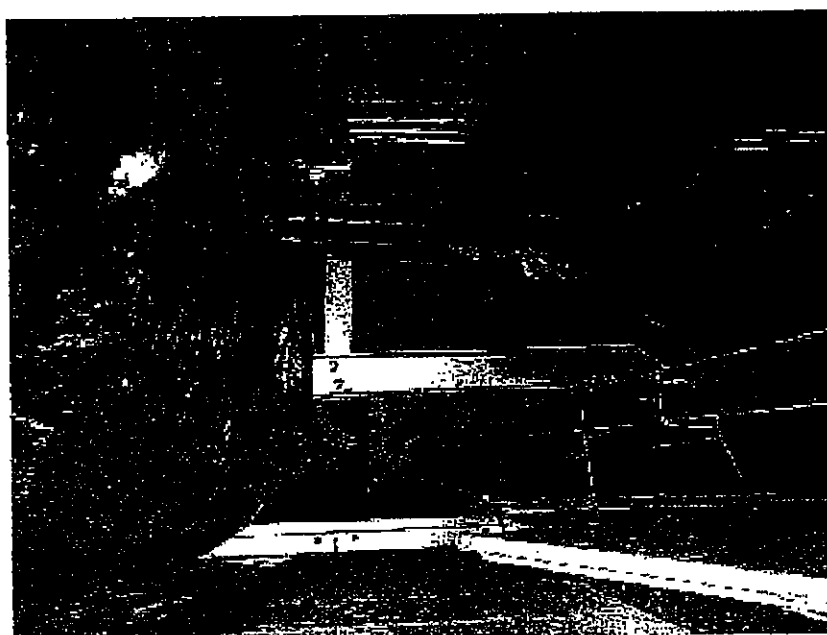
RB01_SAMPLEInspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 4 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Open Plan Office 1 5854		Pipework Insulation		5854/004	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (within ceiling void). Sample No. ECS 94336



Recommended
Action:

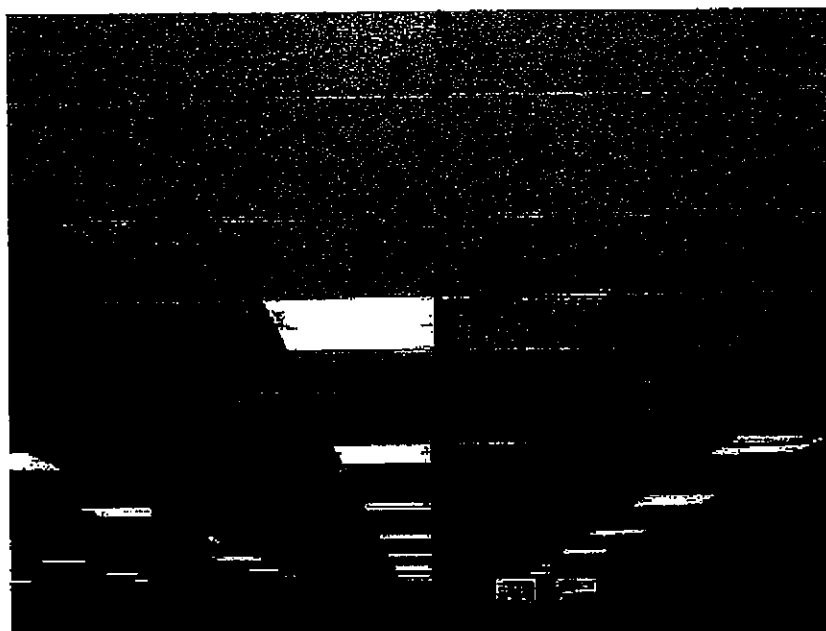
Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 5 of 39

Printed using ENVACS RB01_SAMPLE_InspRcd_G

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Open Plan Office 1 5854		Ceiling Tile		5854/005	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94337



Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 6 of 39

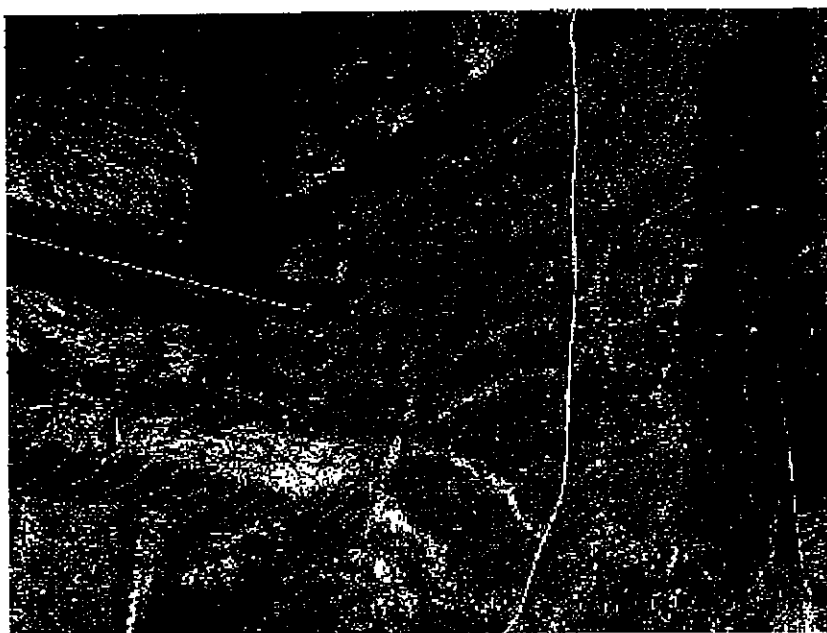
Printed using ENVACS RB01_SAMPLE_InspRcd_G

Environmental Inspection Record	Rose Kiln Court
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Location	Component:	Inspection Ref. Number	
First Floor Meeting Room 4 5854	Insulation	5854/006	
		Survey Date	19/05/2003
		Inspection Type	Insp/Sample
		Surveyor:	LH & VD

Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Insulation (firebreak within ceiling void). Sample No. ECS 94338



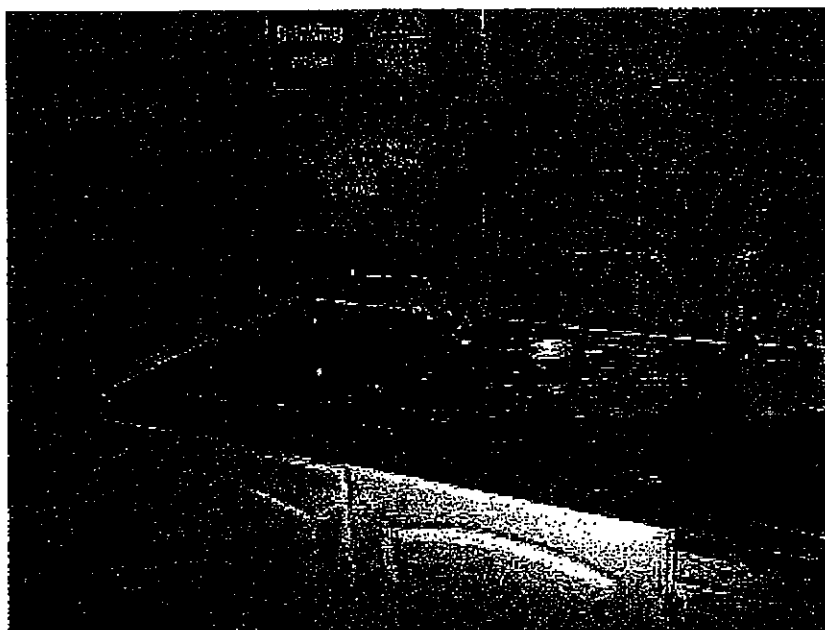
Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 7 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Vending 2 5854		Bitumen Pad		5854/007	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Bitumen Pad (beneath sink). Sample No. ECS 94339



Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 8 of 39

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Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Open Plan Office 2 5854		Ceiling Tile		5854/008	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94340



Recommended Action:	
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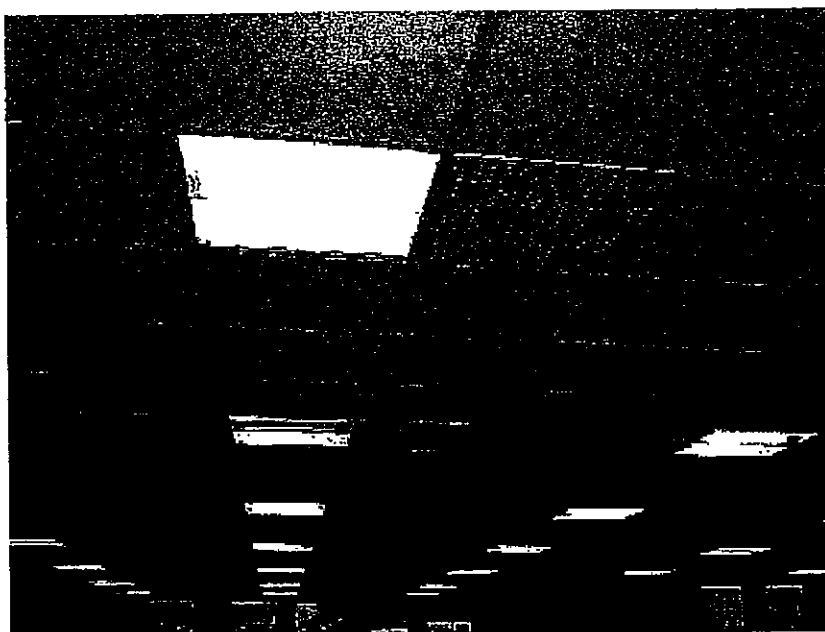
Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 9 of 39

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Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Open Plan Office 2 5854		Ceiling Tile		5854/009	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94341



Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 10 of 39

Printed using ENVACS RB01_SAMPLE_InspRcd_G

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Open Plan Office 3 5854		Boarding		5854/010	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Board (wall panel). Sample No. ECS 94342



Recommended Action:

Environmental Contamination Services

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RB01_SAMPLE_InspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 11 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Open Plan Office 3 5854		Pipework Insulation		5854/011	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority	NADIS - No action required
		Risk Band:	E	Assessment:	

NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (within ceiling void). Sample No. ECS 94343



Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 12 of 39

Printed using ENVACS RB01_SAMPLE_InspRcd_G

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Kitchen 5854		Bitumen Pad		5854/012	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Bitumen Pad (beneath sink). Sample No. ECS 94344



Recommended Action:

Environmental Contamination Services

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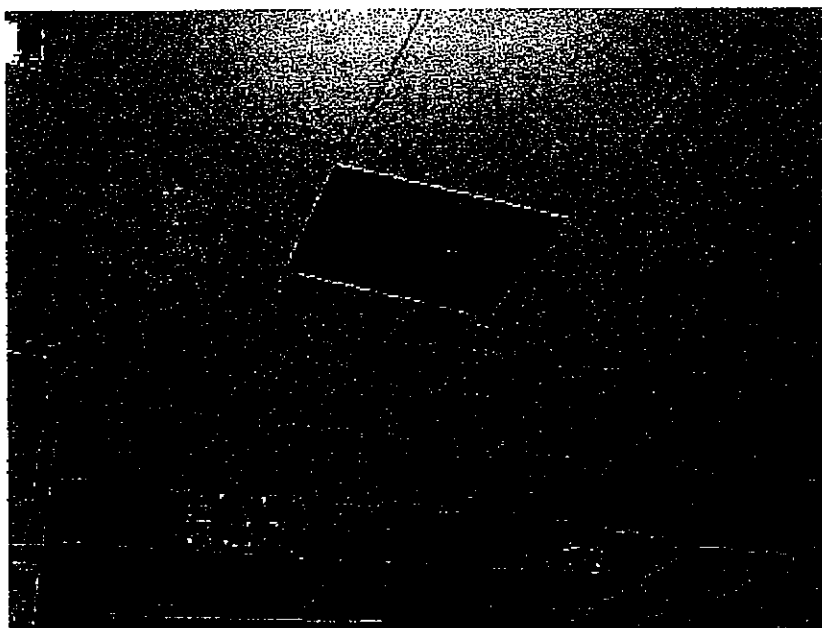
RB01_SAMPLE_inspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 13 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Male Toilet 1 5854		Ceiling Tile		5854/013	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94345



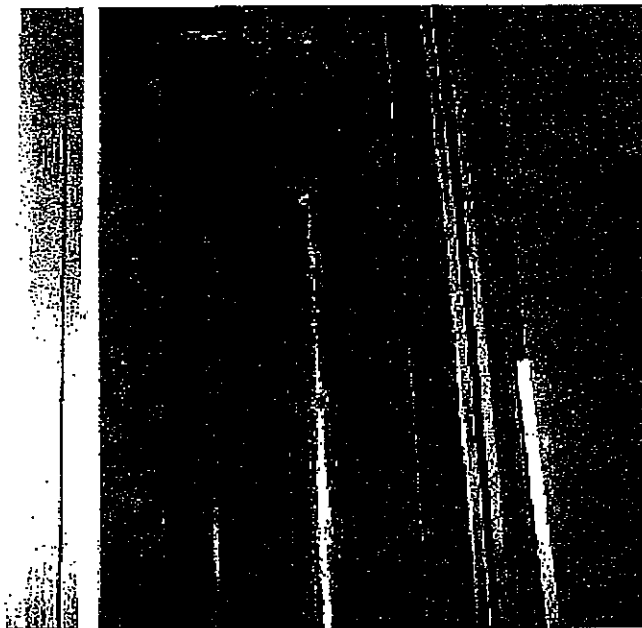
Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 14 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Male Toilet 1 5854		Pipework Insulation		5854/014	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority	NADIS - No action required
		Risk Band:	E	Assessment:	

NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (within service duct). Sample No. ECS 94346



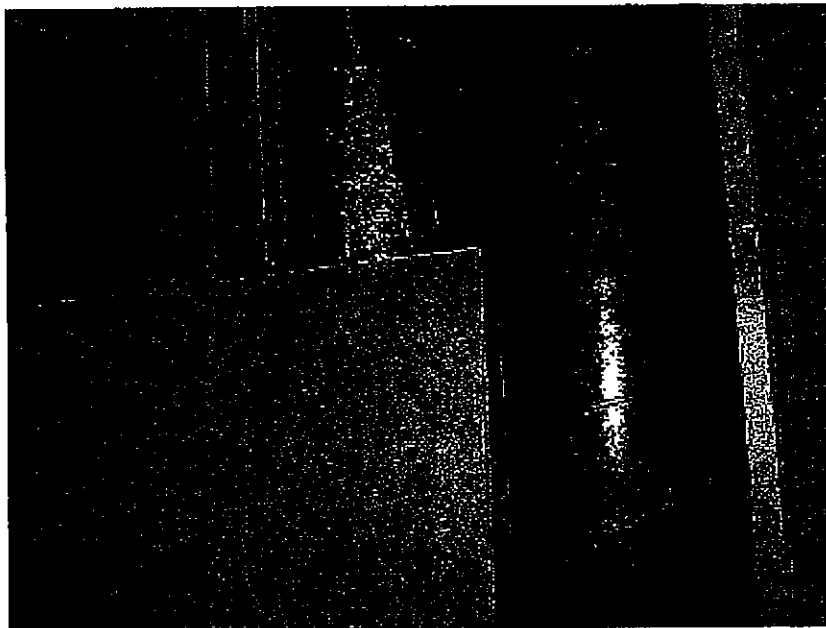
Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Ref	Page 15 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Male Toilet 1 5854		Boarding		5854/015	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Board (service duct panel). Sample No. ECS 94347



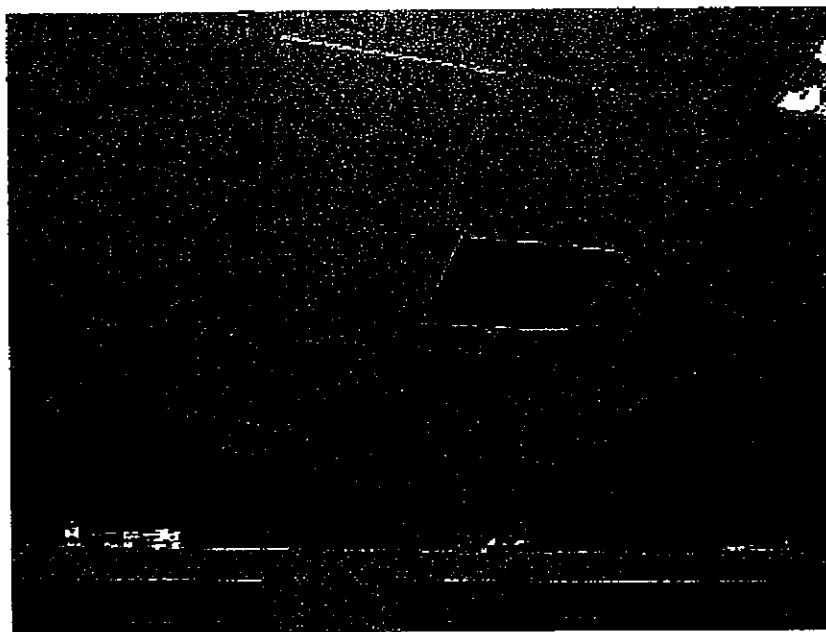
Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Ref	Page 16 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Female Toilet 2 5854		Ceiling Tile		5854/016	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94348



Recommended Action:

Environmental Contamination Services

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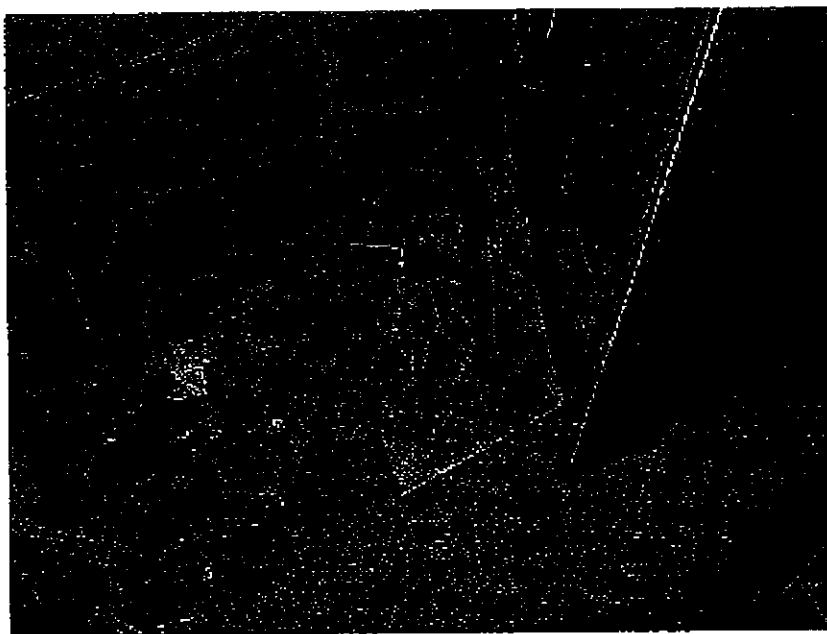
RBC:_SAMPLE_InspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 17 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Electrical Cupboard 5854		Boarding		5854/017	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Board (floor panel). Sample No. ECS 94349



Recommended Action:

Environmental Contamination Services

Printed using ENVACS

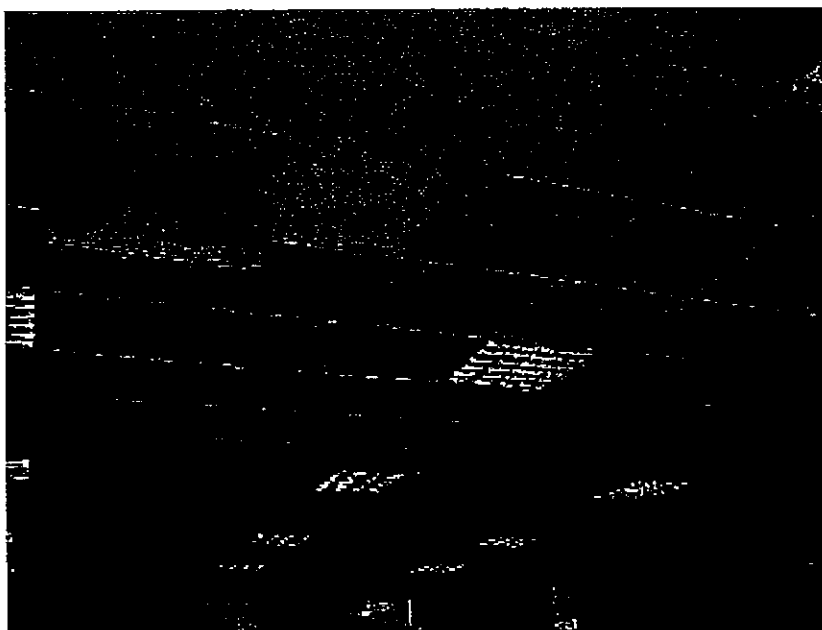
RBC1_SAMPLE_InspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 18 of 39

<i>Environmental Inspection Record</i>	Rose Kiln Court
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<i>Location</i>	<i>Component:</i>	<i>Inspection Ref. Number</i>	
Ground Floor Open Plan Office 1 5854	Ceiling Tile	5854/018	
		<i>Survey Date</i>	19/05/2003
		<i>Inspection Type</i>	Insp/Sample
		<i>Surveyor:</i>	LH & VD
<i>Condition:</i>	<i>Access:</i>	<i>Asbestos ?</i>	
		No	
<i>Friability:</i>	<i>Amount:</i>	<i>Type :</i>	NADIS
<i>Damage:</i>	<i>Exposure:</i>	<i>Analysis:</i>	
<i>Position:</i>	<i>Risk Factor:</i> 0 <i>Risk Band:</i> E	<i>Priority Assessment:</i>	NADIS - No action required

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94350



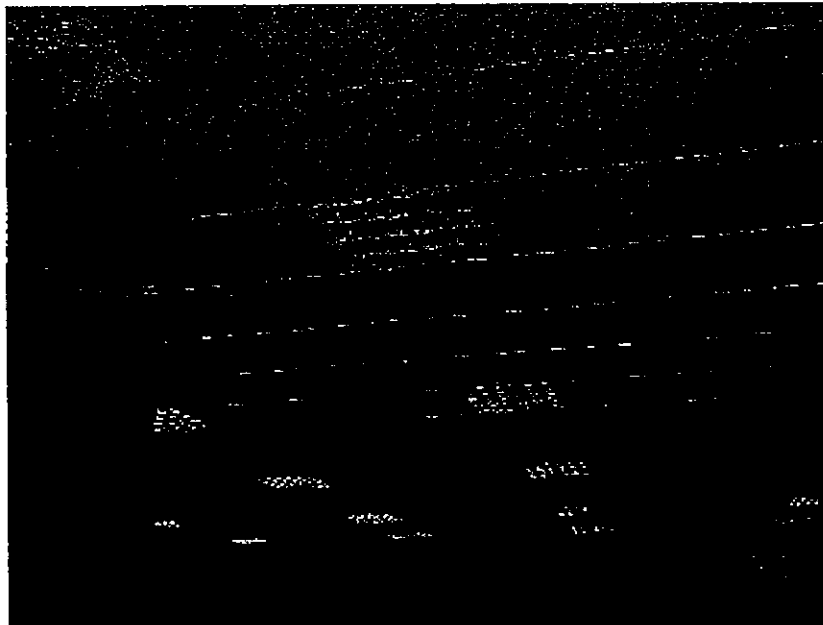
<i>Recommended Action:</i>	
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<i>Environmental Contamination Services</i>	<i>SiteID:</i>	5854
	<i>Survey Ref:</i>	5854S01
	<i>Last Survey:</i>	19 May 2003
	<i>Printed on:</i>	23 September 2004
	<i>Sample Rcd</i>	Page 19 of 39

Environmental Inspection Record	Rose Kiln Court
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Location	Component:	Inspection Ref. Number	
Ground Floor Open Plan Office 1 5854	Ceiling Tile	5854/019	
		Survey Date	19/05/2003
		Inspection Type	Insp/Sample
		Surveyor:	LH & VD
Condition:	Access:	Asbestos ?	
		No	
Friability:	Amount:	Type :	NADIS
Damage:	Exposure:	Analysis:	
Position:	Risk Factor: 0 Risk Band: E	Priority Assessment:	NADIS - No action required

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94351



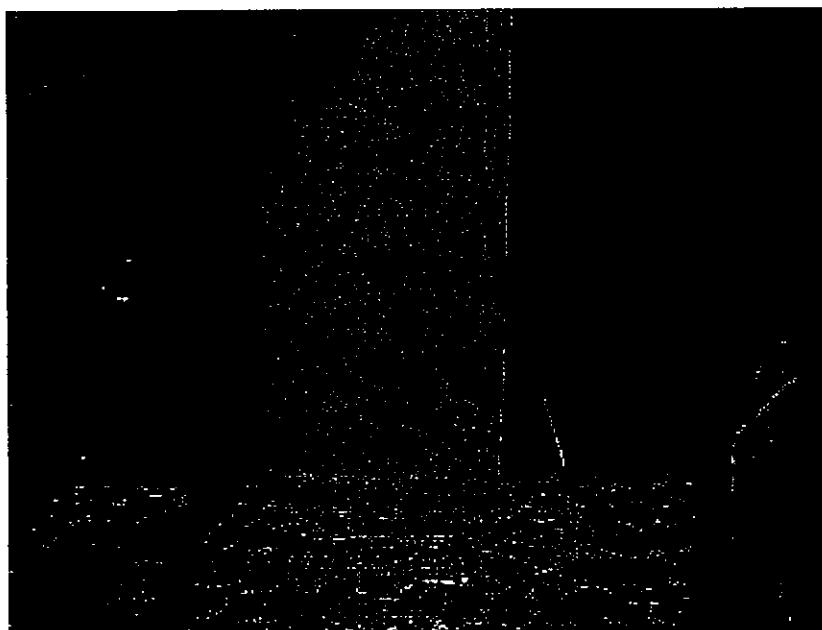
Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 20 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 1 5854		Boarding		5854/020	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94352



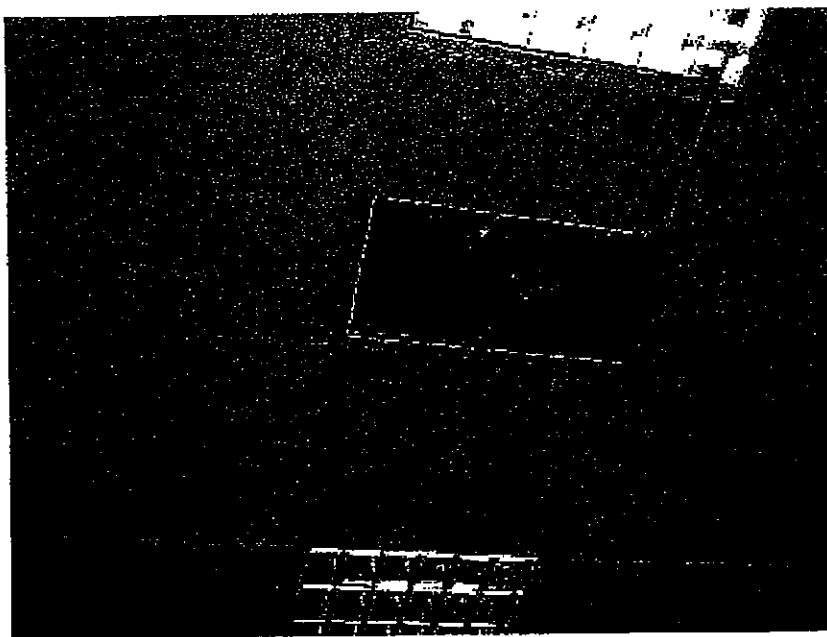
Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 21 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Facilities Office 5854		Insulation		5854/021	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Insulation (within ceiling void).
Sample No. ECS 94353



Recommended Action:

Environmental Contamination Services

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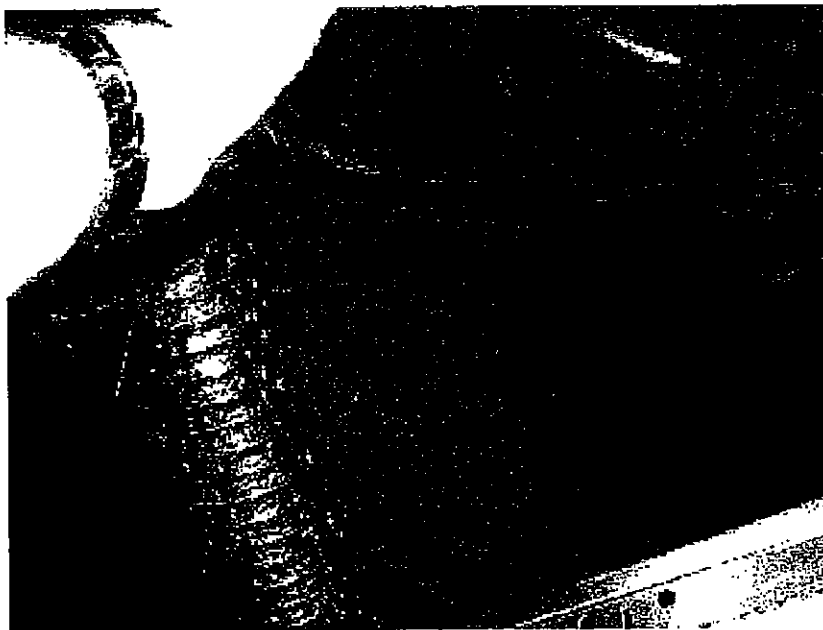
RB01_SAMPLEInspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 22 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Production Room 5854		Boarding		5854/022	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94354



Recommended Action:

Environmental Contamination Services

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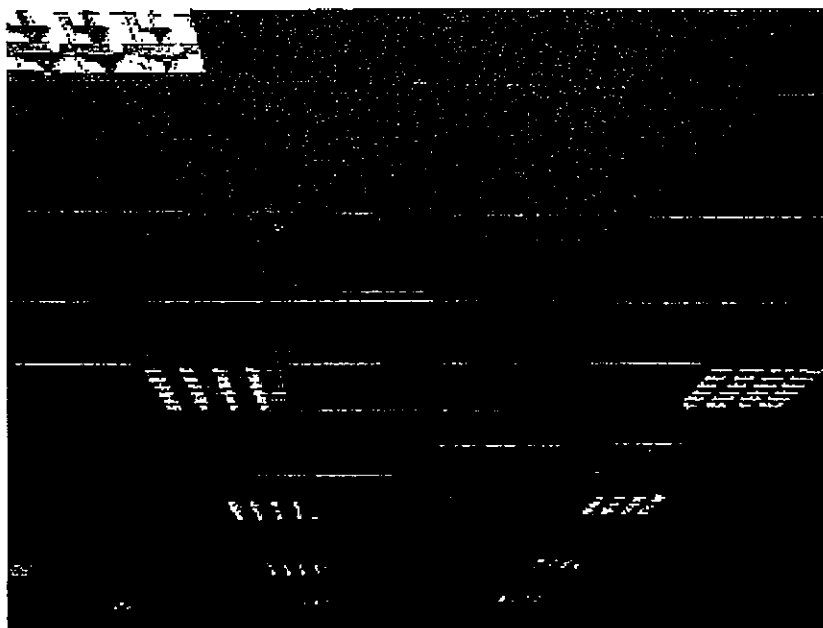
RB01_SAMPLE_InspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 23 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 2 5854		Ceiling Tile		5854/023	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94355



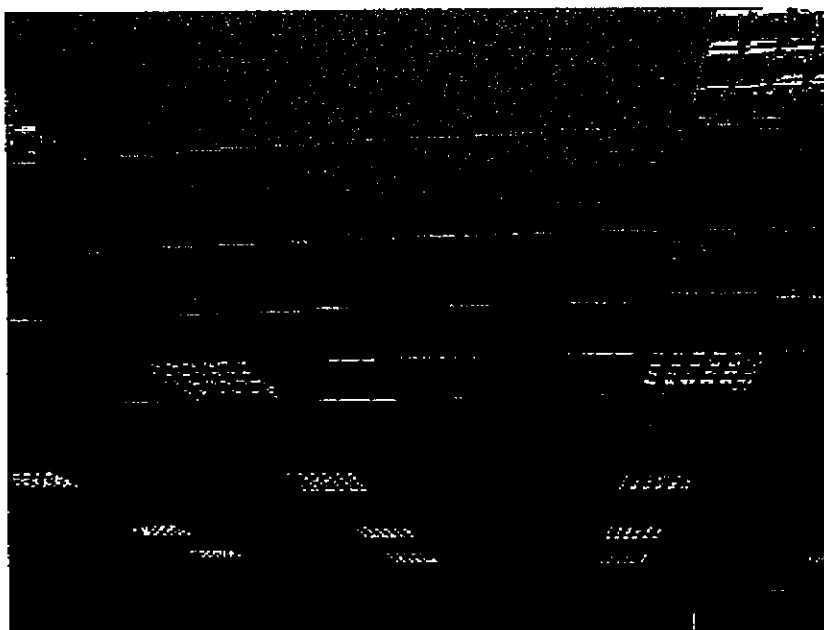
Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 24 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 2 5854		Ceiling Tile		5854/024	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94356



Recommended Action:

Environmental Contamination Services

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RB01_SAMPLE_InspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 25 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 2 5854		Insulation		5854/025	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Insulation (within ceiling void).
Sample No. ECS 94357



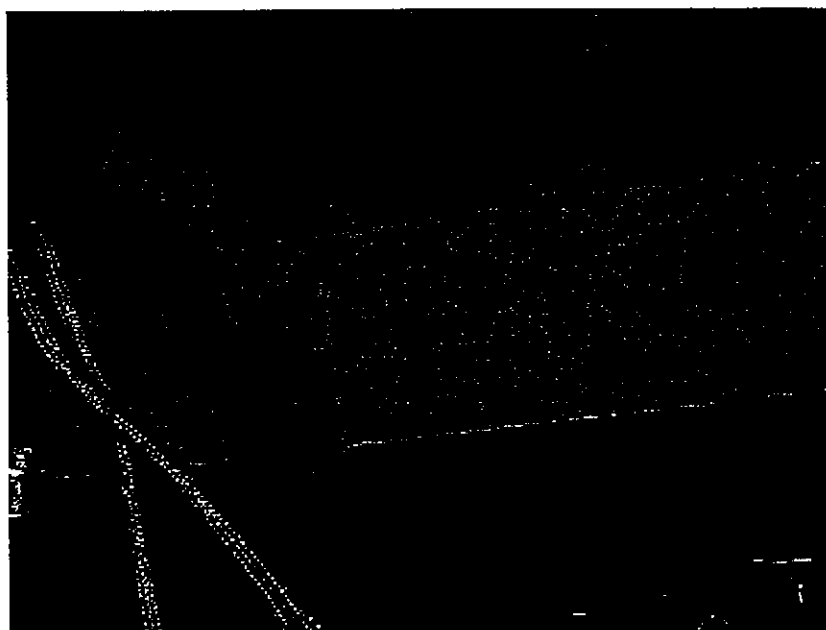
Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 26 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 2 5854		Boarding		5854/026	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94358



Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 27 of 39

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Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 3 5854		Ceiling Tile		5854/027	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94359



Recommended
Action:

Environmental Contamination Services

Printed using ENVACS

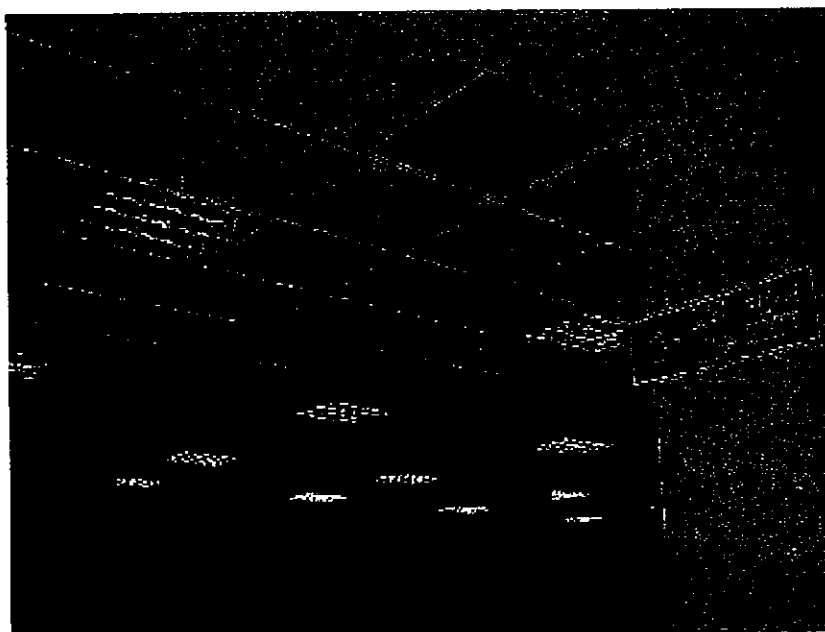
RB01_SAMPLE_InspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 28 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 3 5854		Ceiling Tile		5854/028	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94360



Recommended
Action:

Environmental Contamination Services

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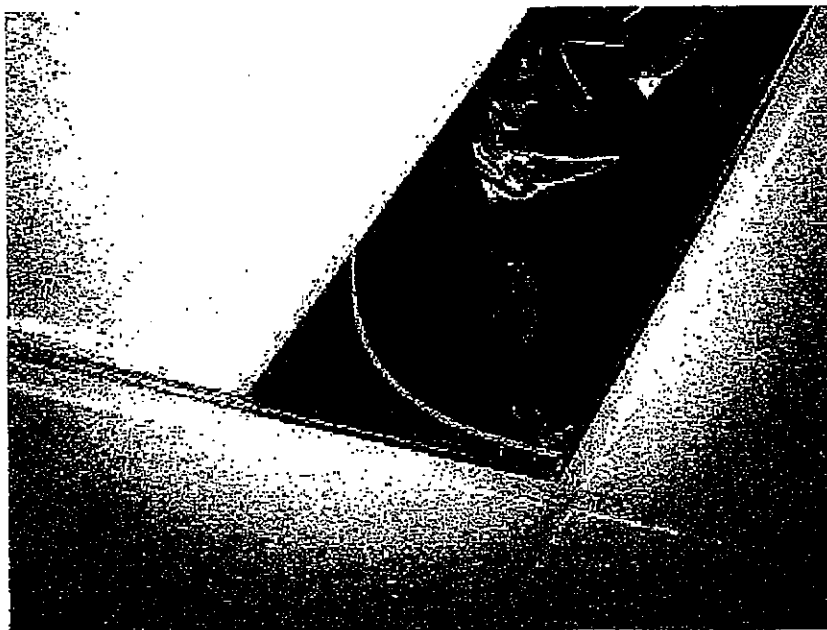
RB01_SAMPLE_InspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 29 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 3 5854		Insulation		5854/029	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Insulation (within ceiling void).
Sample No. ECS 94361



Recommended Action:

Environmental Contamination Services

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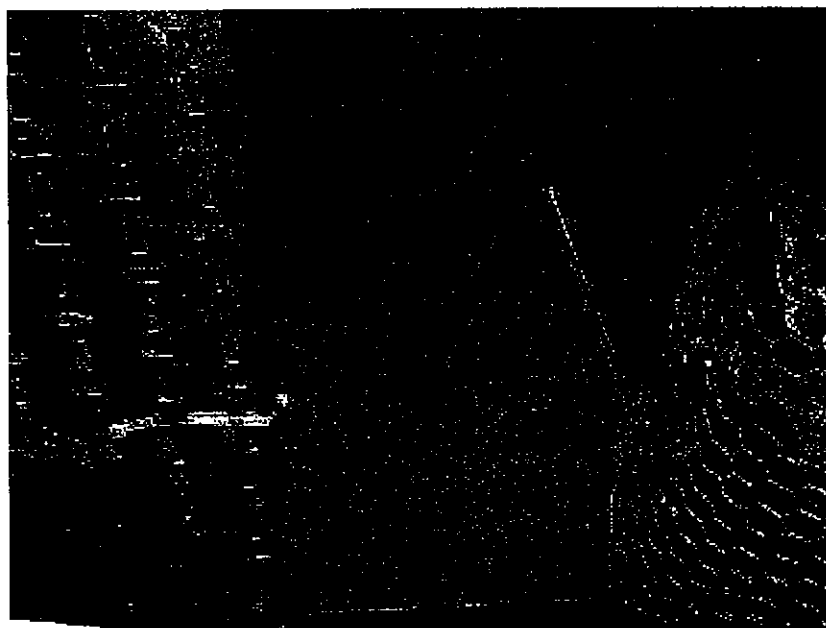
RB01_SAMPLE_InspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 30 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 3 5854		Boarding		5854/030	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94362



Recommended Action:	
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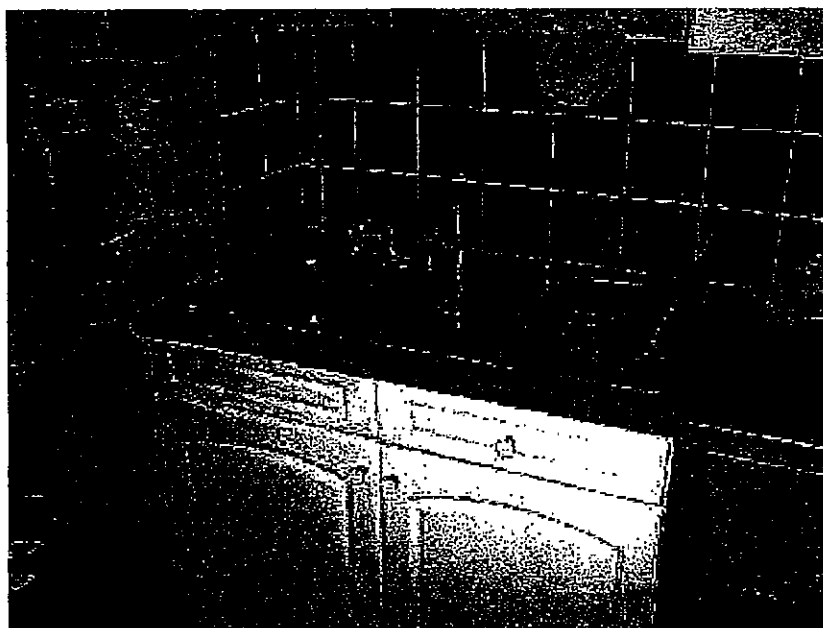
Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 31 of 39

Printed using ENVACS R80: _SAMPLE_inspRcd_G

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 3 5854		Bitumen Pad		5854/031	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Bitumen Pad (beneath sink). Sample No. ECS 94363



Recommended Action:	
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Environmental Contamination Services	SheetD:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Ref	Page 32 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Male Toilet 1 5854		Ceiling Tile		5854/032	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94364



Recommended Action:	
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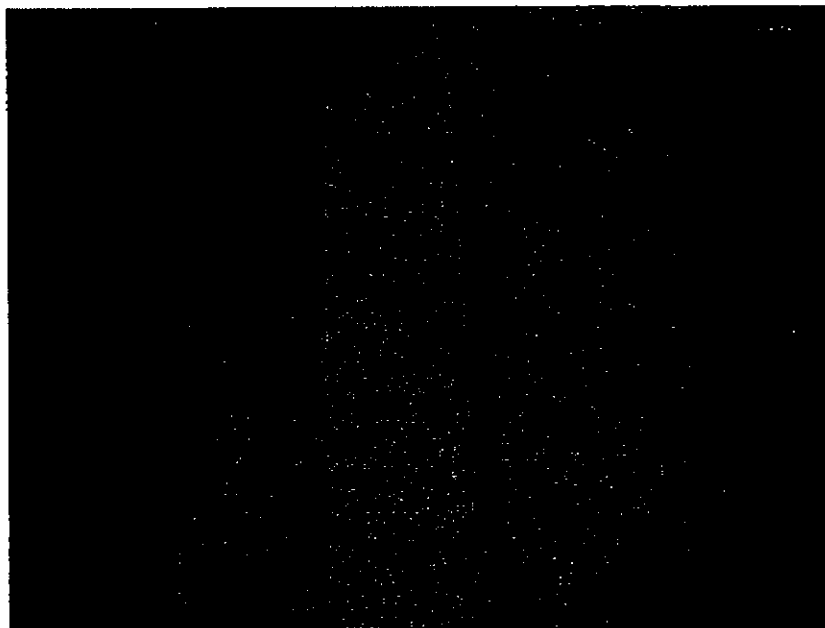
Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 33 of 39

Printed using ENVACS RBO*_SAMPLE_inspRcd_G

<i>Environmental Inspection Record</i>	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Female Toilet 1 5854		Boarding		5854/033	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Board (service duct panel). Sample No. ECS 94365



Recommended Action:	
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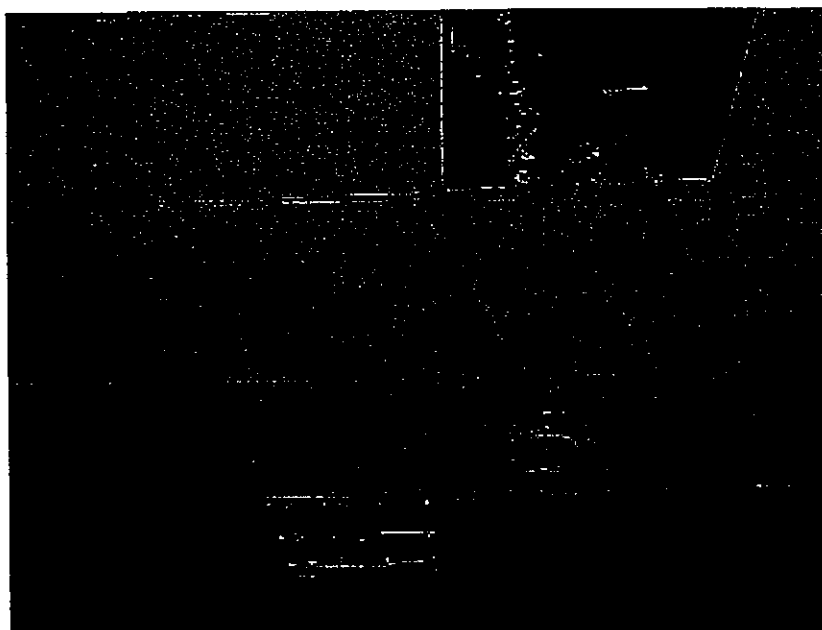
<i>Environmental Contamination Services</i>	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Ref	Page 34 of 39

Printed using ENVACS RB01_SAMPLEInspRcd_G

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Cleaners Store 2 5854		Ceiling Tile		5854/034	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94366



Recommended Action:	
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Environmental Contamination Services		SiteID:	5854
Printed using ENVACS		Survey Ref:	5854S01
		Last Survey:	19 May 2003
		Printed on:	23 September 2004
		Sample Rcd	Page 35 of 39
RBG1_SAMPLE_InspRcd_G			

Court

Number

37

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5854

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May 2003

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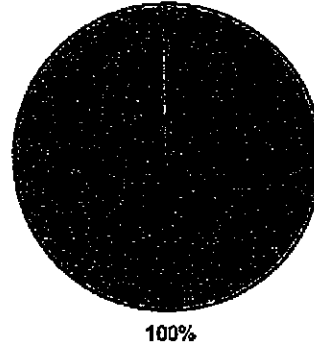
04

Sample Analysis Charts

Rose Kiln Court

It should be noted that these charts reflect the data for the whole of the site regardless of which survey they were recorded by.

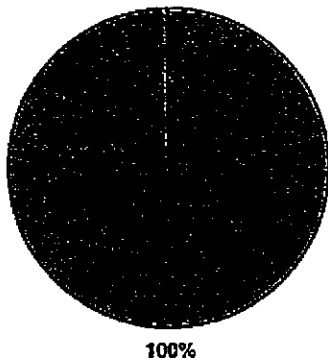
Sample Analysis by Asbestos Type



■ NADIS

100%

Sample Analysis by Risk Band



■ E

100%

LEGEND

E NADIS - No action required

Analysis by recommended action/surveyor's comment.

NB Samples which have had no recommended action are coded Slice

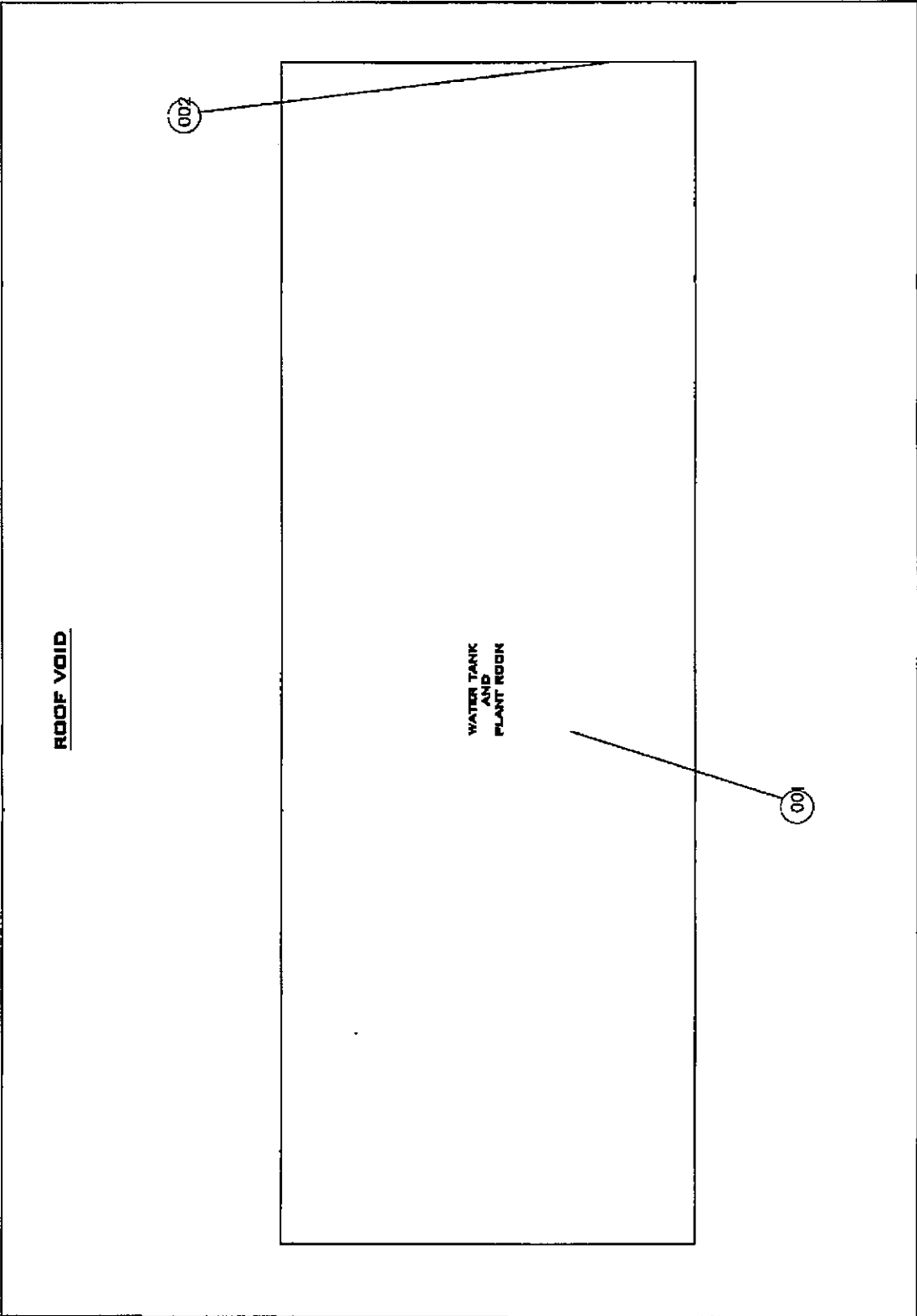
Environmental Contamination Services

Printed using ENVACS

RF00_SAMPLE_Charts G

SireID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Analysis Charts	Page 1 of 1

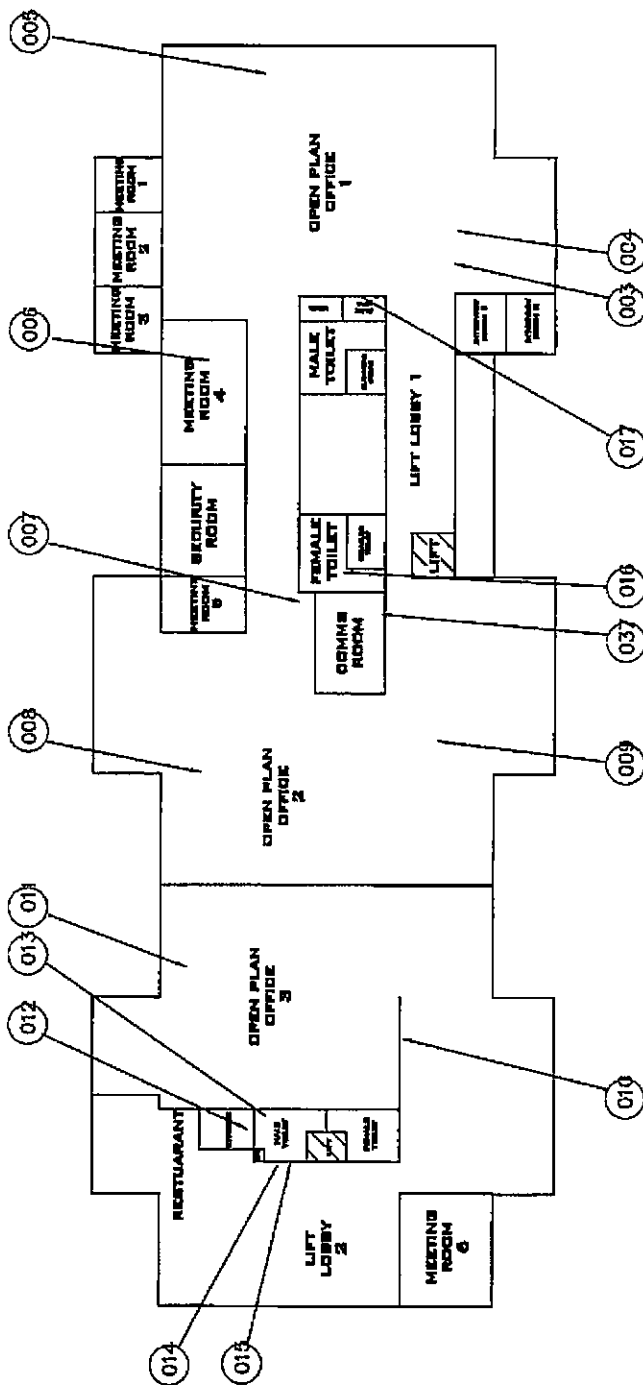
Client	THAMES WATER PROPERTY SERVICES		Inspection Reference Location ☐ Asbestos Present ☒ Inaccessible Areas
Site Address	Rose Kiln Court, Rose Kiln Lane, Reading		
ECS Survey Reference	ESC/TW/03/SUR/5854		
Date of Survey/Inspection	19/05/03		
Surveyors	L.Hodley/V.Drury		
SURV 02 (17) VER 1 07-apr-01QCM		PAGE 1 OF 3	Not to Scale



Client	THAMES WATER PROPERTY SERVICES		
Site Address	Rose Klin Court, Rose Klin Lane, Reading		
ECS Survey Reference	ESC/TW/03/SUR/5854		
Date of Survey/Inspection	19/05/03		
Surveyors	L.Hadley/V.Drury		
SURV 02 (17) VER 1 07-opr-01GCM	PAGE 2 OF 3	Not to Scale	

☐ Inspection Reference Location
☒ Asbestos Present
☒ Inaccessible Areas

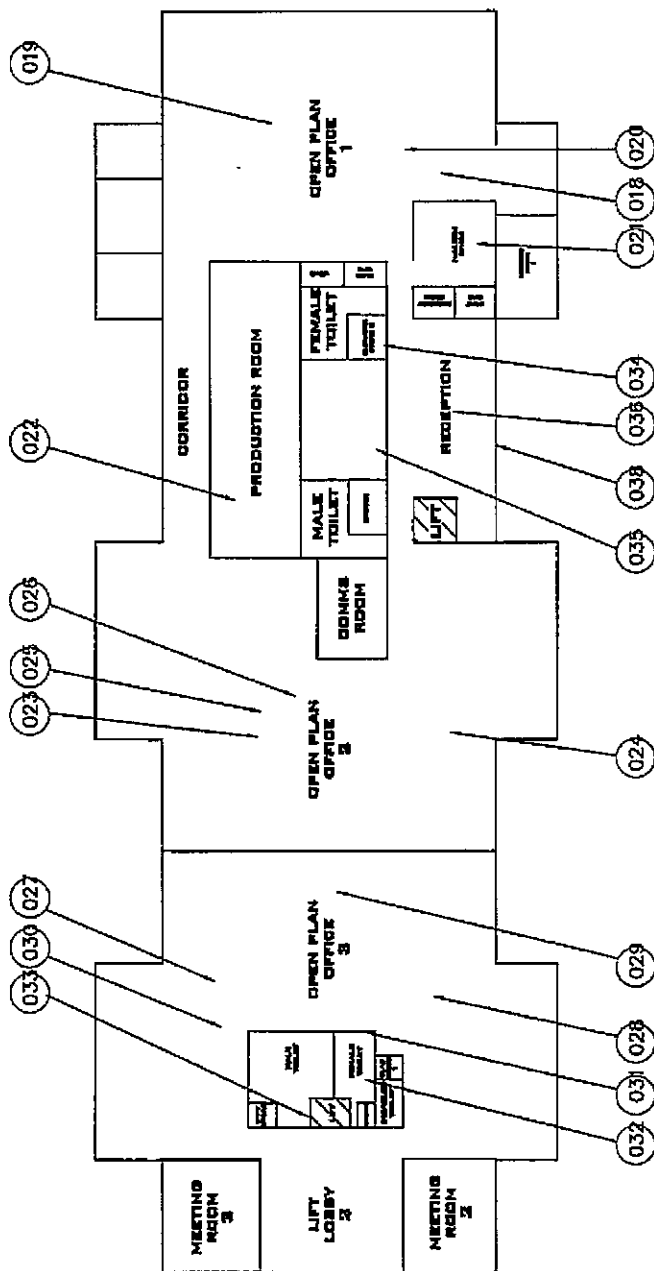
FIRST FLOOR



Client	THAMES WATER PROPERTY SERVICES		
Site Address	Rose Kiln Court, Rose Kiln Lane, Reading		
ECS Survey Reference	ESC/TW/03/SUR/5854		
Date of Survey/Inspection	19/05/03		
Surveyors	L.Hodley/V.Drury		
SURV 02 (17) VER 1 07-apr-01QCM	PAGE 3 OF 3	Not to Scale	

○	Inspection Reference Location
●	Asbestos Present
●	Inaccessible Area

GROUND FLOOR



***Environmental
Inspection Sheets
for
Thames Water Property***

at

***Rose Kiln Court
Rose Kiln Lane
Reading
Berkshire
RG2 0HP***

Environmental Contamination Services

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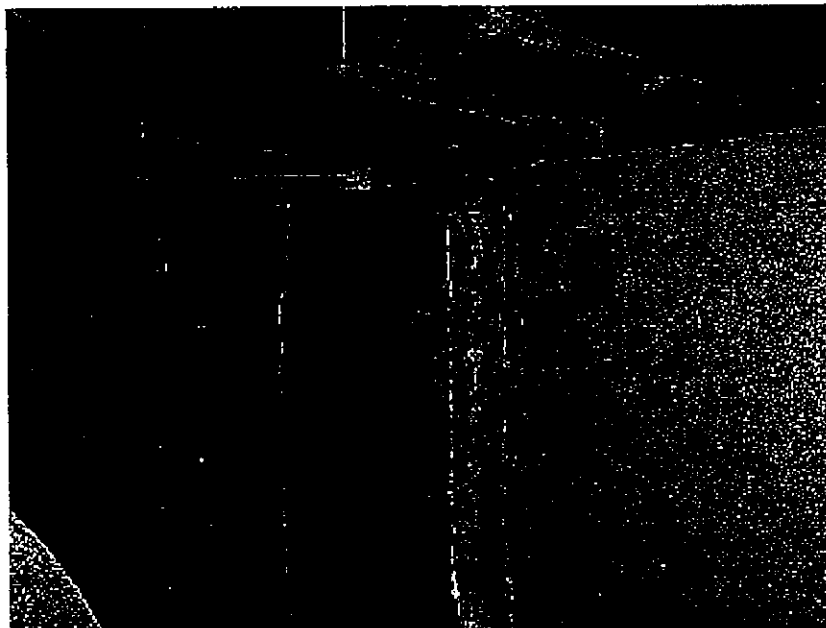
RB01_SAMPLE_InspRcd_G

<i>SiteID:</i>	5854
<i>Survey Ref:</i>	5854S01
<i>Last Survey:</i>	19 May 2003
<i>Printed on:</i>	23 September 2004
<i>Sample Rcd</i>	Page 1 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Roof Void Water Tank & Plant Rm 5854		Pipework Insulation		5854/001	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (around air condition ducting). Sample No. ECS 94333



Recommended Action:	
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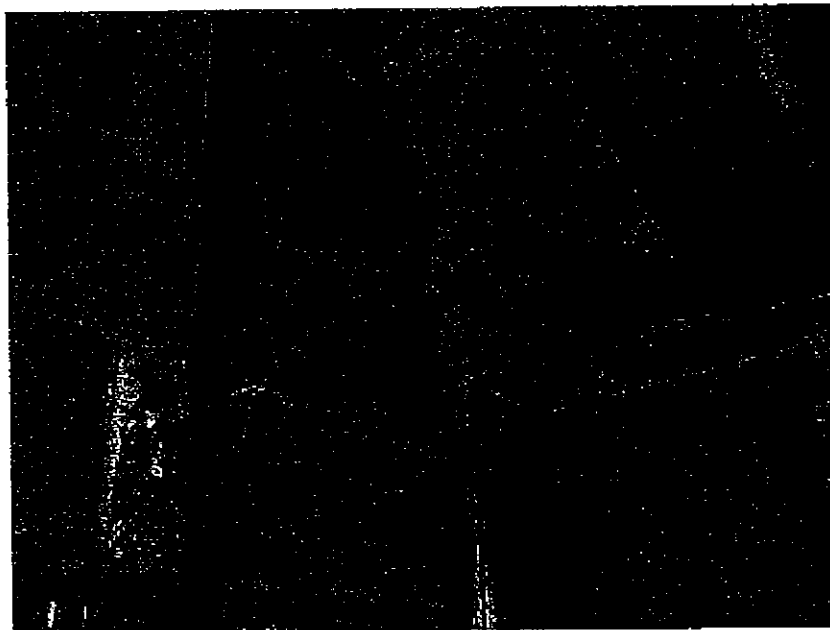
Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rod	Page 2 of 39

Printed using ENVACS RBG:_SAMPLE_InspRod_G

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Roof Void Water Tank & Plant Rm 5854		Boarding		5854/002	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Board (wall panel). Sample No. ECS 94334



Recommended Action:

Environmental Contamination Services

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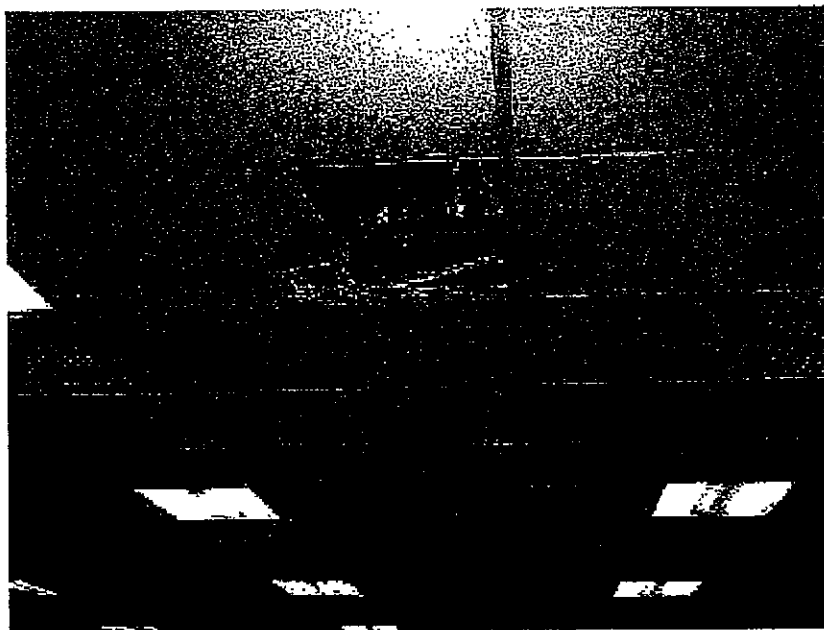
RB01_SAMPLE_inspRcd,G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 3 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Open Plan Office 1 5854		Ceiling Tile		5854/003	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94335



Recommended Action:

Environmental Contamination Services

Printed using ENVACS

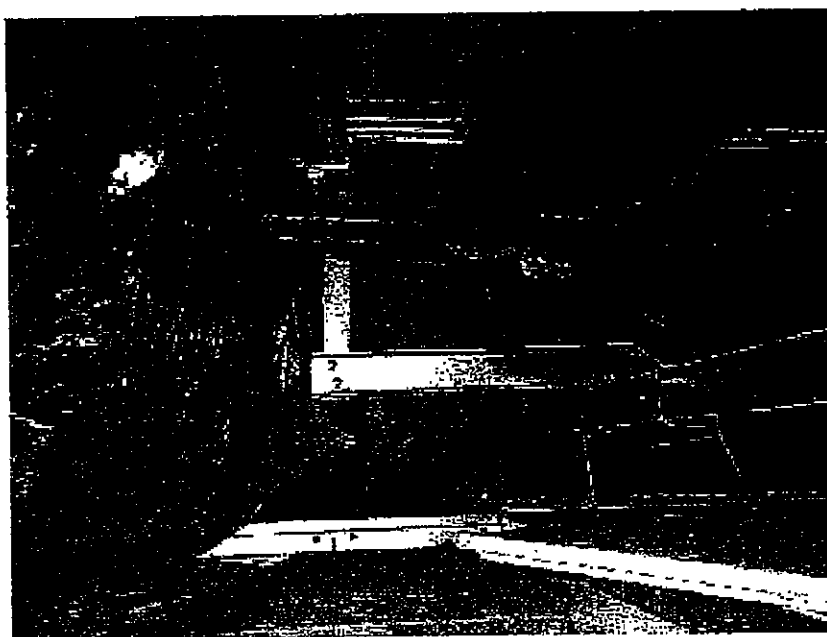
RB01_SAMPLE_lr.spRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 4 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Open Plan Office 1 5854		Pipework Insulation		5854/004	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (within ceiling void). Sample No. ECS 94336



Recommended Action:	
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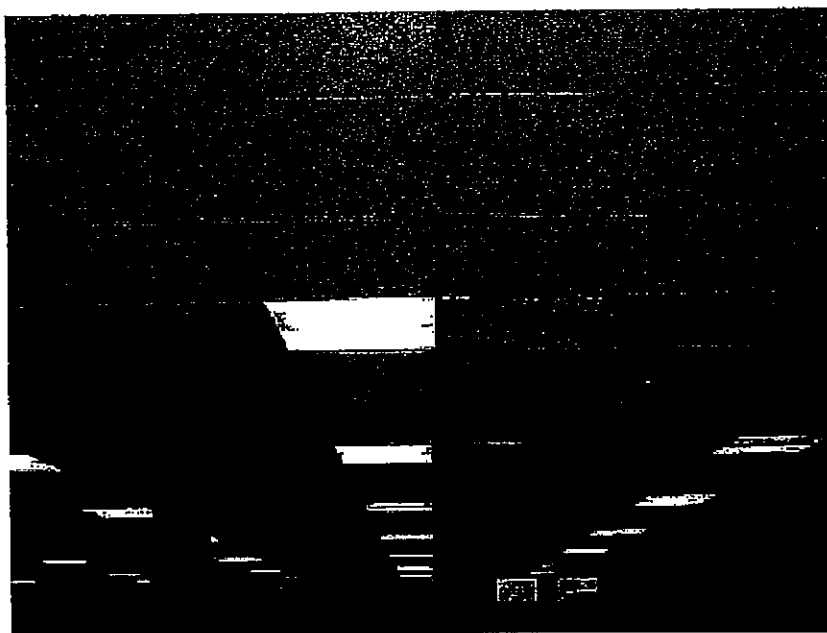
Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Ref	Page 5 of 39

Printed using ENVACS RB01_SAMPLE_InspRec_G

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Open Plan Office 1 5854		Ceiling Tile		5854/005	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94337



Recommended Action:

Environmental Contamination Services

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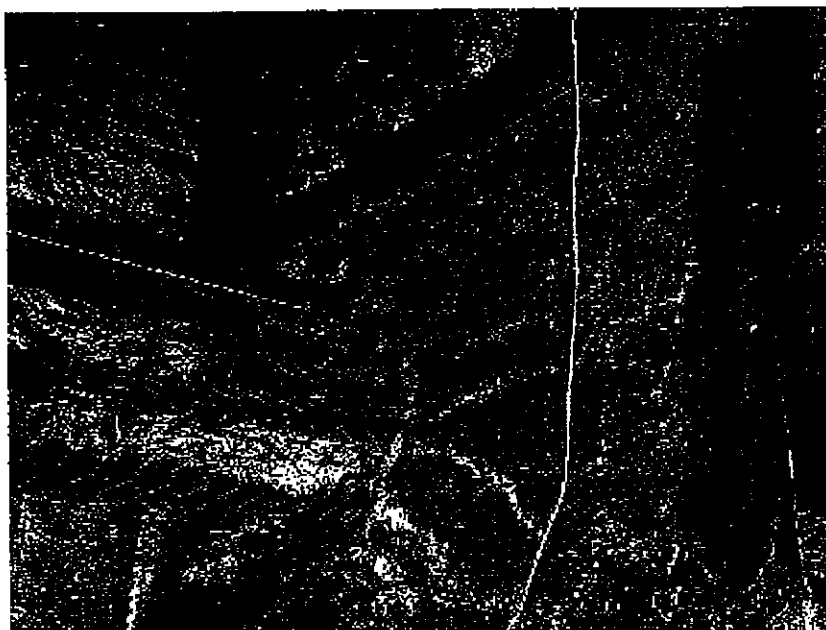
RB01_SAMPLE_InspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 6 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Meeting Room 4 5854		Insulation		5854/006	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority	NADIS - No action required
		Risk Band:	E	Assessment:	

NO ASBESTOS DETECTED IN SAMPLE - Insulation (firebreak within ceiling void). Sample No. ECS 94338



Recommended Action:	
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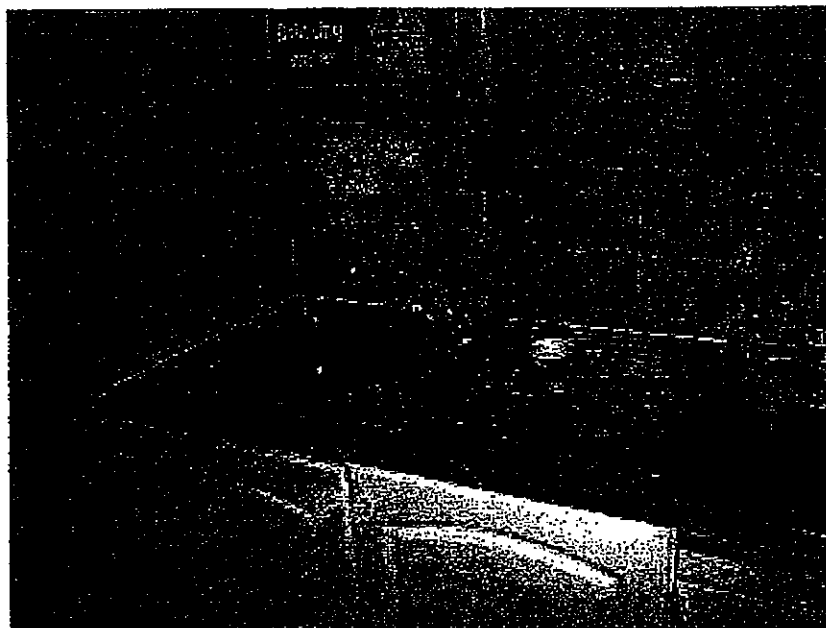
Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 7 of 39

Printed using ENVACS RB01_SAMPLE_InspRcd_G

<i>Environmental Inspection Record</i>	Rose Kiln Court
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<i>Location</i>		<i>Component:</i>		<i>Inspection Ref. Number</i>	
First Floor Vending 2 5854		Bitumen Pad		5854/007	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Bitumen Pad (beneath sink). Sample No. ECS 94339



<i>Recommended Action:</i>	
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<i>Environmental Contamination Services</i>	<i>SiteID:</i>	5854
	<i>Survey Ref:</i>	5854S01
	<i>Last Survey:</i>	19 May 2003
	<i>Printed on:</i>	23 September 2004
	<i>Sample Ref</i>	Page 8 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Open Plan Office 2 5854		Ceiling Tile		5854/008	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94340



Recommended Action:	
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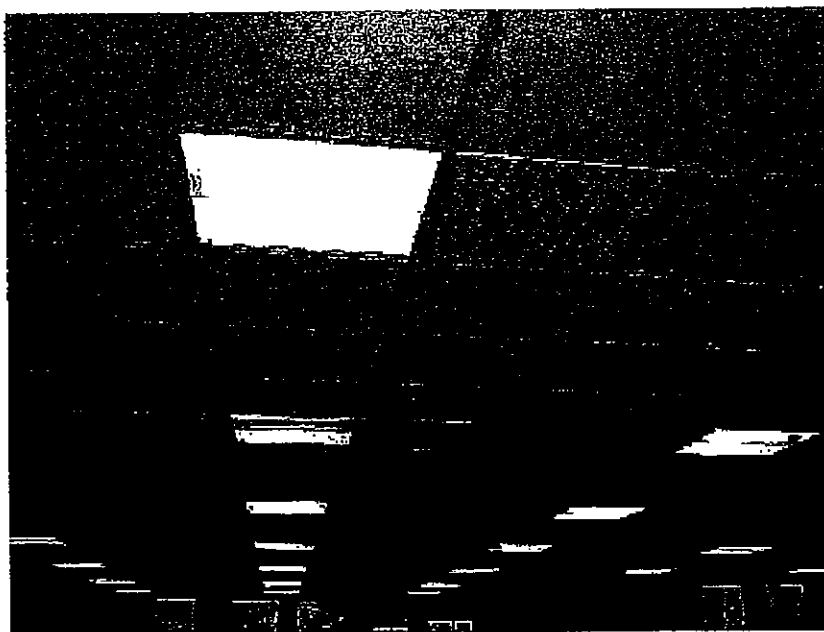
Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 9 of 39

Printed using ENVACS RB01_SAMPLE_InspRcd_G

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Open Plan Office 2 5854		Ceiling Tile		5854/009	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94341



Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 10 of 39

Printed using ENVACS RB01_SAMPLE_InspRcd_G

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Open Plan Office 3 5854		Boarding		5854/010	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Board (wall panel). Sample No. ECS 94342



Recommended
Action:

Environmental Contamination Services

Printed using ENVACS

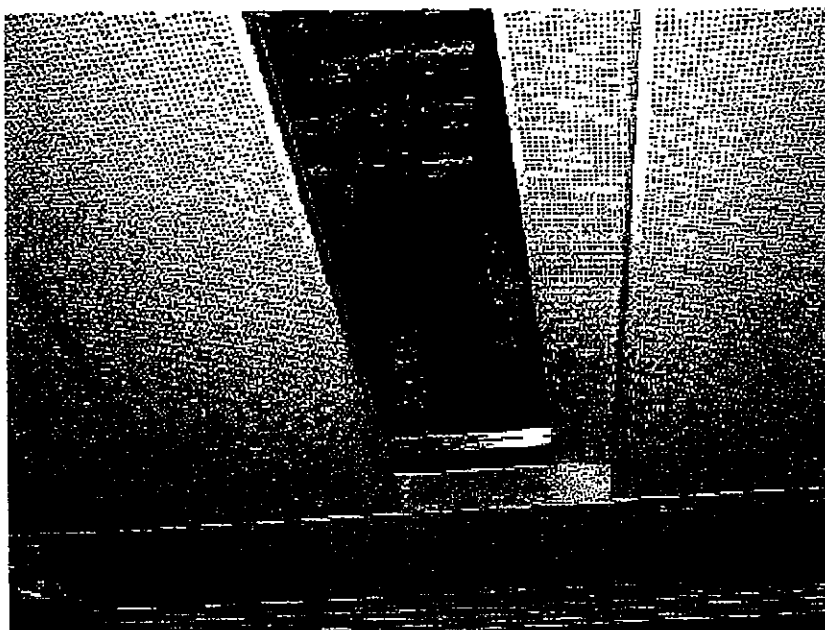
RB01_SAMPLE_InspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 11 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Open Plan Office 3 5854		Pipework Insulation		5854/011	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (within ceiling void). Sample No. ECS 94343



Recommended Action:

Environmental Contamination Services

Printed using ENVACS

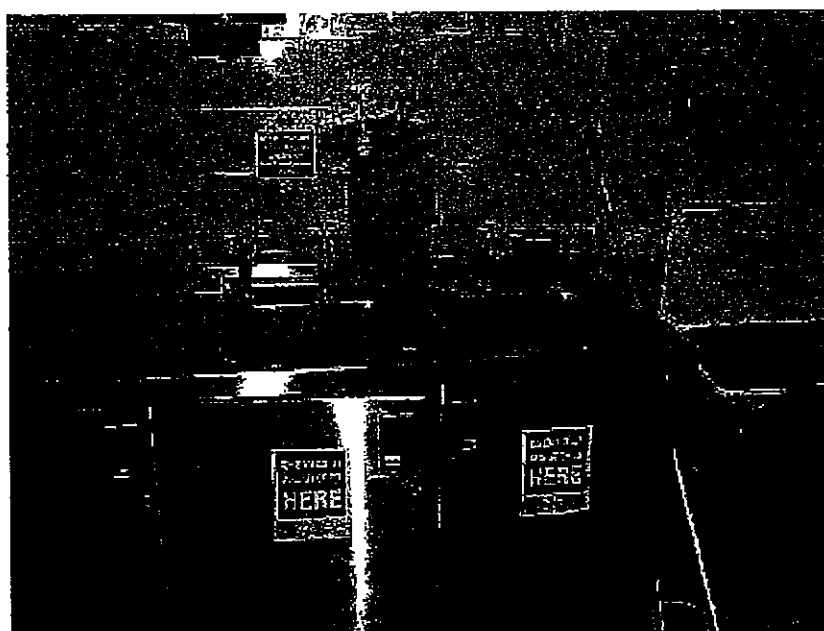
PB01_SAMPLE_InspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 12 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Kitchen 5854		Bitumen Pad		5854/012	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Bitumen Pad (beneath sink). Sample No. ECS 94344



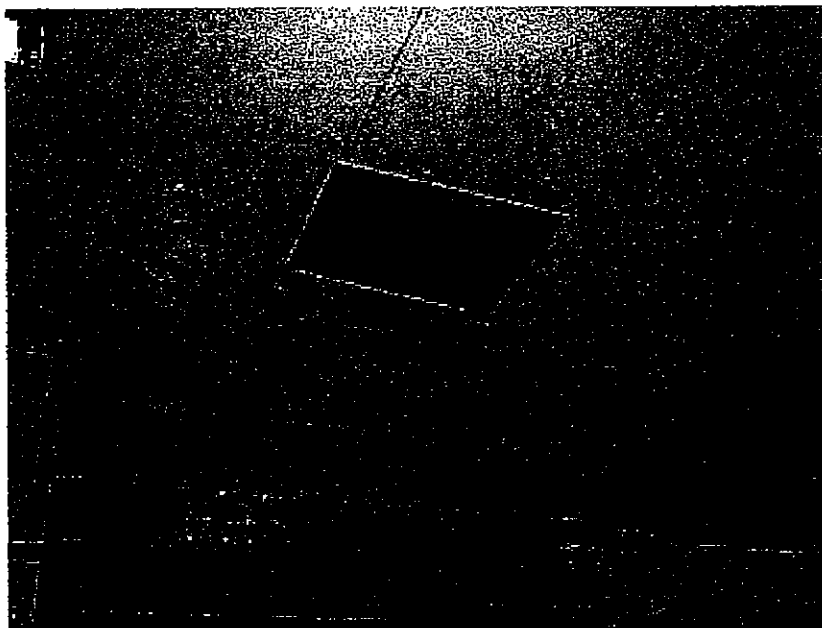
Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 13 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Male Toilet 1 5854		Ceiling Tile		5854/013	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94345



Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Ref	Page 14 of 39

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Environmental Inspection Record	Rose Kiln Court
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<i>Location</i>	<i>Component:</i>	<i>Inspection Ref. Number</i>	
First Floor Male Toilet 1 5854	Pipework Insulation	5854/014	
		<i>Survey Date</i>	19/05/2003
		<i>Inspection Type</i>	Insp/Sample
		<i>Surveyor:</i>	LH & VD

<i>Condition:</i>		<i>Access:</i>		<i>Asbestos ?</i>	
				No	
<i>Friability:</i>		<i>Amount:</i>		<i>Type :</i>	NADIS
<i>Damage:</i>		<i>Exposure:</i>		<i>Analysis:</i>	
<i>Position:</i>		<i>Risk Factor:</i>	0	<i>Priority Assessment:</i>	NADIS - No action required
		<i>Risk Band:</i>	E		

NO ASBESTOS DETECTED IN SAMPLE - Pipework Insulation (within service duct). Sample No. ECS 94346



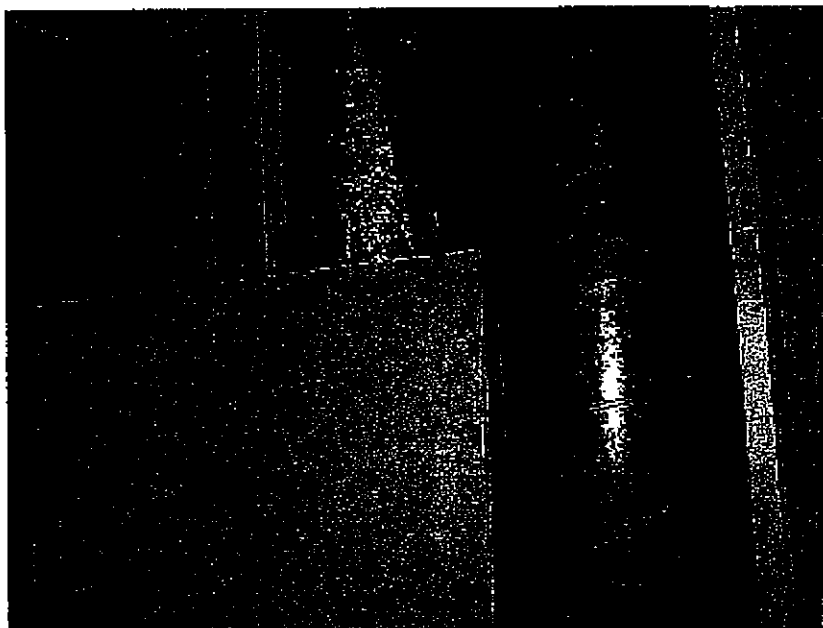
<i>Recommended Action:</i>	
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Environmental Contamination Services	<i>SiteID:</i>	5854
	<i>Survey Ref:</i>	5854S01
	<i>Last Survey:</i>	19 May 2003
	<i>Printed on:</i>	23 September 2004
	<i>Sample Rcd</i>	Page 15 of 39

Environmental Inspection Record	Rose Kiln Court
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Location	Component:	Inspection Ref. Number	
First Floor Male Toilet 1 5854	Boarding	5854/015	
		Survey Date	19/05/2003
		Inspection Type	Insp/Sample
		Surveyor:	LH & VD
Condition:	Access:	Asbestos ?	
		No	
Friability:	Amount:	Type :	NADIS
Damage:	Exposure:	Analysis:	
Position:	Risk Factor: 0 Risk Band: E	Priority Assessment:	NADIS - No action required

NO ASBESTOS DETECTED IN SAMPLE - Board (service duct panel). Sample No. ECS 94347



Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Ref	Page 16 of 39

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Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Female Toilet 2 5854		Ceiling Tile		5854/016	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94348



Recommended Action:

Environmental Contamination Services

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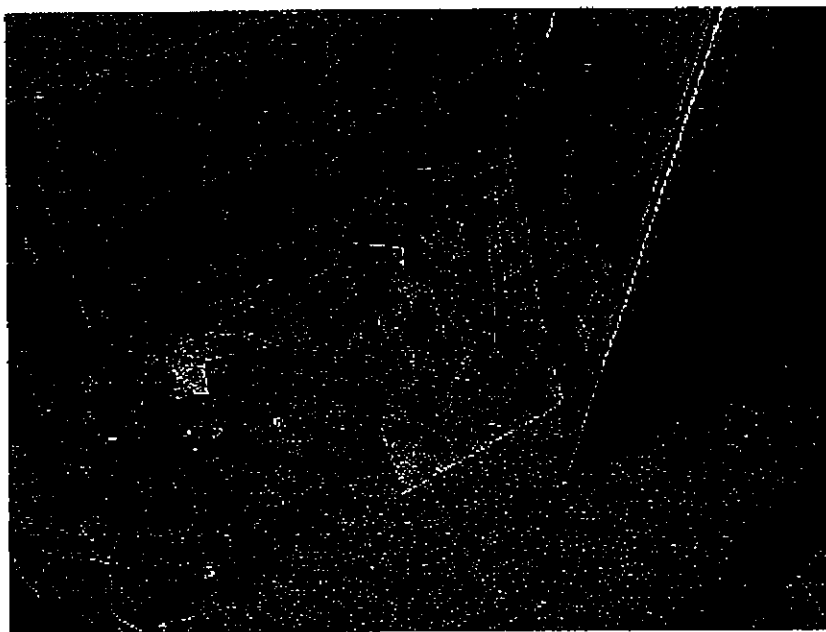
RB01_SAMPLE_InspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 17 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
First Floor Electrical Cupboard 5854		Boarding		5854/017	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Board (floor panel). Sample No. ECS 94349



Recommended
Action:

Environmental Contamination Services

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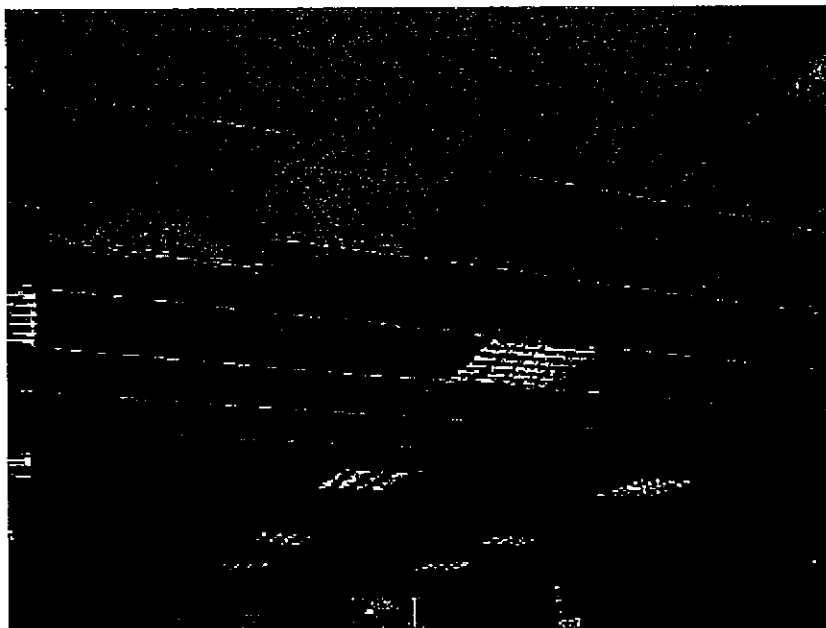
RB01_SAMPLE_InspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 18 of 39

<i>Environmental Inspection Record</i>	Rose Kiln Court
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Location	Component:	Inspection Ref. Number	
Ground Floor Open Plan Office 1 5854	Ceiling Tile	5854/018	
		Survey Date	19/05/2003
		Inspection Type	Insp/Sample
		Surveyor:	LH & VD
Condition:	Access:	Asbestos ?	
		No	
Friability:	Amount:	Type :	NADIS
Damage:	Exposure:	Analysis:	
Position:	Risk Factor: 0 Risk Band: E	Priority Assessment:	NADIS - No action required

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94350



Recommended Action:	
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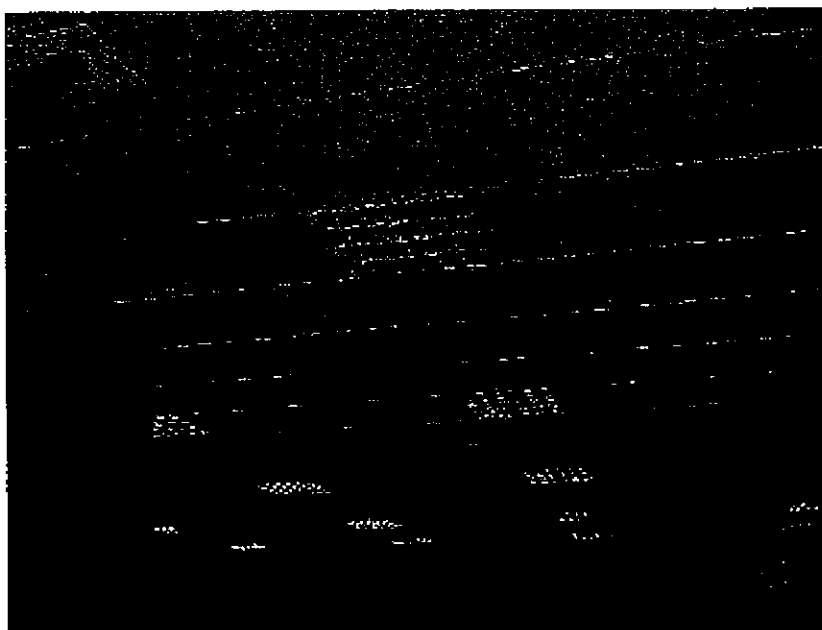
<i>Environmental Contamination Services</i>	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 19 of 39

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<i>Environmental Inspection Record</i>	Rose Kiln Court
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<i>Location</i>		<i>Component:</i>		<i>Inspection Ref. Number</i>	
Ground Floor Open Plan Office 1 5854		Ceiling Tile		5854/019	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94351



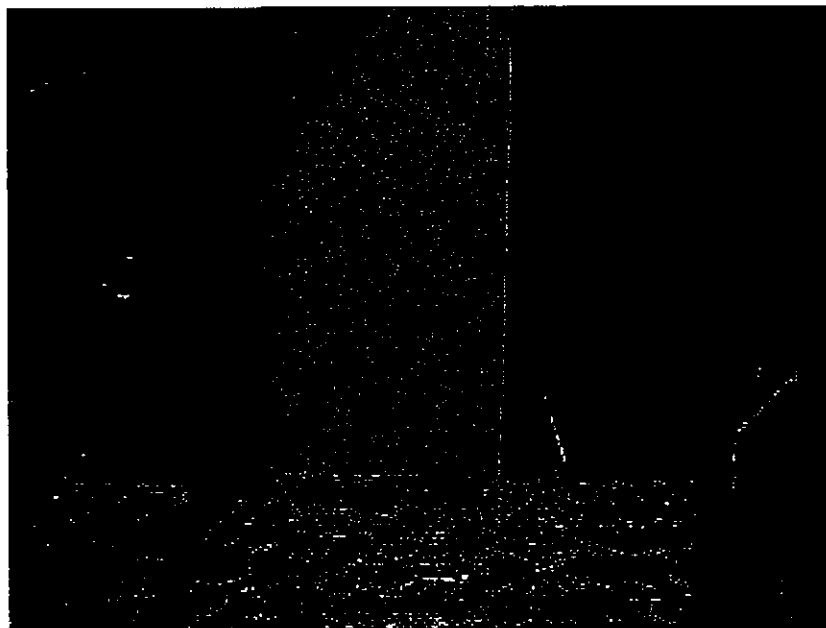
<i>Recommended Action:</i>	
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<i>Environmental Contamination Services</i>	<i>SiteID:</i>	5854
	<i>Survey Ref:</i>	5854S01
	<i>Last Survey:</i>	19 May 2003
	<i>Printed on:</i>	23 September 2004
	<i>Sample Ref</i>	Page 20 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 1 5854		Boarding		5854/020	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94352



Recommended Action:	
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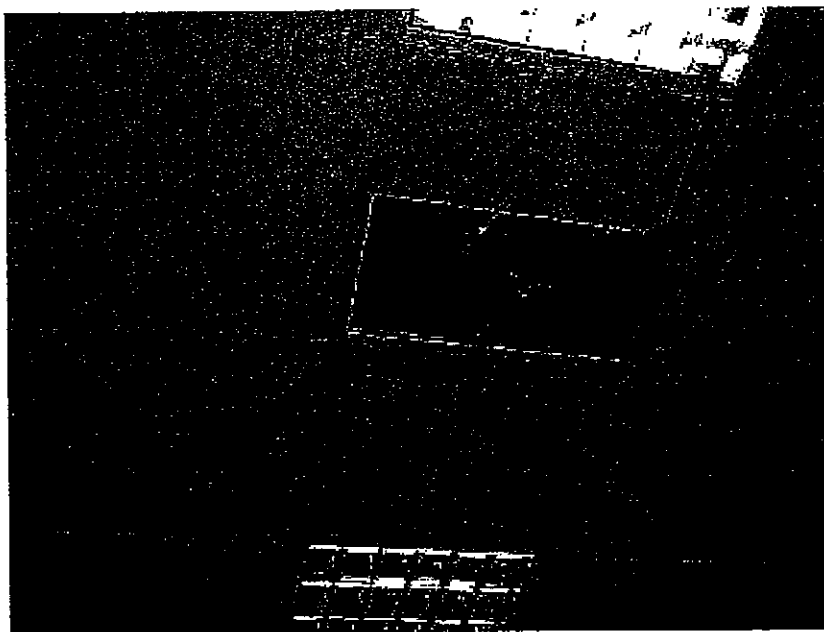
Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Ref	Page 21 of 39

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Environmental Inspection Record	Rose Kiln Court
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Location	Component:	Inspection Ref. Number	
Ground Floor Facilities Office 5854	Insulation	5854/021	
		Survey Date	19/05/2003
		Inspection Type	Insp/Sample
		Surveyor:	LH & VD
Condition:	Access:	Asbestos ?	
		No	
Friability:	Amount:	Type :	NADIS
Damage:	Exposure:	Analysis:	
Position:	Risk Factor: 0 Risk Band: E	Priority Assessment:	NADIS - No action required

NO ASBESTOS DETECTED IN SAMPLE - Insulation (within ceiling void).
Sample No. ECS 94353



**Recommended
Action:**

Environmental Contamination Services

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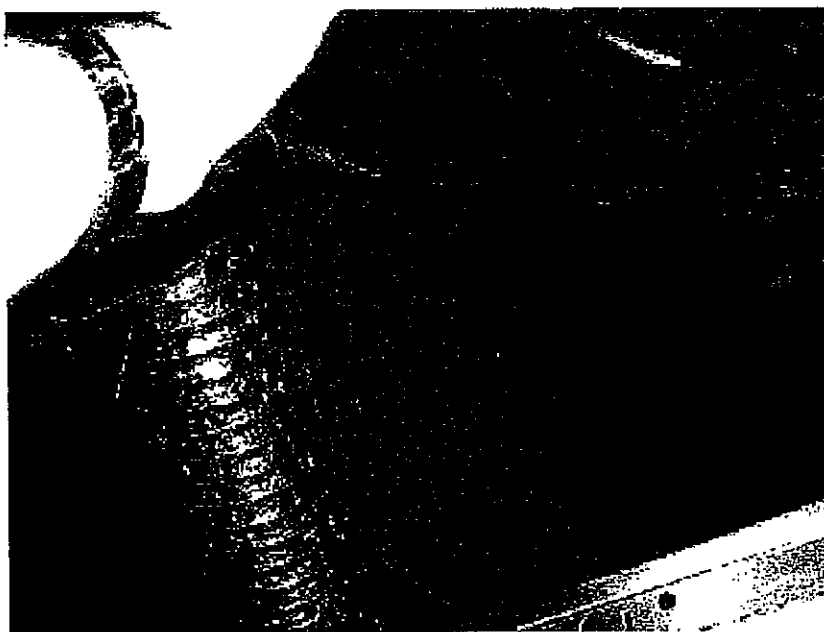
RB01_SAMPLE_InspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 22 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Production Room 5854		Boarding		5854/022	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94354



Recommended Action:

Environmental Contamination Services

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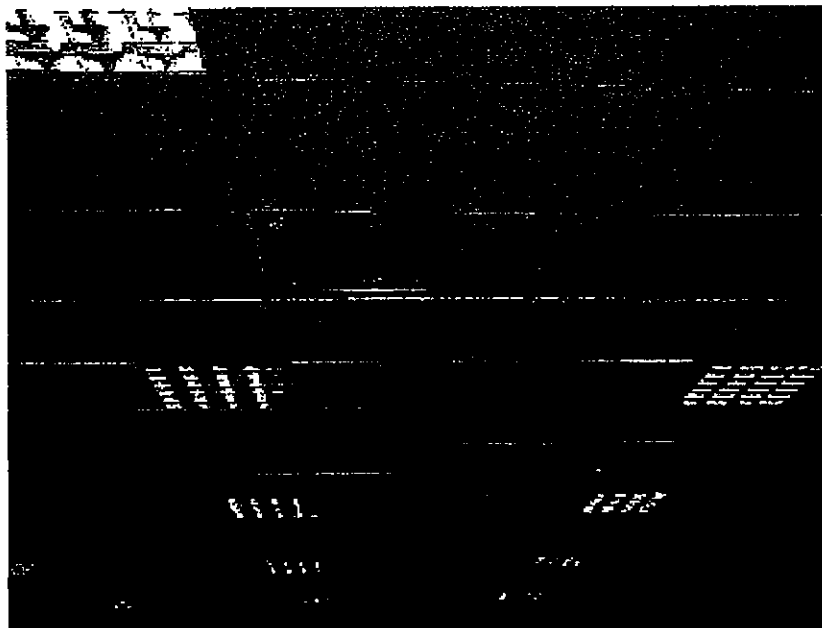
RB01_SAMPLE_InspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 23 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 2 5854		Ceiling Tile		5854/023	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94355



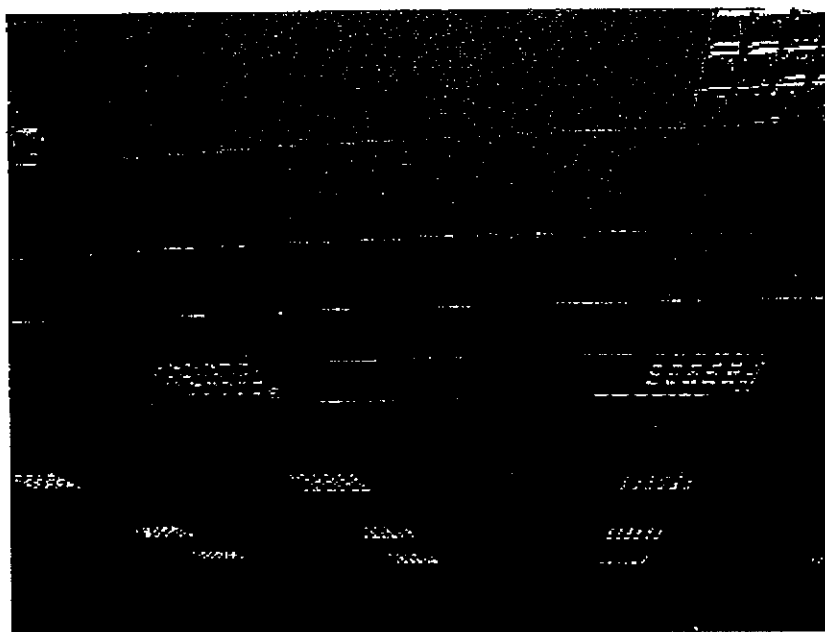
Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 24 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 2 5854		Ceiling Tile		5854/024	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94356



Recommended Action:	
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Environmental Contamination Services	SiretID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 25 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 2 5854		Insulation		5854/025	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

**NO ASBESTOS DETECTED IN SAMPLE - Insulation (within ceiling void).
Sample No. ECS 94357**



**Recommended
Action:**

Environmental Contamination Services

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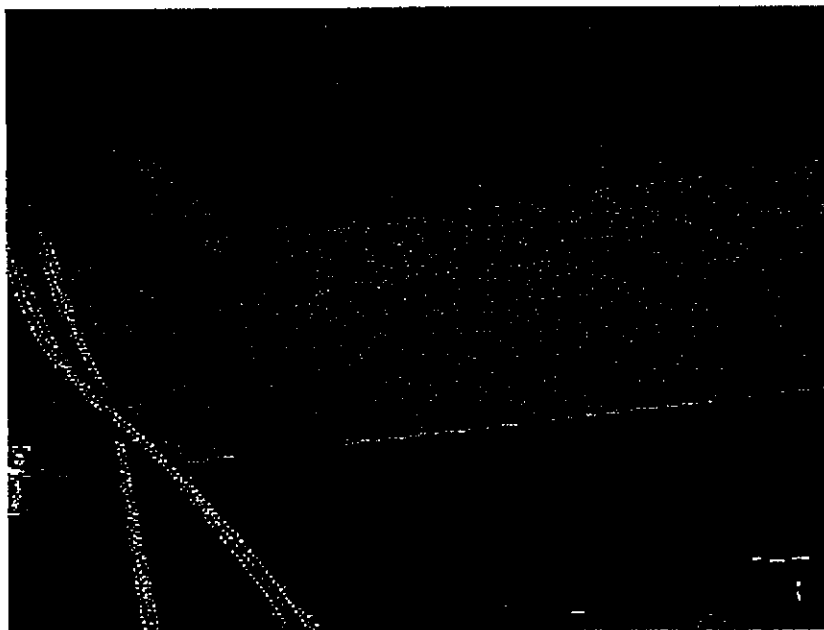
RB01_SAMPLE_InspRcd_9

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 26 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 2 5854		Boarding		5854/026	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94358



Recommended Action:	
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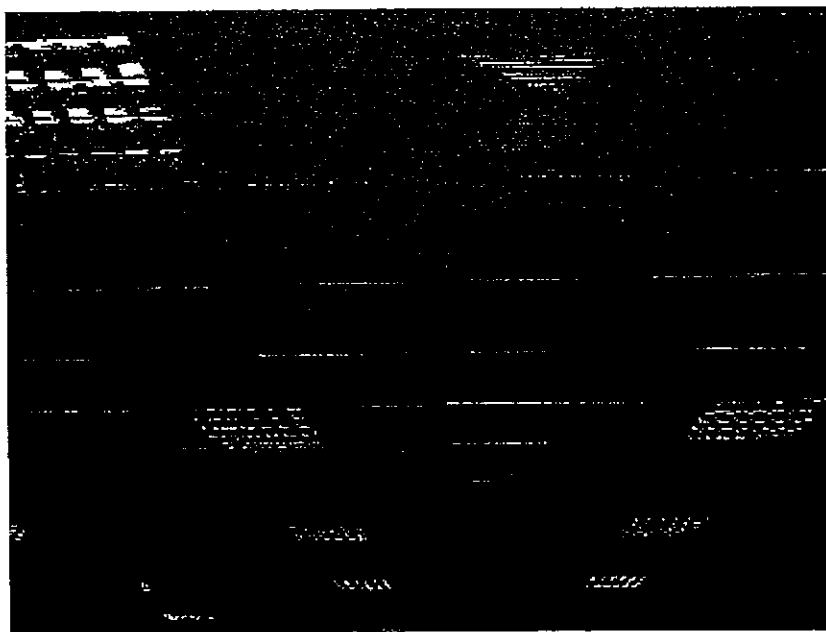
Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 27 of 39

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Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 3 5854		Ceiling Tile		5854/027	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94359



Recommended Action:	
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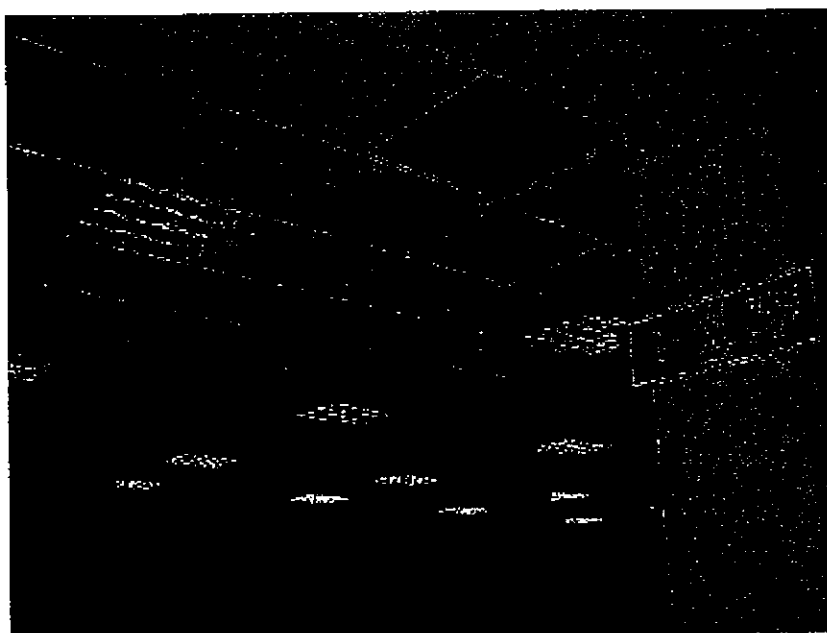
Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 28 of 39

Printed using ENVACS R801_SAMPLE_InspRcd_G

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 3 5854		Ceiling Tile		5854/028	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94360



Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 29 of 39

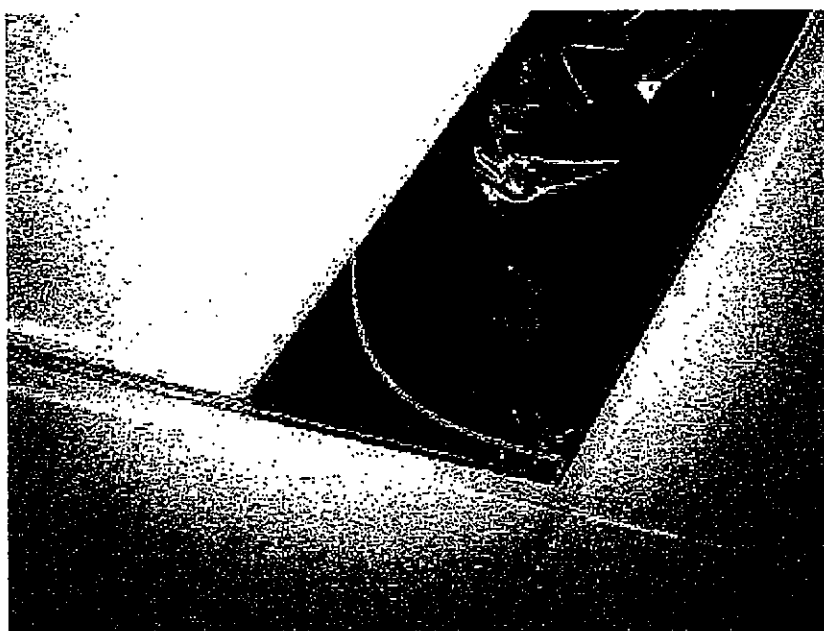
Printed using ENVACS RB01_SAMPLE_InspRcd_G

Environmental Inspection Record	Rose Kiln Court
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<i>Location</i>	<i>Component:</i>	<i>Inspection Ref. Number</i>	
Ground Floor Open Plan Office 3 5854	Insulation	5854/029	
		<i>Survey Date</i>	19/05/2003
		<i>Inspection Type</i>	Insp/Sample
		<i>Surveyor:</i>	LH & VD

<i>Condition:</i>		<i>Access:</i>		<i>Asbestos ?</i>	
				No	
<i>Friability:</i>		<i>Amount:</i>		<i>Type :</i>	NADIS
<i>Damage:</i>		<i>Exposure:</i>		<i>Analysis:</i>	
<i>Position:</i>		<i>Risk Factor:</i>	0	<i>Priority Assessment:</i>	NADIS - No action required
		<i>Risk Band:</i>	E		

**NO ASBESTOS DETECTED IN SAMPLE - Insulation (within ceiling void).
Sample No. ECS 94361**



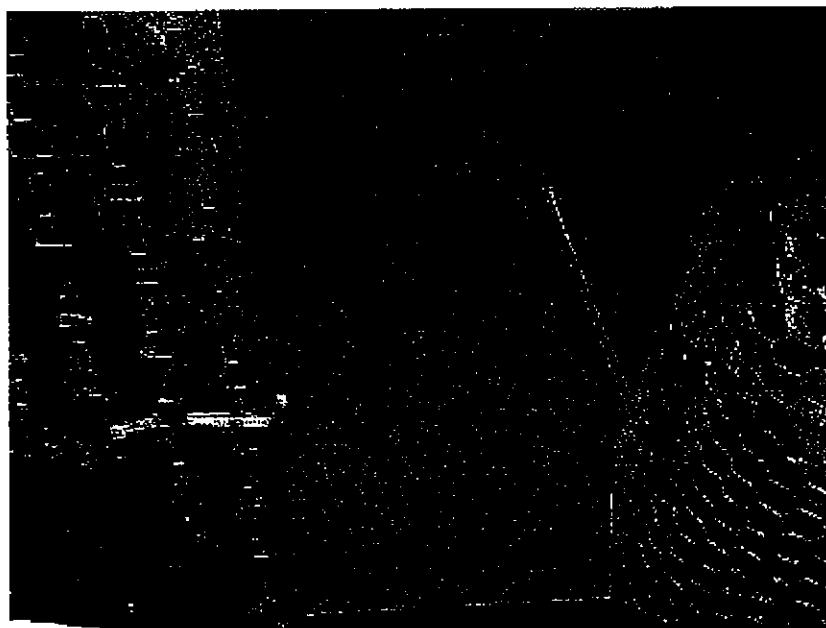
<i>Recommended Action:</i>	
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Environmental Contamination Services	<i>SiteID:</i>	5854
	<i>Survey Ref:</i>	5854S01
	<i>Last Survey:</i>	19 May 2003
	<i>Printed on:</i>	23 September 2004
	<i>Sample Ref</i>	Page 30 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 3 5854		Boarding		5854/030	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority	NADIS - No action required
		Risk Band:	E	Assessment:	

NO ASBESTOS DETECTED IN SAMPLE - Board (beam cladding within ceiling void). Sample No. ECS 94362



Recommended Action:

Environmental Contamination Services

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RB01_SAMPLE_InspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 31 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Open Plan Office 3 5854		Bitumen Pad		5854/031	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Bitumen Pad (beneath sink). Sample No. ECS 94363



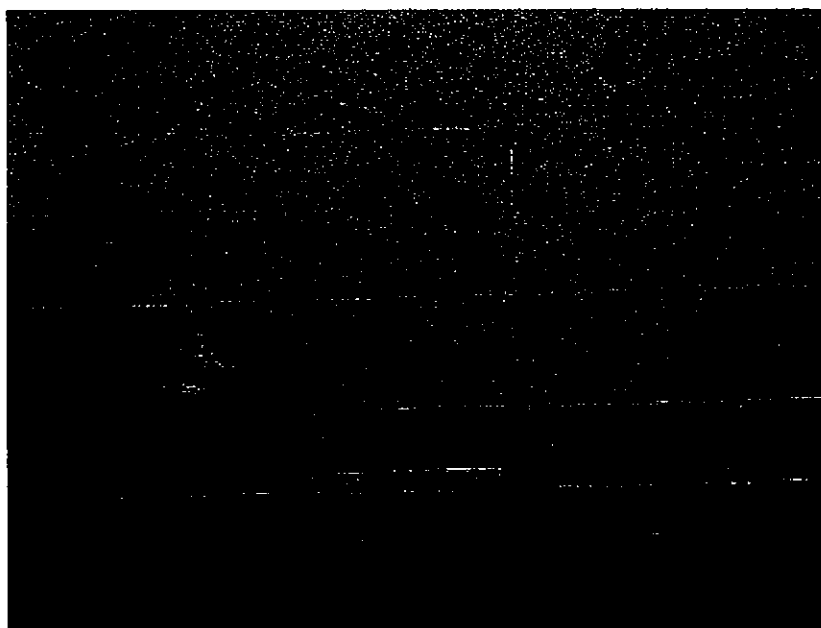
Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 32 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Male Toilet 1 5854		Ceiling Tile		5854/032	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94364



Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 33 of 39

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Environmental Inspection Record	Rose Kiln Court
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Location	Component:	Inspection Ref. Number	
Ground Floor Female Toilet 1 5854	Boarding	5854/033	
		Survey Date	19/05/2003
		Inspection Type	Insp/Sample
		Surveyor:	LH & VD

Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Board (service duct panel). Sample No. ECS 94365



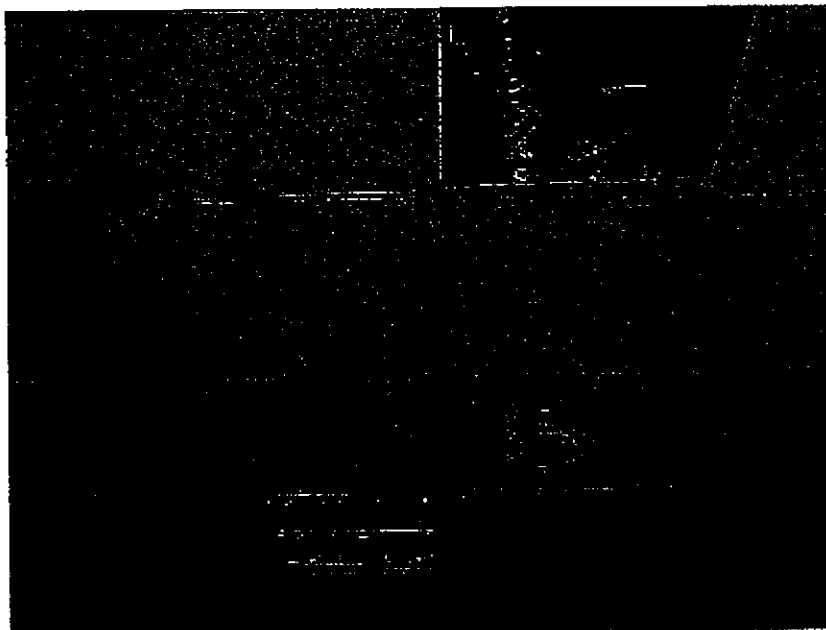
Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 34 of 39

<i>Environmental Inspection Record</i>	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Cleaners Store 2 5854		Ceiling Tile		5854/034	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94366



Recommended Action:

Environmental Contamination Services

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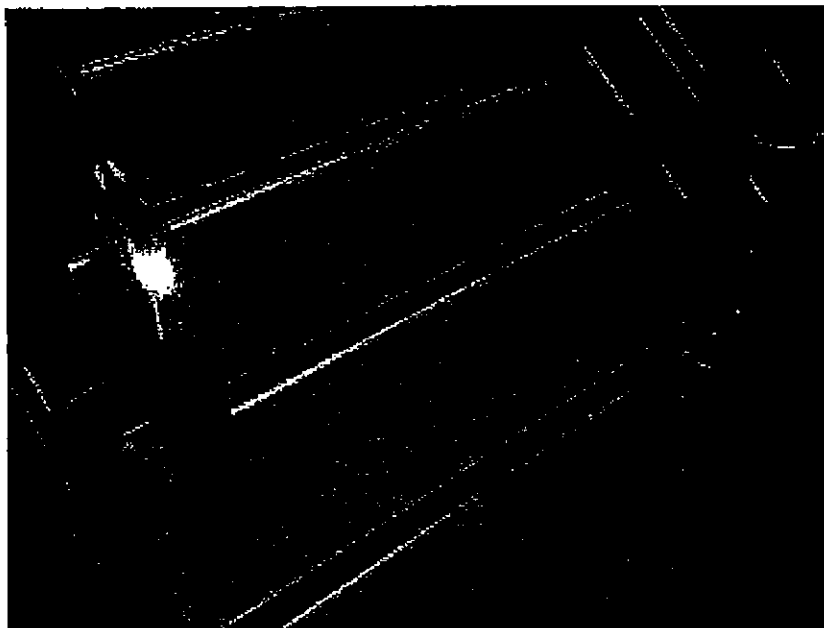
RB01_SAMPLE_InspRcd_G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Sample Rcd	Page 35 of 39

Environmental Inspection Record	Rose Kiln Court
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Location	Component:	Inspection Ref. Number	
Ground Floor Reception 5854	Stair Nosing	5854/035	
		Survey Date	19/05/2003
		Inspection Type	Insp/Sample
		Surveyor:	LH & VD
Condition:	Access:	Asbestos ?	
		No	
Friability:	Amount:	Type :	NADIS
Damage:	Exposure:	Analysis:	
Position:	Risk Factor: 0 Risk Band: E	Priority Assessment:	NADIS - No action required

NO ASBESTOS DETECTED IN SAMPLE - Stair Nosings. Sample No. ECS 94367



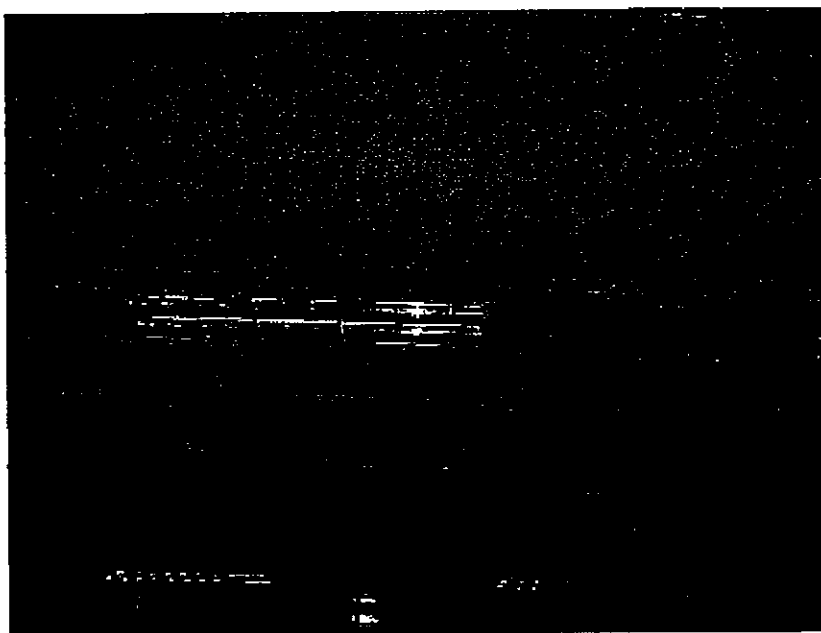
Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 36 of 39

Environmental Inspection Record	Rose Kiln Court
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Location		Component:		Inspection Ref. Number	
Ground Floor Reception 5854		Ceiling Tile		5854/036	
				Survey Date	19/05/2003
				Inspection Type	Insp/Sample
				Surveyor:	LH & VD
Condition:		Access:		Asbestos ?	
				No	
Friability:		Amount:		Type :	NADIS
Damage:		Exposure:		Analysis:	
Position:		Risk Factor:	0	Priority Assessment:	NADIS - No action required
		Risk Band:	E		

NO ASBESTOS DETECTED IN SAMPLE - Ceiling Tiles. Sample No. ECS 94368



Recommended Action:	
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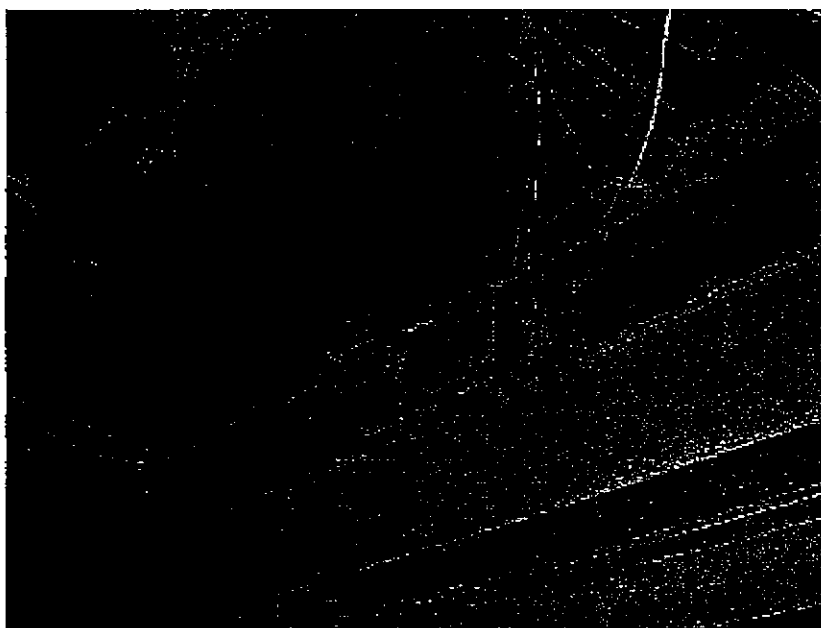
Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Ref	Page 37 of 39

Printed using ENVACS R801_SAMPLE_InspRecd_G

<i>Environmental Inspection Record</i>	Rose Kiln Court
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Location	Component:	Inspection Ref. Number	
First Floor Comms Room 5854	Boarding	5854/037	
		Survey Date	19/05/2003
		Inspection Type	Insp/Sample
		Surveyor:	LH & VD
Condition:	Access:	Asbestos ?	
		No	
Friability:	Amount:	Type :	NADIS
Damage:	Exposure:	Analysis:	
Position:	Risk Factor: 0	Priority	NADIS - No action required
	Risk Band: E	Assessment:	

NO ASBESTOS DETECTED IN SAMPLE - Board (infill panel above door).
Sample No. ECS 94369



Recommended Action:	
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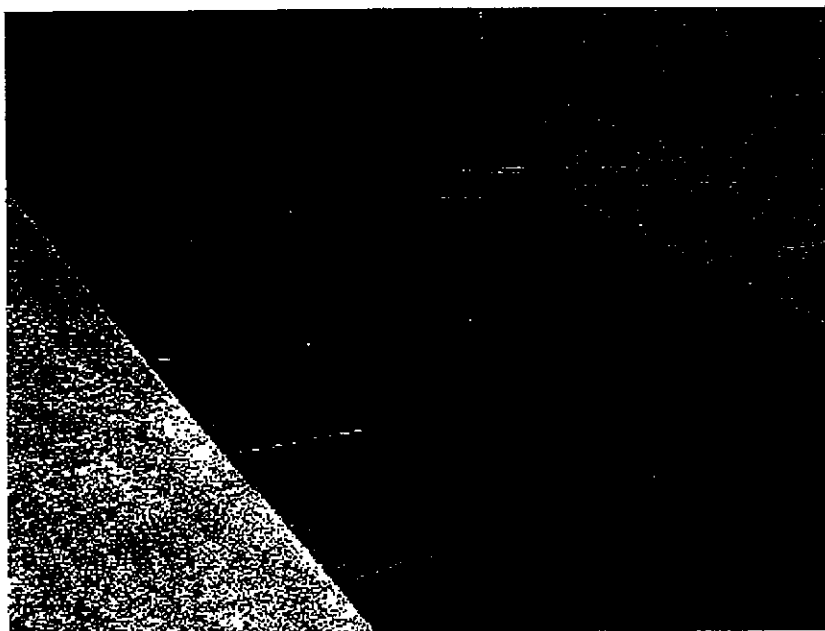
<i>Environmental Contamination Services</i>	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Ref	Page 38 of 99

Printed using ENVACS R801_SAMPLE_InspRecd_G

Environmental Inspection Record	Rose Kiln Court
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Location	Component:	Inspection Ref. Number	
Ground Floor External 5854	Slate	5854/038	
		Survey Date	19/05/2003
		Inspection Type	Insp/Sample
		Surveyor:	LH & VD
Condition:	Access:	Asbestos ?	
		No	
Friability:	Amount:	Type :	NADIS
Damage:	Exposure:	Analysis:	
Position:	Risk Factor: 0	Priority Assessment:	NADIS - No action required
	Risk Band: E		

NO ASBESTOS DETECTED IN SAMPLE - Slate (roof). Sample No. ECS 94370



Recommended Action:	
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Environmental Contamination Services	SiteID:	5854
	Survey Ref:	5854S01
	Last Survey:	19 May 2003
	Printed on:	23 September 2004
	Sample Rcd	Page 39 of 39

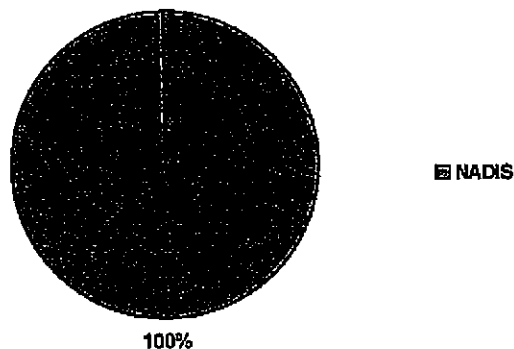
Printed using ENVACS R801_SAMPLE_inspRcd G

Sample Analysis Charts

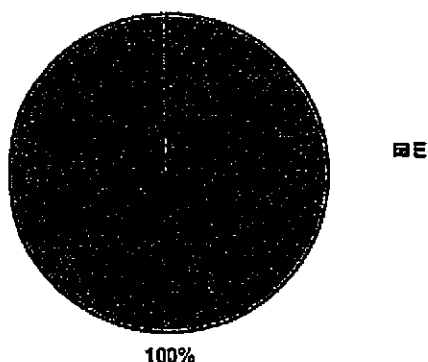
Rose Kiln Court

It should be noted that these charts reflect the data for the whole of the site regardless of which survey they were recorded by.

Sample Analysis by Asbestos Type



Sample Analysis by Risk Band



LEGEND

E NADIS - No action required

Analysis by recommended action/surveyor's comment.

NB Samples which have had no recommended action are coded Slice

Environmental Contamination Services

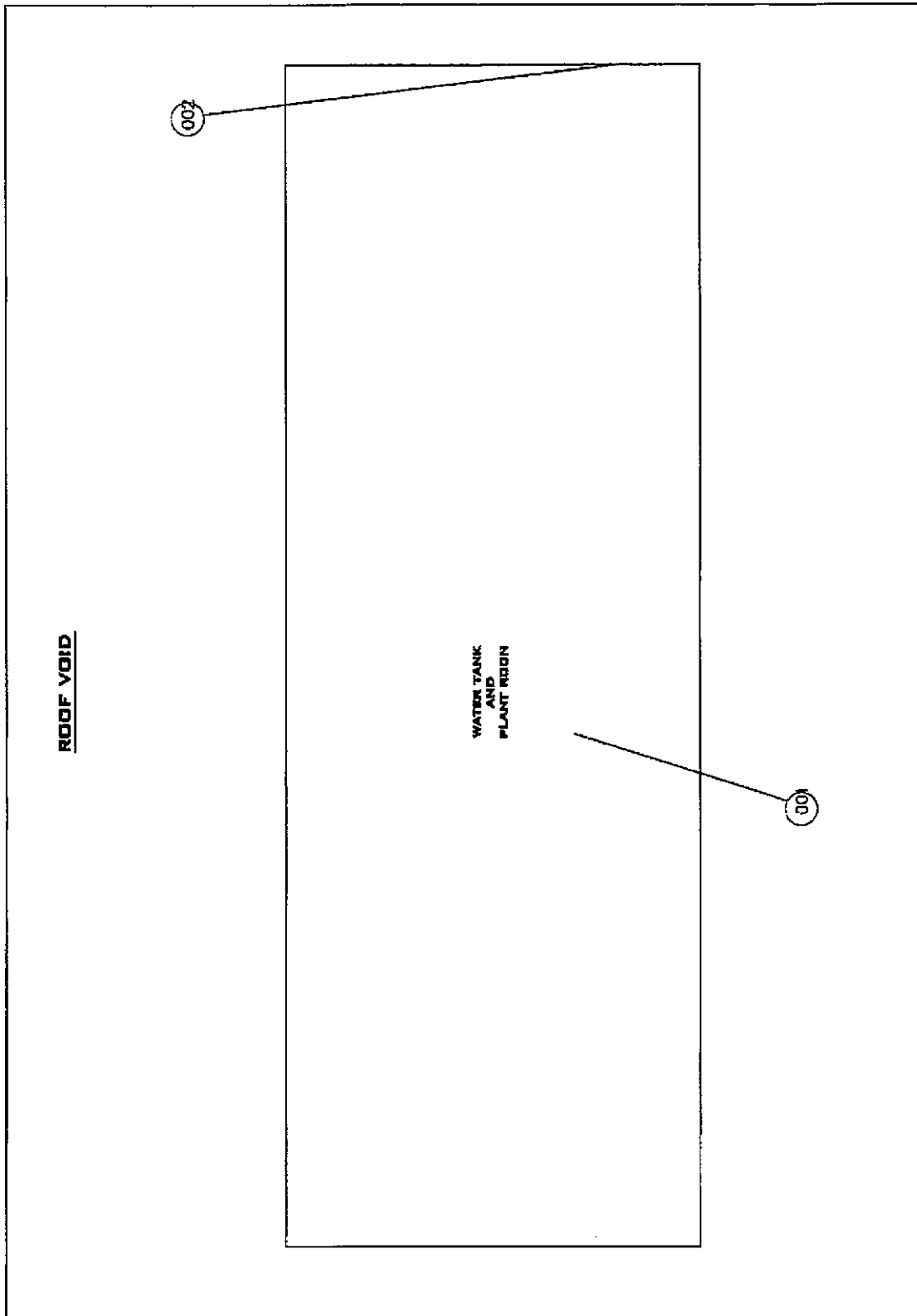
Printed using ENVACS

RF00_SAMPLE_Charts G

SiteID:	5854
Survey Ref:	5854S01
Last Survey:	19 May 2003
Printed on:	23 September 2004
Analysis Charts	Page 1 of 1

Client	THAMES WATER PROPERTY SERVICES			☐ Inspection Reference Location ☒ Asbestos Present ☒ Inaccessible Areas
Site Address	Rose Kiln Court, Rose Kiln Lane, Reading			
ECS Survey Reference	ESC/TW/03/SUR/5854			
Date of Survey/Inspection	19/05/03			
Surveyors	L.Hodley/V.Drury			
SURV 02 (17) VER 1 07--qpr--01QCM		PAGE 1 OF 3	Not to Scale	

ROOF VOID



Final
Phase I Environmental Review
Thames Water Plc, Rose Kiln Court, Rose Kiln Lane,
Reading, Berkshire, RG2 0BN

**Thames Water Investments Limited c/o Strutt &
Parker**

This report is addressed to and may be relied upon by:

- i) Thames Water Investments Ltd, its successor in title of the whole of the property, but no more than two subsequent successors in title for the whole of the property.
- ii) The purchaser and any funder / mortgagee providing finance to any purchaser, and their successor in title for the whole of the property, and no more than two subsequent successors in title for the whole of the property.
- iii) The tenant, its successor in title for the whole of the property and no more than two subsequent successors in title for the whole of the property.

ENVIRON UK Limited
5 Stratford Place
London W1C 1AX
Tel: +44 (0) 20 7495 0576

Contract No:	61C11563
Issue:	04
Project Manager/Author (signature):	Emma Hollingsworth 
Project Director/Approved (signature):	Andy McVey 
Date:	March 2007

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ENVIRON disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

VERSION CONTROL RECORD

ISSUE	DESCRIPTION OF STATUS	DATE	REVIEWER INITIALS	AUTHOR INITIALS
01	Draft	15/02/07	HM	EH
02	Final	05/03/07	ACM	EH/KH
03	Readdressed Final	09/03/07	ACM	EH/KH
04	Readdressed Final	20/04/07	ACM	EH/KH

PHASE I ENVIRONMENTAL REVIEW**FINAL**

Client:		Thames Water Investments Limited c/o Strutt & Parker			
1.	Site Address	Thames Water Plc, Rose Kiln Court, Rose Kiln Lane, Reading, RG2 0BN			
2.	Current Use/Description	Site Use: Office Date: early 1990s Area: Approximately 0.73 hectares (ha). NGR: 471310 E 172340 N			
3.	Current Setting	Industrial/commercial setting			
4.	Assessment Basis (✓/✗)	✗	Site Inspection	✓	Environmental Health Information
		✓	Map History	✗	Environment Agency Information
		✓	Environmental Database	✓	Petroleum Licensing Authority Information
		✓	Planning History	✓	Geology and Hydrogeology
		✗	Trade Directory Records	✗	Review of Previous Reports
5.	Site Description	<u>The Site</u> The site is irregular in shape and occupies an area of 0.73ha. It is currently developed with a large office building, occupied by Thames Water Plc. Buildings occupy c. 40% of the site area with the remainder occupied by car parking/landscaping. <u>The Surroundings</u> The site is located to the south of Reading town centre, to the west of the River Kennet. The immediate surrounds are primarily industrial in nature, with residential properties to the wider east and the commercial centre of Reading to the wider north. <i>North:</i> A small weir of the Holy Brook, with depots beyond. <i>East:</i> Industrial properties with the River Kennet beyond. <i>South:</i> Further industrial buildings, extending 400m south. <i>West:</i> Rose Kiln lane bounds the south west of the site and Holy Brook bounds the north west of the site, with residential properties beyond.			
6.	History of the Site and Surrounding Area	<u>The Site</u> The site was occupied by greenfield land in the late 1880s. A small stream encroached on the eastern edge of the site and a path passed through the centre of the site in a northerly direction. This section of the stream had been culverted by 1912. The first development indicated on the site comprised a small unspecified works building with associated smaller ancillary buildings in the late 1950s. The buildings occupied approximately 10% of the site area. A small land drain passed through the western part of the site, the remainder of which was greenfield. By 1967, some of the ancillary buildings had been developed into a second larger works building, now occupying 15% of the site area. By 1972, a small building had been constructed at the northern tip of the site and by 1978, the site had been cleared of all buildings. Maps of 1993 show that the site had been redeveloped into its current configuration, with Rose Kiln Court located in the northwest part of the site and occupying approximately 40% of the total site area. The site remained unchanged on all subsequent maps. <u>The Surrounds</u> The surrounding area was dominated by brick, tile and pipe kilns in the late 1800s, with the nearest kilns located 100m north east (Katesgrove Kiln), 180m south east (Waterloo Kilns) and 120m west (Coley Kilns). The kilns comprised large numbers of buildings, with railway sidings and areas of excavation/spoil. The Holy Brook flowed in a northerly direction along the north west site boundary, and the River Kennet flowed in a northerly direction 80m east of the site. The remaining surrounds were greenfield. In the wider area, the extensive residential and commercial centre of Reading was located from 1km north. By 1899, Katesgrove Kiln (100m north-east) had been redeveloped with terraced residential properties and Coley Kiln (120m west) had been redeveloped as Coley Recreation Ground. Waterloo Kiln (180m south-east) remained. A railway line had been developed along the eastern boundary of the site by 1912 and further residential development of the former Katesgrove Kiln area to the north-east had occurred. By 1931, a large saw mill, with associated railway sidings and outbuildings had been developed 40m			

		north of the site. A large tank, possibly associated with the saw mill, was marked 20m east of the site. A large preserve works had also been developed 60m south east. By 1958, industrial development had continued with a large factory 60m north west with a coal yard beyond; a coal yard 140m north; and various small depots marked from 20m east. The saw mill (40m north) was marked 'depot'. By 1967, the previously greenfield land to the immediate south had been developed with a small and large works and associated outbuildings. Further industrial development had been undertaken in the wider south east area. In the wider surrounds, the suburbs of Reading had extended to the wider west, south east, and east of the site. The works to the south had been extended by the late 1970s and several above ground tanks were shown in the vicinity. The railway bounding the east of the site had been dismantled. Further industrial development to the wider south east and beyond the works to the south had occurred by the early 1990s to form an extensive industrial estate.
7.	Regulatory Authority Information	<u>Environmental Database</u> According to an independent, third party environmental database, there is one recorded landfill site within 1km of the site. The landfill is located approximately 530m south west of the site, known as Island Road landfill site. The landfill pre-dates landfill licensing and no further information is known. There are no authorisations to operate a process under Integrated Pollution Control (IPC) and there are no installations regulated under Integrated Pollution Prevention and Control (IPPC) within 500m of the site. There are four records of Local Authority Pollution Prevention and Controls (LAPPC) or Local Authority Air Pollution Control (LAAPC) authorisations within 500m of the site. Two are for petrol filling station emissions and two are for vehicle re-spraying. The nearest is held by Save Service Station, approximately 270m north west of the site. There are no Radioactive Consents registered within 500m of the site. . There is one record of a pollution incident taking place at the site location, but information on the nature of the pollutant or the receiving water course is not provided. The incident occurred in 1994 and was classed as a Category 3 – Minor incident. Two further pollution incidents (site name not provided), are recorded as 7m and 14m from the site and both involved the release of oils in 1991 and 1992, respectively. They were also classed as minor incidents. The name of the property type There are no current trade discharge consents identified on the site. There is one consent within 500m of the site, licensed to Malthurst Retail Ltd, 153 m west of the site, and is for discharge from a petrol filling station into the Coley Ditch. There are three fuel sites listed within 500m of the subject site. The nearest is Rose Kiln Service Station, 180m south west of the site. The site is located in an area where less than 1% of properties are above the action level for Radon set by the National Radiological Protection Board. No statutory protected sensitive ecological sites are recorded within 1km of the site. <u>Planning Department</u> Pertinent planning information pertaining to the site includes: ➤ Erection of single storey office for NRA Fisheries/Thames Water in 1992. ➤ Installation of a fume cabinet, flue and chimney in 1993. ➤ Installation of a containerised diesel generator and associated fuel storage tank in 1999. ➤ Erection of a laboratory building for the testing of water in 1989. ➤ Erection of a single storey brick building for garage and storage in 1990. ➤ Installation of a 20 metre bulk tower and two microwave dishes in 1996 ➤ Reference to a new operations centre building (raw water and primary filter beds) in 1977. ➤ Reference to garaging and facilities for fish farm in 1986. <u>Environmental Health Department</u> Information received from the Environmental Health Department of Reading Borough Council states that an unspecified works has been situated on site historically. As such, the site has been identified for inspection as part of the Council's Contaminated Land Inspection Strategy under Part IIA of the Environmental Protection Act 1990. The Council was unable to confirm a timescale for the inspection. The department is aware that two pollution incidents have taken place at the site. However, these were reportedly dealt with by the Environment Agency in 1999 and no further action is considered necessary. There are no Local Authority Air Pollution Control or Pollution Prevention Control authorisations held

		by the site or within the nearby vicinity. <u>Petroleum Licensing Authority</u> Information received from the Environmental Protection Team at Reading Borough Council states that there are no records of petroleum storage having taken place on site. <u>Underground Pipelines</u> The Linesearch database lists pipelines owned and/or operated by the following pipeline operators: Esso Petroleum Company Ltd, Mainline Pipelines Ltd, BPA, Government Pipelines & Storage System, Total Pipeline Operations, Conoco (UK) Ltd, Manchester Jetline Ltd, Shell UK Ltd, Huntsman Petrochemicals (UK) Ltd and BP TSEP. According to the database, there are no records of underground pipelines on the site or within 250m.																																																								
8.	Environmental Setting	<u>Geology/ Hydrogeology</u> According to the British Geological Survey (BGS) 1:50,000 solid and drift map of the area (Sheet 268, Reading) the site is partly underlain by solid geology of the Lambeth group (sand and clay), which is further underlain by the Upper Chalk to depth. An area of worked ground is located to the adjacent south west, likely to be associated with the former Coley Kiln. The Environment Agency (EA) and the EA groundwater vulnerability map (Sheet 39, West London) confirmed that the site is situated on a major aquifer. According to an independent, third party environmental database, there are 10 licensed groundwater abstractions within a 2km radius of the site. These are detailed in the table below: <table><tr><th>Operator</th><th>Distance</th><th>Source</th><th>Purpose</th></tr><tr><td>Wyncote Developments Plc</td><td>1.07km S</td><td>Chalk</td><td>General industrial use</td></tr><tr><td>Primark Stores Limited</td><td>1.10km N</td><td>Unspecified</td><td>General use</td></tr><tr><td>Royal Berkshire Hospital</td><td>1.12km NE</td><td>Unspecified</td><td>General use</td></tr><tr><td>Thames Water Utilities Ltd</td><td>1.16km S</td><td>Unspecified</td><td>Public water supply</td></tr><tr><td>Manrose Manufacturing Ltd</td><td>1.75km N</td><td>Unspecified</td><td>General use</td></tr><tr><td>Hillier Group of Companies</td><td>1.76km NW</td><td>Unspecified</td><td>Process water</td></tr><tr><td>Network Rail Infrastructure Ltd</td><td>1.77km W</td><td>Unspecified</td><td>General use</td></tr><tr><td>University of Reading</td><td>1.78km E</td><td>Unspecified</td><td>General use</td></tr><tr><td>M J Gleeson Group Plc</td><td>1.81km NE</td><td>Unspecified</td><td>Pollution remediation</td></tr></table> The site is situated within an EA designated groundwater Source Protection Zone III (Total Catchment), which is the total area needed to support the discharge from the protected groundwater source. <u>Hydrology</u> The nearest identified surface watercourse to the site is the Holy Brook located to the adjacent north west of the site. The water quality of the Holy Brook is classified by the EA under the General Quality Assessment Scheme at a location adjacent to the site as having Grade B (Good) water quality for biological parameters. The River Kennet is situated approximately According to the EA, the risk of flooding at the site is classified as Zone 3: at risk of flooding from sea or rivers without defences. According to an independent, third party environmental database, there are three licensed surface water abstractions within a 2km radius of the site. These are detailed in the table below. <table><tr><th>Operator</th><th>Distance</th><th>Source</th><th>Purpose</th></tr><tr><td>Oracle Shopping Centre Ltd</td><td>790m N</td><td>St Giles Stream</td><td>Lake and pond throughflow</td></tr><tr><td>Environment Agency</td><td>1.43km SW</td><td>Kennet & Avon Canal</td><td>Fish farm/cress pond throughflow</td></tr><tr><td>Thames Water Utilities Ltd</td><td>1.46km SW</td><td>Kennet & Avon Canal</td><td>Public water supply</td></tr></table> The site is situated downstream from the public water supply abstraction, located 1.46km south-west. As such, contaminants from the site (if any) are unlikely to affect the abstraction. According to the Environmental Health Department of Reading Borough Council, there are no records of private water supplies within 2km of the site.	Operator	Distance	Source	Purpose	Wyncote Developments Plc	1.07km S	Chalk	General industrial use	Primark Stores Limited	1.10km N	Unspecified	General use	Royal Berkshire Hospital	1.12km NE	Unspecified	General use	Thames Water Utilities Ltd	1.16km S	Unspecified	Public water supply	Manrose Manufacturing Ltd	1.75km N	Unspecified	General use	Hillier Group of Companies	1.76km NW	Unspecified	Process water	Network Rail Infrastructure Ltd	1.77km W	Unspecified	General use	University of Reading	1.78km E	Unspecified	General use	M J Gleeson Group Plc	1.81km NE	Unspecified	Pollution remediation	Operator	Distance	Source	Purpose	Oracle Shopping Centre Ltd	790m N	St Giles Stream	Lake and pond throughflow	Environment Agency	1.43km SW	Kennet & Avon Canal	Fish farm/cress pond throughflow	Thames Water Utilities Ltd	1.46km SW	Kennet & Avon Canal	Public water supply
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9.	Assessment	➤ Historically, the site was developed from greenfield land in the late 1950s with a small unspecified works building. The site was cleared in the 1970s, and remained vacant until development with Rose Kiln Court in the early 1990s. Given the relatively short length of time of occupation of the site by the small works operations, it is considered that the likelihood of extensive and severe contamination at the site, from the possible storage and use of fuels, oils and other hazardous substances is relatively low.																																																								

- There are no substantiated records of previous soil and groundwater contamination issues at the site.
- The site is located in a historically industrial area, with many brick and tile kilns, and their associate activities (e.g. spoil dumping, excavation, infilling, firing kilns and fuel stores) in the immediate and wider surrounds. These activities have a potential for contamination from a fuels, oils and other industrial contaminants. In addition, there is a potential that landfilling of putrescible waste may result in the generation of landfill gas and leachate. The immediate surrounds were developed with industrial facilities from the 1960s to form the current large industrial park.
- The site is located within a sensitive groundwater setting, being located over a major chalk aquifer and within a Zone III Source Protection Zone. There are public water supply abstractions, operated by Thames Water, although these are more than 1km south of the site.
- The site is considered to be located in a sensitive area with respect to surface water resources due to the proximity of the site to the Holy Brook.
- The site has been identified for inspection under Part IIA of the Environmental Protection Act 1990.

In conclusion, the site history indicates that the potential for contamination at the subject site is relatively limited, given the short period of time that the site was in industrial use. The site is located in a sensitive setting in terms of groundwater and surface water resources. Given the likely presence of groundwater beneath the site, potential on- and off-site migration of contaminants cannot be discounted. However, based on the available information, the historical surrounding land uses would be considered to have a greater contaminative potential than the subject site, therefore, reducing the "identifiability" of the site as a source of contamination in isolation. Overall, the site is considered to be of low-moderate risk in terms of contamination potential. Actual site condition can only be determined via intrusive investigation and would likely be required as a condition of planning permission on the potential future redevelopment of the site.