

**Flat 57 Holly Lodge Mansions
London
N6 6DS**

**Full Circle Compliance
32 Writtle Road
Chelmsford
Essex
CM1 3BX
Email: info@fullcirclecompliance.co.uk
Tel: 01245 690606**



Contents:



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

APPENDICES - Survey Results

Appendix 1 - Asbestos Register - Results

Appendix 2 - Survey Data Sheets

Appendix 3 - Areas Surveyed

Appendix 4 - Analysis Certificates

Appendix 5 - Plans

1.0 Executive summary:



Asbestos containing materials have not been identified during the Management with part Refurbishment/Demolition Survey and the specific areas are categorized below in order according to the Total Risk Score, with a scoring range of up to 24, made by Full Circle Compliance

HIGH RISK MATERIALS - Total Risk Score of 18-24

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

Building	Floor	Room	Description	Position	Material	Risk assessment Score	Recommendations
----------	-------	------	-------------	----------	----------	-----------------------	-----------------

There were no results found.

MEDIUM RISK MATERIALS - Total Risk Score of 12-17

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

Building	Floor	Room	Description	Position	Material	Risk assessment Score	Recommendations
----------	-------	------	-------------	----------	----------	-----------------------	-----------------

There were no results found.

1.0 Executive summary:



LOW RISK MATERIALS - Total Risk Score of less than 11

Asbestos Containing Materials have been identified which are in good condition, A management policy and plan need to be implemented to manage these materials safely. The materials require labelling and the condition of these materials re-inspected at 12 monthly intervals.

Building	Floor	Room	Description	Position	Material	Risk assessment Score	Recommendations
There were no results found.							

1.0 Executive summary:



PRESUMED ASBESTOS/NO ACCESS AREAS

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection for accessibility at 12 monthly intervals.

Building	Floor	Room/Area	Description	Position	Comments	Recommendation
There were no results found.						

Building Notes:

External notes: Mid 1900s, brick built, ground floor flat within large, five storey residential block.

2.0 Contract Review:



Name and address of site:	Flat 57 Holly Lodge Mansions, London		
Name and address of client:	Sam Raven, Flat 2, 28 Compayne Gardens, London		
Client contact:	Philippa Raven		
Type of survey:	Management Survey with part Refurbishment/Demolition (MA and PA)		
Date of survey:	26 May 2023 - 26 May 2023		
Report Revision Number:	1		
TEAMS internal job number:	J037480		
Lead surveyor[s]:	Luke Atkinson	Signature:	
Technically reviewed by:	Samantha Clark	Signature:	
Report issue date:	5 Jun 2023		

3.0 Introduction/Objectives:



Full Circle Compliance received an order of confirmation to undertake a Management with part Refurbishment/Demolition Survey from Sam Raven. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a Management with part Refurbishment/Demolition Survey of:

Flat 57 Holly Lodge Mansions
London
N6 6DS

The survey was carried out by Luke Atkinson.

The Type of survey selected / requested by the client was a Management with part Refurbishment/Demolition Survey.

The reason for selecting this survey is to enable the client to manage the risks from retained asbestos in their premises and provide information for contractors undertaking work in the targeted refurbishment areas.

The survey has included the completion of priority assessment in accordance with HSG227. This priority assessment was completed with input from the duty holder and his representatives.

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

3.1 Purpose of Survey

The purpose of this Management with part Refurbishment/Demolition Survey is to help the duty holder manage asbestos in these premises. It provides sufficient information for an asbestos register to be generated in accordance with HSG 264 so that the duty holder can carry out a risk assessment and prepare a suitable management plan in accordance with regulation of the Control of Asbestos Regulations 2012 (CAR 2012).

The refurbishment element of the survey is to locate, prior to refurbishment works being undertaken, all ACM's within the fabric of the building within the following areas:

[LIST OR AS MARKED ON PLAN NUMBER, revision **]

3.2 Aim of Survey

The aim of the survey was to;

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

3.0 Introduction/Objectives(Cont): - Type of Survey



3.3 Type of Survey – Management with part Refurbishment/Demolition Survey

This management element of the survey is required for the normal occupation and use of the building to ensure continued management of any ACM's in situ, and is the standard survey type.

Its purpose is to locate as far as is reasonably practicable, the presence and extent of any suspect ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition.

All areas have been accessed as far as is reasonably practicable. Any areas that it was not possible to access have been presumed to contain asbestos and documented within this report.

Management surveys will involve minor intrusive work and some disturbance. The extent of the intrusion will vary between premises and depend on what is reasonably practicable for individual properties eg type of building, nature of construction, etc.

This management survey includes a material assessment of the identified or presumed ACM's which relates to their condition and their potential to release fibres. This material assessment will provide the duty holder with an initial guide to the priority for managing ACM's as it will identify those ACM's which will most readily release fibres if they are disturbed.

The purpose of the refurbishment element of this survey is to help the duty holder identify asbestos in these areas prior to major refurbishment. Provides sufficient information to help the tendering process for removal works prior to any works starting, however it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend that the appointed removal contractor should attend site themselves to confirm the quantities and location of asbestos to be removed prior to costings.

Refurbishment surveys are intended to locate all asbestos within the the scope of this refurbishment survey as far as practicable.

It is disruptive and fully intrusive involving destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids, ceiling, cladding, boxings as necessary in order to gain access to all areas include the inner fabric of the building.

This survey involved sampling and analysis to confirm the presence or absence of asbestos, however presumptions may also have been used within this report to presume the presence of ACM's.

4.0 Desk Top Review and Survey Planning:



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

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

Flat 57 Holly Lodge Mansions
London
N6 6DS

The survey was carried out to to all areas with refurbishment to windows

The following areas were excluded from the survey: None

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

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

A decontamination unit was not needed onsite during the survey.

Utilities and services were still live at the time of the survey.

Access equipment for working at heights was not required.

The survey did not involve confined space working.

The client did not inform Full Circle Compliance of any chemical/biological hazards.

An appropriate exchange of information has occurred between Philippa Raven and Full Circle Compliance to enable survey planning in accordance with 'HSG264 Asbestos: The Survey Guide'.

5.0 Survey Method:



5.1 This survey has been undertaken in accordance with HSG264 and Full Circle Compliance in house procedures.

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

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

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

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

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

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

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

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

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

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

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

6.0 Exclusions and Caveats:



6.1 For safety reasons it is not possible to inspect internal areas of plant and machinery.

Access to internal wall linings and general cavities was restricted to avoid excessive damage to surface finishes.

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

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

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

Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

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

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

6.2 Specific caveats

It was agreed with the client that access above or behind known ACM's was not required within the survey.

It was agreed with the client that core boring into concrete slabs and walls was not required within the survey.

Sam Raven has requested a less intrusive survey to existing doors and windows with no intrusive inspection to be carried out to, or within the immediate area, of these features.

Underground services were not included in the survey.

It has been agreed with Sam Raven that there was not any unsafe structures on site.

7.0 Sampling and Analysis:



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

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

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

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

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

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

Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

8.0 Survey Results - Interpretation:



Survey Results

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

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

8.0 Survey Results - Interpretation (cont):



Material Risk Assessment Algorithm

Product type [or debris from product]

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

Extent of damage/deterioration

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

Surface treatment

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

Asbestos Type

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

Priority Risk Assessment Algorithm

Assessment Factor		Score	Examples of score variables			
Normal occupant activity	Main type of activity in area	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)			
	Secondary activities for area	As above	As above			
Likelihood of disturbance	Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces			
		Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed		
			Extent/amount	0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run	
	Human exposure potential			Number of occupants	0 1 2 3	None 1 to 3 4 to 10 >10
		Frequency of use of area			0 1 2 3	Infrequent Monthly Weekly Daily
			Average time area is in use		0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
				Maintenance activity	Type of maintenance activity	0 1 2 3
		Frequency of maintenance activity				0 1 2 3

The combined Material Assessment + Priority Assessment produces the Total Risk Score

Risk Assessment Score



Risk Category	Risk	Score Range	Total Risk Score
A	HIGH	Material + Priority Score of 18-24	High risk with a high potential to release fibres if disturbed
B	MEDIUM	Material + Priority Score of 12-17	Medium risk with a medium potential to release fibres if disturbed
C	LOW	Material + Priority score of 9-11	Low risk with and having low potential to release fibres if disturbed
D	VERY LOW	Material + Priority Score of less than 8	Very low risk with and having very low potential to release fibres if disturbed

9.0 Recommendations:



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

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

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

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

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

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

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

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

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

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

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

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

Licensed Asbestos Removal

Is defined as any work, which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm³. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

Notifiable Non Licensed Works

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

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

Non Notifiable Non Licensed work

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

- If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:
- All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.

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

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

Appendix 1 - Asbestos Register



Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Priority Score	Total PA risk assessment score	Recommendation
----------	-------	----------------	---------------------------	--------------	-----------	----------------------	---------------	----------	---------------	-------------------	-------------------	---	----------------

There were no results found.

KEY:

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


Appendix 2 – Survey Data Sheets



Survey Type	Management Survey with part Refurbishment/Demolition		
Report Revision Number	1	Surveyors	Luke Atkinson
TEAMS Job Number	J037480	Survey Date	26 May 2023 - 26 May 2023
Site Address:	Flat 57 Holly Lodge Mansions London N6 6DS	Bulk Analysis Laboratory	Essex
		Sample Analysis Date	2 Jun 2023

Survey Data Sheets




	Survey Date:		Lead Surveyor		Survey Type		Floor		Analysis	
	26 May 2023 to 26 May 2023		Luke Atkinson		Management Survey		External		No Asbestos Detected	
	Building			Room		Item			Quantity	
	Flat 57 Holly Lodge Mansions			External		Putty sealant To windows			2no.	
	Sample No (S,SP,P,As)		Product Type		Surface Treatment		Condition		Accessibility	
	FA000100 (S)		N/A		N/A		N/A		N/A	
	Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score		
	Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A	N/A	
	Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A				
	Amount	N/A	Average Time	N/A						
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A			
Average of Priority	N/A									
Material Assessment Score	N/A									
Recommendation	No further action required									

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)



	Survey Date:		Lead Surveyor		Survey Type		Floor		Analysis	
	26 May 2023 to 26 May 2023		Luke Atkinson		Management Survey		External		No Asbestos Detected	
	Building			Room		Item			Quantity	
	Flat 57 Holly Lodge Mansions			External		Putty sealant To windows			2no.	
	Sample No (S,SP,P,As)		Product Type		Surface Treatment		Condition		Accessibility	
	FA000101 (S)		N/A		N/A		N/A		N/A	
	Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score		
	Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A	N/A	
	Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A				
	Amount	N/A	Average Time	N/A						
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A			
Average of Priority	N/A									
Material Assessment Score	N/A									
Recommendation	No further action required									

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)




	Survey Date:		Lead Surveyor		Survey Type		Floor		Analysis	
	26 May 2023 to 26 May 2023		Luke Atkinson		Management Survey		External		No Asbestos Detected	
	Building		Room		Item				Quantity	
	Flat 57 Holly Lodge Mansions		External		Putty sealant To rear windows				5no.	
	Sample No (S,SP,P,As)		Product Type		Surface Treatment		Condition		Accessibility	
	FA000102 (S)		N/A		N/A		N/A		N/A	
	Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score		
	Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A	N/A	
	Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A				
	Amount	N/A	Average Time	N/A						
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A			
Average of Priority	N/A									
Material Assessment Score	N/A									
Recommendation	No further action required									

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)



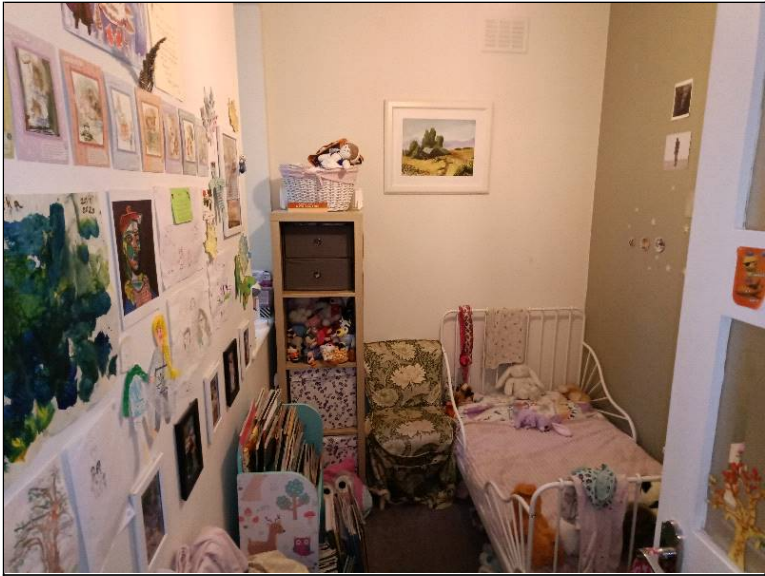
	Survey Date:		Lead Surveyor		Survey Type		Floor		Analysis	
	26 May 2023 to 26 May 2023		Luke Atkinson		Management Survey		Ground Floor		N/A	
	Building		Room		Item				Quantity	
	Flat 57 Holly Lodge Mansions		Lounge		No suspect materials found				N/A	
	Sample No (S,SP,P,As)		Product Type		Surface Treatment		Condition		Accessibility	
	Visual (NS)		N/A		N/A		N/A		N/A	
	Normal Occupancy		Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score	
	Main type of activity		N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A	
	Accessibility		N/A	Frequency of use	N/A	Frequency of maintenance	N/A			
	Amount		N/A	Average Time	N/A					
Average Score		N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A		
Average of Priority		N/A								
Material Assessment Score		N/A								
Recommendation		No further action required								

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)




	Survey Date:		Lead Surveyor		Survey Type		Floor		Analysis	
	26 May 2023 to 26 May 2023		Luke Atkinson		Management Survey		Ground Floor		N/A	
	Building		Room		Item				Quantity	
	Flat 57 Holly Lodge Mansions		Bedroom 1		No suspect materials found				N/A	
	Sample No (S,SP,P,As)		Product Type		Surface Treatment		Condition		Accessibility	
	Visual (NS)		N/A		N/A		N/A		N/A	
	Normal Occupancy		Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score	
	Main type of activity		N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A	
	Accessibility		N/A	Frequency of use	N/A	Frequency of maintenance	N/A			
	Amount		N/A	Average Time	N/A					
Average Score		N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A		
Average of Priority		N/A								
Material Assessment Score		N/A								
Recommendation		No further action required								

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)




	Survey Date:		Lead Surveyor		Survey Type		Floor		Analysis	
	26 May 2023 to 26 May 2023		Luke Atkinson		Management Survey		Ground Floor		N/A	
	Building		Room		Item				Quantity	
	Flat 57 Holly Lodge Mansions		Hallway		No suspect materials found				N/A	
	Sample No (S,SP,P,As)		Product Type		Surface Treatment		Condition		Accessibility	
	Visual (NS)		N/A		N/A		N/A		N/A	
	Normal Occupancy		Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score	
	Main type of activity		N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A	
	Accessibility		N/A	Frequency of use	N/A	Frequency of maintenance	N/A			
	Amount		N/A	Average Time	N/A					
Average Score		N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A		
Average of Priority		N/A								
Material Assessment Score		N/A								
Recommendation		No further action required								

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)




	Survey Date:		Lead Surveyor		Survey Type		Floor		Analysis	
	26 May 2023 to 26 May 2023		Luke Atkinson		Management Survey		Ground Floor		N/A	
	Building			Room		Item			Quantity	
	Flat 57 Holly Lodge Mansions			Kitchen		No suspect materials found			N/A	
	Sample No (S,SP,P,As)		Product Type		Surface Treatment		Condition		Accessibility	
	Visual (NS)		N/A		N/A		N/A		N/A	
	Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score		
	Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A	N/A	
	Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A				
	Amount	N/A	Average Time	N/A						
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A			
Average of Priority	N/A									
Material Assessment Score	N/A									
Recommendation	No further action required									

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)



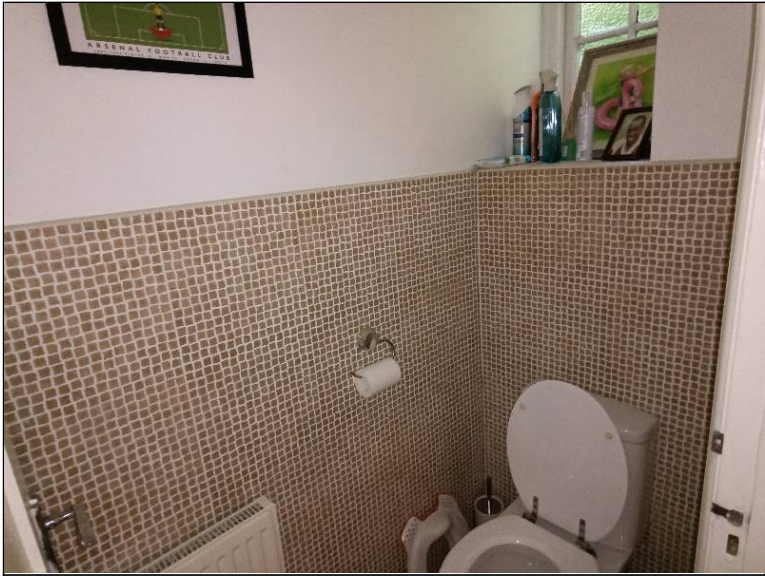
	Survey Date:		Lead Surveyor		Survey Type		Floor		Analysis	
	26 May 2023 to 26 May 2023		Luke Atkinson		Management Survey		Ground Floor		N/A	
	Building			Room		Item			Quantity	
	Flat 57 Holly Lodge Mansions			Bathroom		No suspect materials found			N/A	
	Sample No (S,SP,P,As)		Product Type		Surface Treatment		Condition		Accessibility	
	Visual (NS)		N/A		N/A		N/A		N/A	
	Normal Occupancy		Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score	
	Main type of activity		N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A	
	Accessibility		N/A	Frequency of use	N/A	Frequency of maintenance	N/A			
	Amount		N/A	Average Time	N/A					
Average Score		N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A		
Average of Priority		N/A								
Material Assessment Score		N/A								
Recommendation		No further action required								

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)




	Survey Date:		Lead Surveyor		Survey Type		Floor		Analysis	
	26 May 2023 to 26 May 2023		Luke Atkinson		Management Survey		Ground Floor		N/A	
	Building		Room		Item				Quantity	
	Flat 57 Holly Lodge Mansions		Toilet		No suspect materials found				N/A	
	Sample No (S,SP,P,As)		Product Type		Surface Treatment		Condition		Accessibility	
	Visual (NS)		N/A		N/A		N/A		N/A	
	Normal Occupancy		Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score	
	Main type of activity		N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A	
	Accessibility		N/A	Frequency of use	N/A	Frequency of maintenance	N/A			
	Amount		N/A	Average Time	N/A					
Average Score		N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A		
Average of Priority		N/A								
Material Assessment Score		N/A								
Recommendation		No further action required								

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)




	Survey Date:		Lead Surveyor		Survey Type		Floor		Analysis	
	26 May 2023 to 26 May 2023		Luke Atkinson		Management Survey		Ground Floor		N/A	
	Building		Room		Item				Quantity	
	Flat 57 Holly Lodge Mansions		Electrical Cupboard		No suspect materials found				N/A	
	Sample No (S,SP,P,As)		Product Type		Surface Treatment		Condition		Accessibility	
	Visual (NS)		N/A		N/A		N/A		N/A	
	Normal Occupancy	Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score		
	Main type of activity	N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A	N/A	
	Accessibility	N/A	Frequency of use	N/A	Frequency of maintenance	N/A				
	Amount	N/A	Average Time	N/A						
Average Score	N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A			
Average of Priority	N/A									
Material Assessment Score	N/A									
Recommendation	No further action required									

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)




	Survey Date:		Lead Surveyor		Survey Type		Floor		Analysis	
	26 May 2023 to 26 May 2023		Luke Atkinson		Management Survey		Ground Floor		N/A	
	Building			Room		Item			Quantity	
	Flat 57 Holly Lodge Mansions			Bedroom 2		No suspect materials found			N/A	
	Sample No (S,SP,P,As)		Product Type		Surface Treatment		Condition		Accessibility	
	Visual (NS)		N/A		N/A		N/A		N/A	
	Normal Occupancy		Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score	
	Main type of activity		N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A	
	Accessibility		N/A	Frequency of use	N/A	Frequency of maintenance	N/A			
	Amount		N/A	Average Time	N/A					
Average Score		N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A		
Average of Priority		N/A								
Material Assessment Score		N/A								
Recommendation		No further action required								

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)




	Survey Date:		Lead Surveyor		Survey Type		Floor		Analysis	
	26 May 2023 to 26 May 2023		Luke Atkinson		Management Survey		Ground Floor		N/A	
	Building		Room		Item				Quantity	
	Flat 57 Holly Lodge Mansions		Cupboard		No suspect materials found				N/A	
	Sample No (S,SP,P,As)		Product Type		Surface Treatment		Condition		Accessibility	
	Visual (NS)		N/A		N/A		N/A		N/A	
	Normal Occupancy		Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score	
	Main type of activity		N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A	
	Accessibility		N/A	Frequency of use	N/A	Frequency of maintenance	N/A			
	Amount		N/A	Average Time	N/A					
Average Score		N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A		
Average of Priority		N/A								
Material Assessment Score		N/A								
Recommendation		No further action required								

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Survey Data Sheets (cont)



	Survey Date:		Lead Surveyor		Survey Type		Floor		Analysis	
	26 May 2023 to 26 May 2023		Luke Atkinson		Management Survey		Ground Floor		N/A	
	Building		Room		Item				Quantity	
	Flat 57 Holly Lodge Mansions		Meter Cupboard		No suspect materials found				N/A	
	Sample No (S,SP,P,As)		Product Type		Surface Treatment		Condition		Accessibility	
	Visual (NS)		N/A		N/A		N/A		N/A	
	Normal Occupancy		Score	Likelihood of disturbance	Score	Exposure Potential	Score	Maintenance Activity	Score	
	Main type of activity		N/A	Location	N/A	Number of occupants	N/A	Type of Maintenance	N/A	
	Accessibility		N/A	Frequency of use	N/A	Frequency of maintenance	N/A			
	Amount		N/A	Average Time	N/A					
Average Score		N/A	Average Score	N/A	Average Score	N/A	Average Score	N/A		
Average of Priority		N/A								
Material Assessment Score		N/A								
Recommendation		No further action required								

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample, NS – No suspect materials found

Appendix 3 - Areas Surveyed



Building	Floor	Room No:	Room Type	Item
Flat 57 Holly Lodge Mansions	External		External	Brick construction, timber windows.
Flat 57 Holly Lodge Mansions	Ground Floor		Bathroom	Plasterboard ceiling, solid brick walls with ceramic tiles, fixed ceramic tiled floor, uninsulated metal pipework, ceramic and plastic bathroom goods, fixed tiled bath panel, timber windows, timber door.
Flat 57 Holly Lodge Mansions	Ground Floor		Bedroom 1	Plasterboard ceiling, solid brick walls, carpet over timber floor, uninsulated metal pipework, timber windows, timber door. Note: Restricted access due to stored items.
Flat 57 Holly Lodge Mansions	Ground Floor		Bedroom 2	Plasterboard ceiling, solid brick walls, carpet over timber floor, uninsulated metal pipework, surface mounted timber cupboards, , timber windows, timber door. Note: Restricted access due to stored items.
Flat 57 Holly Lodge Mansions	Ground Floor		Cupboard	Lath and plaster ceiling, solid brick and timber walls, fixed timber laminate to floor, timber doors. Note: Restricted access due to stored items.
Flat 57 Holly Lodge Mansions	Ground Floor		Electrical Cupboard	Timber ceiling, solid brick and timber walls, concrete floor, modern electrical units, timber doors. Note: Restricted access due to stored items.
Flat 57 Holly Lodge Mansions	Ground Floor		Hallway	Plasterboard ceiling, solid brick walls, carpet over timber floor, uninsulated metal pipework, timber windows, timber door. Note: Restricted access due to stored items.
Flat 57 Holly Lodge Mansions	Ground Floor		Kitchen	Plasterboard ceiling, solid brick walls with ceramic tiles, fixed ceramic tiled floor, uninsulated metal pipework, modern metal sink, modern Alpha combi boiler, metal flue, timber windows, timber door.
Flat 57 Holly Lodge Mansions	Ground Floor		Lounge	Plasterboard ceiling, solid brick walls, timber floor, uninsulated metal pipework, timber windows, timber door. Note: Restricted access due to stored items.
Flat 57 Holly Lodge Mansions	Ground Floor		Meter Cupboard	Timber ceiling, solid brick and timber walls, concrete floor, modern electrical units, timber doors. Note: Restricted access due to stored items.
Flat 57 Holly Lodge Mansions	Ground Floor		Toilet	Plasterboard ceiling, solid brick walls with ceramic tiles, fixed ceramic tiled floor, uninsulated metal pipework, ceramic and plastic bathroom goods, fixed plasterboard boxing, timber windows, timber door.

Appendix 4 – Analysis Certificates



32 Writtle Road, Chelmsford, Essex, CM1 3BX. Tel; 01245 690606.
Email; info@fullcirclecompliance.co.uk Website; www.fullcirclecompliance.co.uk

CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

Client:	Sam Raven	Job Number:	J037480
Client Address:	Flat 2, 28 Compayne Gardens, London, NW6 3DL	Report Date:	05/06/2023
Attention of:	Philippa Raven	Date Samples Received:	02/06/2023
Site Address:	Flat 57 Holly Lodge Mansions, London	Date Samples Analysed:	02/06/2023
Surveyor:	Luke Atkinson	Analysed By:	Sylvia Turner
Number of Samples:	3	Site Reference Number:	NA

Method Statement


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

Disclaimer Full Circle Compliance Ltd are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Full Circle Compliance Ltd cannot be held responsible for the interpretation of the results shown. When the test certificate indicates that bulk samples were taken by the client, they are outside the scope of our UKAS Accreditation for sampling. This report shall not be reproduced except in full without approval of the laboratory as to provide assurance that parts of the report are not taken out of context. Material type is a subjective opinion by the analyst based on asbestos content, appearance and experience and falls outside the scope of our UKAS accreditation.

Sample Number	Client Ref	Sample Location / Sample Type	Fibre Type Detected
FA000100	1	External - To windows - Putty sealant – Putty	N.A.D.I.S
FA000101	2	External - To windows - Putty sealant – Putty	N.A.D.I.S
FA000102	3	External - To rear windows - Putty sealant – Putty	N.A.D.I.S

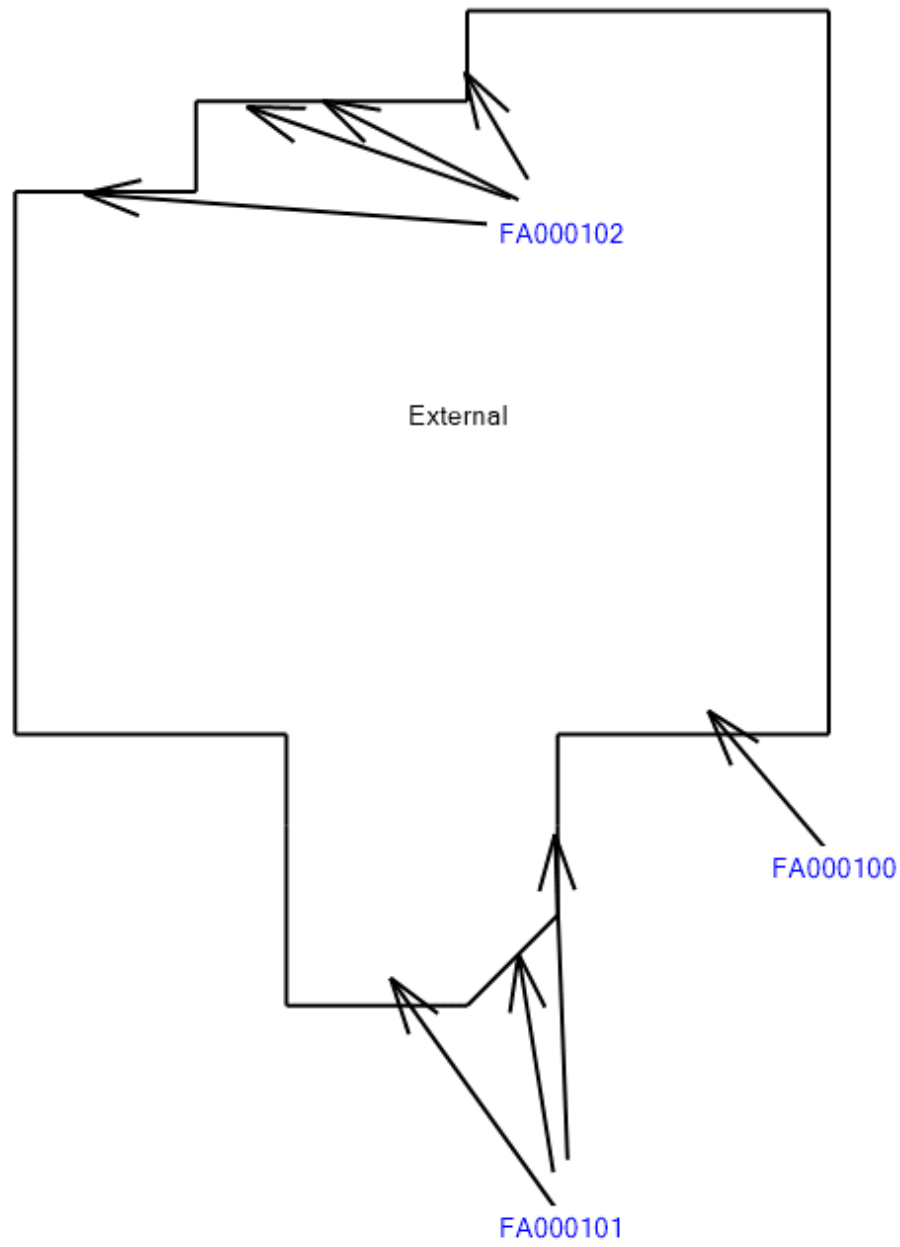
K	NADIS	= NO ASBESTOS DETECTED IN SAMPLE
	CROCIDOLITE	= Typically Known as Blue Asbestos (Amphibole Group)
	AMOSITE	= Typically Known as Brown Asbestos (Amphibole Group)
E	CHRYBOTILE	= Typically Known as White Asbestos (Serpentine Group)
	ANTHOPHYLLITE	= Asbestos (Amphibole Group)
Y	ACTINOLITE	= Asbestos (Amphibole Group)
	TREMOLITE	= Typically Known as White Asbestos (Serpentine Group)

All samples will be retained in the laboratory for a minimum of 6 Months.


Typed By:	Sylvia Turner	Authorised Signature:	
Position:	Laboratory Technician	Print Name:	Sylvia Turner
Certificate issued by Full Circle Compliance Ltd, 32 Writtle Road, Chelmsford, Essex, CM1 3BX			

Appendix 5 – Plans





GENERAL KEY

-  AREAS NOT ACCESSED/OUTSIDE OF SCOPE
- TEXT** APPROXIMATE LOCATION OF ASBESTOS SAMPLES
- TEXT** APPROXIMATE LOCATION OF NON ASBESTOS SAMPLES



32 Writtle Road
Chelmsford
Essex
CM1 3BX
Phone: 01245 690606

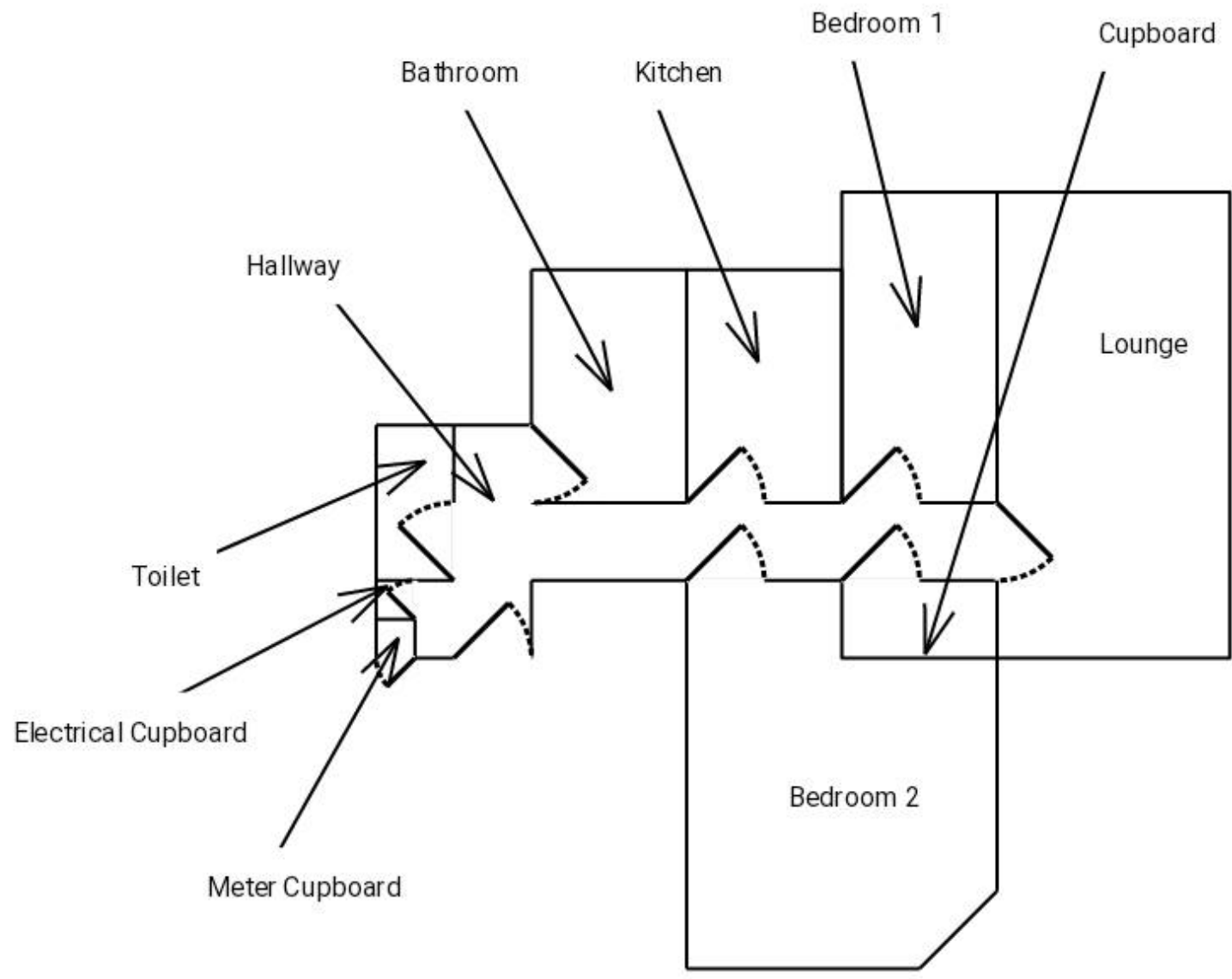
CLIENT

Sam Raven

This drawing must be viewed and read in conjunction with the Asbestos Survey Report for:

PROPERTY TITLE
**Flat 57 Holly Lodge Mansions
London**

Ref. No.	J037480	DRAWN DATED	26 May 2023
Nos.	1/2 External	UPDATED	26 May 2023



- GENERAL KEY**
- AREAS NOT ACCESSED/OUTSIDE OF SCOPE
 - TEXT** APPROXIMATE LOCATION OF ASBESTOS SAMPLES
 - TEXT** APPROXIMATE LOCATION OF NON ASBESTOS SAMPLES



FULL CIRCLE COMPLIANCE
 32 Wittle Road
 Chelmsford
 Essex
 CM1 3BX
 Phone: 01245 690606

CLIENT
 Sam Raven

This drawing must be viewed and read in conjunction with the Asbestos Survey Report for:

PROPERTY TITLE
 Flat 57 Holly Lodge Mansions
 London

Ref. No.	J037480	DRAWN DATED	26 May 2023
Nos.	2/2 Ground Floor	UPDATED	26 May 2023