



Asbestos Refurbishment / Demolition Survey Report



248-250 Camden Road
London
NW1 9HE

Survey Date: 18th November 2021

Report Number: 2118

This report has been prepared with all reasonable skill, care and diligence within the terms of the contract with Goody Demolition Ltd taking into account the manpower and resources devoted to it by agreement with the client.

This refurbishment / demolition survey has been carried out by:

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SPS Environmental Ltd disclaim any responsibility to the client and others in respect of any matter outside the scope of the above.

Report has been prepared by



Timothy A Pullan

Date: - 25th November 2021

Survey commissioned for and on behalf of:

Goody Demolition Ltd
Ovenden House
Wilcox Close
Aylesham Industrial Estate
Aylesham
CT3 3EP

This report is confidential to Goody Demolition Ltd. SPS Environmental Ltd accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known.

THIS REPORT MUST BE READ IN ITS ENTIRETY

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Summary Of Recommendations

COMMENT	
No asbestos containing materials found.	
Asbestos containing material found.	✓
Retain copy of this survey on site.	✓
Insert this survey into the existing Asbestos Register retained on site.	
Ensure contractors are aware of the presence of asbestos, where applicable in their area of work.	✓
Ensure that suitable assessments are undertaken and recorded in writing for all the asbestos removal activities on site.	✓

Introduction

This report aims to:

- Introduce pertinent legislation relating to the management of asbestos in non-domestic premises
- Outline the sample testing and inspection methodology employed by SPS Environmental Ltd
- Relate the significance of the report contents to the Control of Asbestos Regulations (2012)
- Detail survey findings compliant with Regulation 4 of the Control of Asbestos Regulations (2012)
- Serve as a reference document to assist in making further steps towards the management of any asbestos containing materials in the premises
- Provide the information necessary to compile an asbestos management plan compliant with the Control of Asbestos Regulations (2012)
- Form an asbestos register

Regulation 4 of the Control of Asbestos Regulations (2012) states the obligations that persons defined as “duty holders” have to manage asbestos containing materials in non-domestic premises.

This instrument defines a duty holder as being:

“Every person who has, by virtue of a contract or tenancy, an obligation of any extent in relation to the maintenance or repair of non-domestic premises or any means of access thereto or egress there from; or

In relation to any part of non-domestic premises where there is no such contract or tenancy, every person who, to any extent, has control of that part of non-domestic premises or any means of access thereto or egress there from” CAR, 2012.

Regulation 4 also states the following:

“In order to enable him [sic “dutyholder”] to manage the risk from asbestos in non-domestic premises, the dutyholder shall ensure that a suitable and sufficient assessment is carried out as to whether asbestos is or is liable to be present in the premises”

This report satisfies this requirement, unless stated otherwise, by detailing the inspection findings reporting the presence of asbestos containing materials in those areas given in the survey inspection detail.

The Approved Code of Practice and Guidance – Publication “The Management of Asbestos in Premises” (L127) and Health and Safety Guidance – Publication “Asbestos: The Survey Guide (HSG264) both detail the material assessment that must be carried out to determine the risk posed by asbestos containing materials in buildings. This material risk assessment has been carried out on those materials presumed or proven to contain asbestos. The resulting material assessment risk ratings can plan (in conjunction with the management recommendation made for these materials) then be used to form the basis of an asbestos management.

Executive Summary

Goody Demolition Ltd requested we carry out a Refurbishment / Demolition Survey at 248-250 Camden Road, London, NW1 9HE.

SPS Environmental Ltd carried out the requested Refurbishment / Demolition Survey, to determine whether asbestos or asbestos containing materials (ACMs) were contained within the property.

ACM's were located on our recent site survey.

The report should be consulted before any demolition/refurbishment work is carried out to the buildings. All contractors should be made aware of the contents of the report. It should not be used for the purposes of costing asbestos removal work. No responsibility will be accepted should the information contained herein be used in this way. Any person(s) using the report in this way **MUST** satisfy themselves as to the extent of the asbestos within the designated areas and thereby ensure that their tender is sufficient in every respect to remove ALL the asbestos within these areas.

Scope Of Survey

As the site is unfamiliar to us, there are certain restrictions and exclusions that relate to the report.

No access has been attempted to any items above 4 metres from ground or floor/ platform level.

We have not reported on concealed spaces that may be present within the building structure. Whilst every effort has been made to locate and assess any asbestos present within the designated areas, we regret that no liability can be accepted for any errors or omissions contained in this report.

It is therefore essential that due caution be exercised in carrying out any tasks or works which disturb material not listed in this report, and that any suspect products encountered are referred back to our survey team for query and clarification.

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

SPS Environmental Ltd cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report. SPS Environmental Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

SPS Environmental Ltd does not routinely investigate certain items during the course of a management asbestos survey and so no specific mention of their exclusion is made. Typically such items may include, but are not restricted to:

Live electrical systems and apparatus; live heater units; live lift machinery; live hot ovens and steam systems
Moving plant and equipment
Unsafe heights; fragile roof structures and glazed partitions or skylights
Open sewers or effluent drains; chemical and biological material handling systems; areas of insect or animal infestation; confined spaces or areas of potentially hazardous environment
Ventilation ductwork internal acoustic dampers and jointing compounds

Due to unacceptable levels of damage to structures and decorative surfaces, access is not normally gained to:

Voids to wall linings and partitions; voids to cavities
Enclosed ceiling voids; enclosed floor voids and spaces
Fire door internal insulation materials
Service ducts and boxing without accessible service hatches
Beneath adhered floor coverings and floor levelling materials

Where suspect asbestos containing materials e.g. ceiling finishes, board materials etc exist no attempt (unless otherwise stated) will be made to investigate behind these materials. SPS Environmental Ltd has a duty under Regulation 16 of the Control of Asbestos Regulations (2006) to prevent or reduce the spread of asbestos; penetration of such materials without appropriate control measures may be in contravention of this duty. These should however, be accessed during the course of any future demolition / pre-refurbishment surveys commissioned.

The scope of this survey relates only to the building or area(s) inspected and does not include any form of investigation of the land on which the building is situated.

Where investigation of an intrusive nature (within the scope of the survey being performed) is needed to discern the presence of a material and the property is occupied during the inspection the level of intrusion may be restricted. As far as is reasonably practicable such restrictions will be indicated within the "areas excluded & not fully accessed during survey" section of this report. Scenarios leading to intrusion restriction may [by way of example] include (but are not limited to) security integrity of the building envelope, significant damage to decorative finishes, risk to the structural integrity of the building, occupation within adjacent areas. Investigations undertaken in such situations may, through circumstantial restrictions, be incomplete. Further investigation works may be required once unrestricted access can be offered.

Items or areas not covered by this survey that are scheduled to undergo works that may result in the release of asbestos fibres should be investigated prior to commencement of such activities.

HSG 264 Asbestos: The Survey Guide

Publication HSG 264 sub-divides asbestos surveys into 2 principal types, termed: Management and Refurbishment & Demolition surveys respectively. These survey types may be summarised as follows (both have been shown to allow visualisation of the scope of the present management survey relative to the refurbishment & demolition survey specification and their suggested application/s).

Management Survey: Standard Sampling, Identification and Assessment

The underlying purpose and inspection methodology of the management survey is to locate the presence, extent and condition by way of sampling and inspection of suspect asbestos containing materials as they are encountered. Where possible, representative samples of materials suspected by the surveyor to contain asbestos are taken and analysed for the presence and type of asbestos fibre present. This survey is intended for integration into a plan for the management of asbestos containing materials under Regulation 4 of CAR (2012). The management survey offers information allowing routine and simple maintenance works to be carried and this reflects the surveyor's level of intrusion at the time of the inspection. More extensive maintenance or repair work may require additional investigations to be undertaken; the findings of this survey should be checked with this in mind to confirm whether or not they are of adequate scope.

Refurbishment & Demolition Survey: Full Access, Sampling and Identification

The refurbishment and demolition survey is fully intrusive (as far as is reasonably practicable) and is aimed at locating all asbestos containing materials within a survey area. Normally, unless otherwise specified, it involves fully invasive and possibly destructive investigation of all survey areas, in order to locate and assess all materials suspected as containing asbestos.

The survey records only the location and estimated extent of asbestos containing materials. A priority rating is not assigned to asbestos containing materials encountered as refurbishment and demolition surveys normally precede removal of these materials rather than their management *in situ* so negating the need to assess their risk (unless asbestos removal work will not take place for some time). This type of survey is normally recommended prior to demolition/ major refurbishment work commencing in the survey area. There is a specific requirement in CAR (2012) (Regulation 7) for all asbestos containing materials to be removed as far reasonably practicable before major refurbishment or final demolition.

Survey Methodology

The asbestos survey findings detailed in this report were gathered using inspection and sampling procedures that meets the requirements of the Health and Safety Executive Publications HSG 264 (Asbestos: The survey guide) and HSG248 (Asbestos: The analysts' guide for sampling, analysis and clearance procedures). All asbestos surveys aim to locate as far as is reasonably practical, the presence and extent of any ACMs in the building within the defined scope of the survey (refer HSG 264). This method complies with section 3 of Regulation 4 (CAR, 2012)

Reasonable Skill and Care

Although all survey areas that have been examined are reported in accordance with HSG 264 and documented in house procedures (for the specified survey type) and all reasonable skill and care has been exercised by the surveyor in doing so, it must be realised that no survey can reasonably guarantee beyond doubt that all asbestos containing materials have been located. Reasons for this limitation may include health and safety issues, reasons of practicality, non-access to live equipment and dangerous or contaminated environments or risk of unsafe levels of damage being inflicted on the survey area amongst others, or the location of the material being outside the investigative scope of the survey type undertaken.

Non-asbestos Materials – A Reasoned Argument

All items examined by the surveyor at the time of the survey are listed in the inspection detail of this report. This detail includes those items believed by the surveyor not to contain asbestos and an appropriate categorisation of their material composition is given. Employing this rationale the surveyor can use experience and judgement to form a reasoned argument that there is evidence to suggest that the material may not contain asbestos. Periodically “non-asbestos” building materials may be sampled by way of a method control to further support the surveyor's argument. These materials do not bear any risk assessment detail.

Materials Presumed to Contain Asbestos

If the surveyor feels that a reasoned argument against a material containing asbestos cannot be formed, the item in question may be presumed to contain asbestos. This may include, but is not restricted to, areas where access cannot be gained. This scenario attracts the designation “P” in the sampling strategy column of the “Survey Inspection Detail, Sample Test Report and Risk Level Assessment Report” table within this report.

Materials Strongly Presumed to Contain Asbestos

In the case of a material or materials being encountered that the surveyor suspects, following visual assessment, as containing asbestos but cannot be sampled for reasons of practicality, that material is strongly presumed to contain asbestos. An assessment (where possible) of the material's extent and condition is made. *Nota bene:* as no definitive assessment of asbestos fibre type contained in the material may be made, this portion of the priority score is based on a strongly presumed worst-case scenario of fibre type commonly contained in the material concerned. This scenario attracts the designation “SP” in the sampling strategy column of the “Survey Inspection Detail, Sample Test Report and Risk Level Assessment Report” table within this report.

Sampling of Materials

If access to the material permits, a representative sample of the material is taken according to the "sampling strategy". An assessment (where necessary or possible) of the material's extent and condition is made. As no practical sampling strategy can be assured as being entirely representative of the circumstances encountered during surveying, care should be exercised when interpreting results. That is to say that if works are planned that may cause disturbance or require the removal of asbestos containing materials, implementation of a more intense sampling regime may be desirable.

Material Cross Referencing

In the event of a suspect material being encountered with a frequency that does not permit continual re-sampling on the grounds of practicality, the surveyor may cross reference this item with one that has already been sampled. To do this the surveyor will ensure that the material is identical in nature (through examining visual appearance e.g. colour) to that of the material to which it is referenced. *Nota bene:* as no definitive assessment of asbestos fibre type contained in the material may be made, this portion of the priority score is strongly presumed as being the same as that of the material from which it is cross referenced. This scenario attracts the designation "X" in the sampling strategy column of the survey detail.

Analysis Of Samples

Bulk Samples – laboratory analysis

Samples were returned to a known fully accredited UKAS laboratory for analysis.

Asbestos is identified by a combination of techniques, principally:

(i), An initial visual inspection, (ii) A stereomicroscopic examination, (iii) Polarised light microscopy (PLM), (iv) Dispersion staining.

No single test is definitive and the analyst will have taken all evidence into account.

Analysis procedure HSG248 describes analytical techniques which have been shown to give reliable and reproducible results. Alternative methods can be used if equivalence in terms of detection and identification can be demonstrated. All procedures are designed to avoid cross contamination between samples. Identification of the asbestos fibres should be based on the following analytical sequence. A preliminary visual examination of the whole of the bulk sample is made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample may be taken at this stage; Sample treatment is undertaken (if required) to release or isolate fibres; A detailed and thorough search under the stereo microscope is made to classify the fibre types present; Representative fibres are mounted in appropriate RI liquids on microscope slides; The different fibrous components are identified using PLM. If no asbestos is identified by these procedures, additional searches for small asbestos fibres on random sub-samples of a few milligrams are undertaken using PLM. The full method is defined in HSG248 'Asbestos: The analysts guide for sampling, analysis and clearance procedures', published by the Health and Safety Executive and is employed by all laboratories used in the sampling process in accordance with their schedule of UKAS accreditation. Certificates of analysis for the samples taken are presented in Appendix 1, included on the certificate is the address of the laboratory, the analysts name and the laboratories UKAS accreditation number.

Certificates of analysis, for the samples taken during this survey are presented in appendix 1.

Sampling Strategy

Product	Sampling Strategy
Vinyl, composite floor coverings, surface coverings	One sample per room, or one sample per 40m ² per product type or colour. Where large expanses of the same material have been used throughout an area, the frequency of sampling may be decreased at the discretion of the surveyor.
Textured Coatings	One composite sample per room or one sample per 9m ² dependent on similarity of coating type. Where large expanses of the same material have been used throughout an area. The frequency of sampling may be or increased or decreased at the discretion of the surveyor.
Gaskets, ropes, woven product, seals, mastics, papers, felts	One sample per product type, or if appropriate, per area or location.
Asbestos containing insulating board	One sample per location or per 25m ² of continuous product run. The frequency of sampling may be increased or decreased at the discretion of the surveyor dependent on such factors as consistency of product type or occurrence of different board types. The specific nature of this material has been determined on site using the competence and experience of the surveyor. SPS Environmental Ltd accepts no liability for any decision based on this determination and as such it should only be regarded as an opinion. Where doubt exists as to the classification of a board material HSE Approved Code of Practice L143 "Work with materials containing asbestos" recommends carrying out a water absorption test. SPS Environmental Ltd will perform this test only upon specific request.
Cement Products	One sample per product type, or if appropriate, per area or location. The specific nature of this material has been determined on site using the competence and experience of the surveyor. SPS Environmental Ltd accepts no liability for any decision based on this determination and as such it should only be regarded as an opinion. Where doubt exists as to the classification of a board material HSE Approved Code of Practice L143 "Work with materials containing asbestos" recommends carrying out a water absorption test. SPS Environmental Ltd will perform this test only upon specific request.
Debris	One sample per location, or more at the discretion of the surveyor. Where debris exists in a location quantification can be hindered by a number of factors including paint coverings, air movement, the passage of time etc. The surveyor reports only the material discernable within the confines of the survey sufficient to show that debris exists in a location. Further focussed investigation may be needed to determine the extent of debris for the purposes of decontamination.
Insulative Materials	One sample per material product type (to include change in outward appearance) and at least one sample per 10 metres pipe run. In addition, one sample per different product applied to pipe bends.
Sprayed Insulation	One sample per 20m ² of material.

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Risk Assessment

The risk assessments made within this report for those items presumed (strongly or otherwise), or positively proven by sampling and subsequent analysis, to contain asbestos have been made on the basis of the Material Assessment Algorithm detailed within the publications HSG 264 and HSG 227 and an in-house priority assessment algorithm.

The algorithm sets out the factors, which are most relevant in assessment of the potential release of fibres from a suspect material. The material assessment identifies the materials that will most readily release airborne fibres if disturbed. It does not automatically follow that those materials should be given priority for remedial action. Management priority must be determined by carrying out a risk assessment that will take into account factors such as:-

The location of material,

- ☐ Its extent,
- ☐ The use to which the location is put,
- ☐ The occupancy of an area,
- ☐ Activities carried out in the area,
- ☐ Frequency of activity.

These two factors provide an overall risk score which has been used to define potential management actions.

Please see tables below.

Material Assessment

The four main parameters, which are used in order to determine the amount of fibre release from an asbestos-containing product when subject to standard disturbance, are:

- Asbestos type,
- ☐ Product type,
- ☐ Extent of damage or deterioration,
- ☐ Surface treatment.

Each parameter is given a score; High (3), Medium (2), Low (1), Very Low (0). The value assigned is totalled to give a score of between 2 and 12.

Sample Variable	Score	Example of Scores
A. Product Type	1	Plastics, resins, mastics, roofing felt, vinyl floor tiles, textured coatings, asbestos cement
	2	Asbestos insulation board, mill board, textiles, gaskets, ropes, paper, felt
	3	Thermal Insulation, sprayed asbestos, loose asbestos, asbestos mattresses and packing
B. Extent of damage	0	None: no visible damage
	1	Low: A few scratches or surface marks, broken edges
	2	Medium: Significant breakage of non friable materials revealing loose fibres
	3	High: Damage of friable materials, visible asbestos debris
C. Surface treatment	0	Non friable composite materials
	1	Enclosed sprays and lagging, AIB, unsealed asbestos cement
	2	Unsealed AIB, or encapsulated lagging or sprays
	3	Unsealed lagging or sprays
D. Asbestos type	1	Chrysotile
	2	Amosite
	3	Crocidolite
TOTAL		A + B + C + D = Material risk score

Materials, which achieve scores of ten or more, are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and those between 5 and 6 are regarded as having a low potential. Materials with a score of fewer than 4 have a very low potential of fibre release.

High > 10
 Medium 7 - 9
 Low 4 - 6
 Very low < 4

Priority Assessment

Management priority must be determined by carrying out a risk assessment, which is able to take into account factors such as:

Size of area containing the ACM

☐ Accessibility to the area containing the ACM

☐ Potential disturbance of the ACM

☐ Potential maintenance activity that would disturb the ACM

Sample Variable	Score	Example of Scores
A. Size of Area	0	External
	1	Large (>50m ²)
	2	Small (<50m ²)
	3	Confined
B. Access	0	Rare
	1	Occasional
	2	Frequent
	3	Daily
C. Disturbance	0	Rare
	1	Occasional
	2	Frequent
	3	Daily
D. Maintenance	0	Rare
	1	Occasional
	2	Frequent
	3	Daily
TOTAL		A + B + C + D = Priority risk score

High > 10

Medium 7 - 9

Low 4 - 6

Very low < 4

Total Risk

The total material score is then added to the total priority score giving a total risk score. The total risk score should form the basis of an Asbestos Management Plan. It is the duty holder's responsibility to carry out a priority risk assessment, using the information given in the survey and their detailed knowledge of the activities carried out within the premises. A score will be produced for each material identified in containing asbestos. The duty holder must ensure that the priority assessment carried out by the surveyor is correct and to make changes to the scores as and when required.

Very High	> 15
High	11 – 15
Medium	6 – 10
Low	< 6

Recommendations

In addition to the risk assessment level assigned to strongly presumed, presumed and identified asbestos containing material, a management control action recommendation is also made. It must be realised that this/these management recommendations are made on the basis of prevailing material conditions and access at the time of the survey and as such are intended solely as a guide to assist in the effective control of the materials concerned. Where doubt may be raised about the action that should be taken regarding an asbestos containing material, measures should be implemented to a degree that reflect either those of a higher risk or a more in depth risk assessment should be carried out. This risk assessment may account for greater knowledge of the material's location (i.e. greater than that of the surveyor at the time of survey) or knowledge (current or future) of activities or works surrounding or concerning the material.

Below are examples of some recommendations that SPS Environmental Ltd may use:

- Air Monitoring – Sampling of asbestos fibre concentration, necessary where risk of exposure is present and assessment of such exposure present or absent is prudent.
- Access Restriction – Restriction of access to area/location to all personnel.
- Access Prohibition – Prohibition of access to area/location to all personnel.
- Environmental Clean – A cleaning process used to prevent the spread of asbestos containing contaminants.
- Material Repair – Repair of the material in such a manner as to minimise asbestos fibre release.
- Material Encapsulation – Encapsulation of the material in a manner that completely encloses asbestos fibres.
- Material removal – Removal of material in instances where it presents a high risk of exposure.

Any recommendations made within this report are made on the basis of findings collated at the time of the survey. Recommendations should undergo careful client evaluation prior to a final management decision being made. SPS Environmental Ltd does not accept any responsibility for any works carried out as a result of recommendations made within this report.

Asbestos Register Tables

Glossary & key to tabulated Asbestos register

N.A.D.I.S: No Asbestos Detected in Sample.

REF: Referenced to previous sample of the same number thereby indicating that the material is the same as found in that sample and is therefore the same. e.g. 'REF 1' reference this sample to sample 1.

Location and Room Locator Number: The location column refers to the room or area concerned. The room locator number is the unique reference given to that room or area during the survey. This prevents confusion if the rooms usage is changed.

B01 = the basement.

G01 = the ground floor.

0101 = the first floor.

0201 = the second floor

0301 = the third floor

Item: The item column refers to the specific item or product sampled.

Sample Number: Each sample has been given an individual number, which is clearly marked on the site plans.

Asbestos Type: This refers to the type(s) of asbestos that was found in the sample upon analysis at the contracted UKAS accredited laboratory. For further information on asbestos type please see the certificates of analysis.

Extent: The extent column will quantify how large a single asbestos product is or how many similar products are present in that location.

Material and Priority Risk Scoring and Risk Rating: Risk assessments have been used to create material and priority risk rating which combined gives overall scores. There are four risk ratings low, medium, high and very high.

NOTE:

ALTHOUGH WE ENDEAVOUR TO WORK THROUGH A BUILDING IN A METHODICAL MANNER, SAMPLE NUMBERS MAY NOT BE SEQUENTIAL AS SAMPLING MAY JUMP FROM FLOOR TO FLOOR, DEPENDING ON ACCESS AT THE TIME.



Site: 248-250 Camden Road

Date surveyed: 18th November 2021

Analysed by: Core Ltd

Area	Item	Sample Number	Extent	Asbestos Type	Action
GROUND FLOOR					
G1	Stair Nosing	1	8 ^{LM}	N.A.D.I.S	
G1	Bitumen Adhesive	REF3	2m ²	Chrysotile	Remove
G2	Bitumen Adhesive	REF3	10m ²	Chrysotile	Remove
G3	Floor Tiles & Bitumen Adhesive	3	15m ²	Chrysotile	Remove
G4	Bitumen Adhesive	REF3	10m ²	Chrysotile	Remove
G5	Bitumen Adhesive	REF3	4m ²	Chrysotile	Remove
G6	Bitumen Adhesive	REF3	20m ²	Chrysotile	Remove
G7	Bitumen Adhesive	REF3	15m ²	Chrysotile	Remove
G8	Bitumen Adhesive	REF3	4m ²	Chrysotile	Remove
G9	Bitumen Adhesive	REF3	4m ²	Chrysotile	Remove
G10	Bitumen Adhesive	REF3	2m ²	Chrysotile	Remove
G11	Bitumen Adhesive	REF3	10m ²	Chrysotile	Remove



Site: 248-250 Camden Road

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Analysed by: Core Ltd

Area	Item	Sample Number	Extent	Asbestos Type	Action
GROUND FLOOR CONT...					
G11	Wall, Ceiling & Door Cladding	5	2m ²	N.A.D.I.S	
G12	Gaskets	6	x12	N.A.D.I.S	
G12	Shuttering	7	S/A	N.A.D.I.S	
G12	Debris	8	1m ²	N.A.D.I.S	
G13	Floor Tiles & Bitumen Adhesive	REF 4	1m ²	Chrysotile	Remove
G14	Floor Tiles & Bitumen Adhesive	4	1m ²	Chrysotile	Remove
G15	Stair Nosing	2	8 ^{LM}	N.A.D.I.S	
G15	Bitumen Adhesive	REF3	2m ²	Chrysotile	Remove
G16	Bitumen Adhesive	REF3	15m ²	Chrysotile	Remove
G17	Bitumen Adhesive	REF3	30m ²	Chrysotile	Remove
G18	Bitumen Adhesive	REF3	20m ²	Chrysotile	Remove



Site: 248-250 Camden Road

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Analysed by: Core Ltd

Area	Item	Sample Number	Extent	Asbestos Type	Action
FIRST FLOOR					
0101	Bitumen Adhesive	REF9	2m ²	Chrysotile	Remove
0102	None Detected				
0103	None Detected				
0104	None Detected				
0105	Bitumen Adhesive	REF9	4m ²	Chrysotile	Remove
0106	None Detected				
0107	None Detected				
0108	None Detected				
0109	None Detected				
0110	Bitumen Adhesive	REF9	4m ²	Chrysotile	Remove
0111	None Detected				



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Analysed by: Core Ltd

Area	Item	Sample Number	Extent	Asbestos Type	Action
FIRST FLOOR CONT...					
0112	None Detected				
0113	Bitumen Adhesive	REF9	2m ²	Chrysotile	Remove
0114	None Detected				
0115	None Detected				
0116	Bitumen Adhesive	9	20m ²	Chrysotile	Remove



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Analysed by: Core Ltd

Area	Item	Sample Number	Extent	Asbestos Type	Action
SECOND FLOOR					
0201	Bitumen Adhesive	REF10	2m ²	Chrysotile	Remove
0202	None Detected				
0203	None Detected				
0204	None Detected				
0205	Bitumen Adhesive	REF10	4m ²	Chrysotile	Remove
0206	None Detected				
0207	None Detected				
0208	None Detected				
0209	None Detected				
0210	Bitumen Adhesive	REF10	4m ²	Chrysotile	Remove
0211	None Detected				
0212	Bitumen Adhesive	REF10	10m ²	Chrysotile	Remove



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Area	Item	Sample Number	Extent	Asbestos Type	Action
SECOND FLOOR CONT...					
0213	None Detected				
0214	Bitumen Adhesive	REF10	2m ²	Chrysotile	Remove
0215	None Detected				
0216	None Detected				
0217	Bitumen Adhesive	10	20m ²	Chrysotile	Remove



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Analysed by: Core Ltd

Area	Item	Sample Number	Extent	Asbestos Type	Action
THIRD FLOOR					
0301	Bitumen Adhesive	REF12	2m ²	Chrysotile	Remove
0302	None Detected				
0304	None Detected				
0305	Bitumen Adhesive	REF12	4m ²	Chrysotile	Remove
0306	Bitumen Adhesive	REF12	10m ²	Chrysotile	Remove
0307	Sink Pad	14	1 Item	N.A.D.I.S	
0308	Sink Pad	13	1 Item	N.A.D.I.S	
0309	None Detected				
0310	Bitumen Adhesive	REF12	4m ²	Chrysotile	Remove
0311	None Detected				
0312	Bitumen Adhesive	REF12	10m ²	Chrysotile	Remove



Site: 248-250 Camden Road

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Area	Item	Sample Number	Extent	Asbestos Type	Action
THIRD FLOOR CONT...					
0313	None Detected				
0314	Floor Tiles & Bitumen Adhesive	REF11	1m ²	Chrysotile	Remove
0315	Bitumen Adhesive	REF12	2m ²	Chrysotile	Remove
0316	None Detected				
0317	Floor Tiles & Bitumen Adhesive	REF11	1m ²	Chrysotile	Remove
0318	None Detected				
0319	Floor Tiles & Bitumen Adhesive	11	1m ²	Chrysotile	Remove
0320	Bitumen Adhesive	12	20m ²	Chrysotile	Remove



Site: 248-250 Camden Road

Date surveyed: 18th November 2021

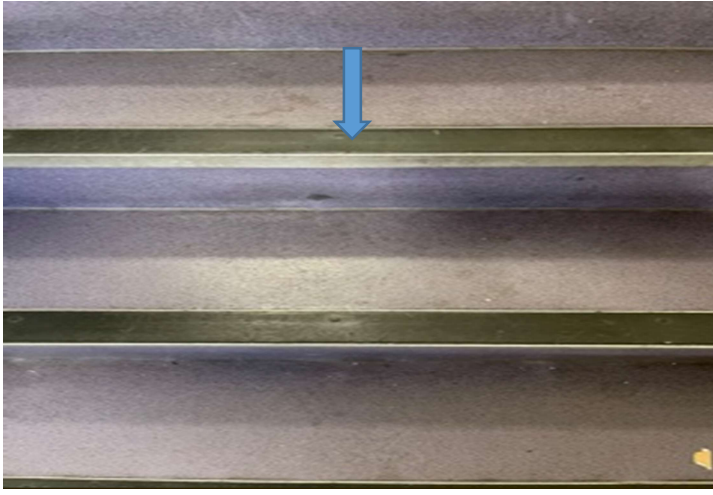
Analysed by: Core Ltd


Area	Item	Sample Number	Extent	Asbestos Type	Action
ROOF SPACE & EXTERNAL					
R01	Roof Felt	15	g ^{LM}	N.A.D.I.S	
R01 & EX01	Roof Tiles	16	300m ²	Chrysotile	Remove


Areas Excluded & Not Fully Accessed


Location	Area Examined	Accessibility	Surveyors Comments

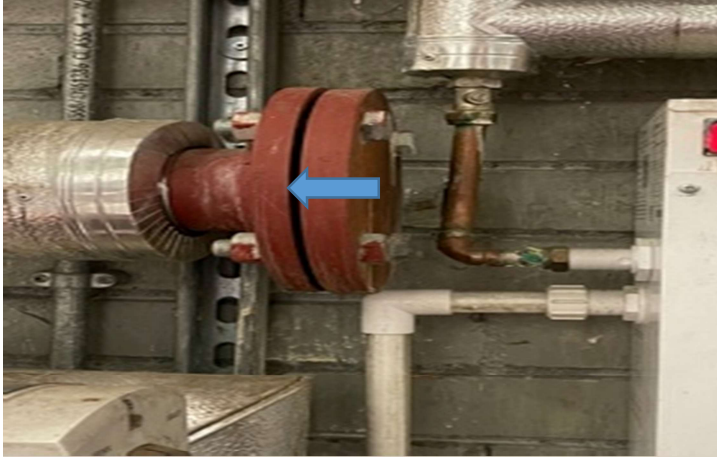
Recommendation Detail


Site Name	248-250 Camden Road
Floor	Ground Floor
Area	G1 & G15
Location	Stairs
Material Details	
Status: No Asbestos Present	
Position: Stairs	
Product: Stair Nosing N.A.D.I.S	
Sample Number: 1 & 2	
Extent: Approx Total Throughout Stairwell x2	
Recommendation: N/A. Please note the stair nosing is throughout both stairwell areas from ground to third floor.	


Site Name	248-250 Camden Road
Floor	Ground Floor
Area	G1,G2,G3,G4,G5,G6,G7,G8,G9,G10,G11,G15,G16,G17, G18
Location	Floor Beneath modern coverings
Material Details	
Status: Asbestos Present	
Position: Floor Beneath Modern Coverings	
Product: Floor Tiles & Bitumen Adhesive Chrysotile	
Sample Number: 3	
Extent: Approx Total 167m ²	
Recommendation: Remove.	

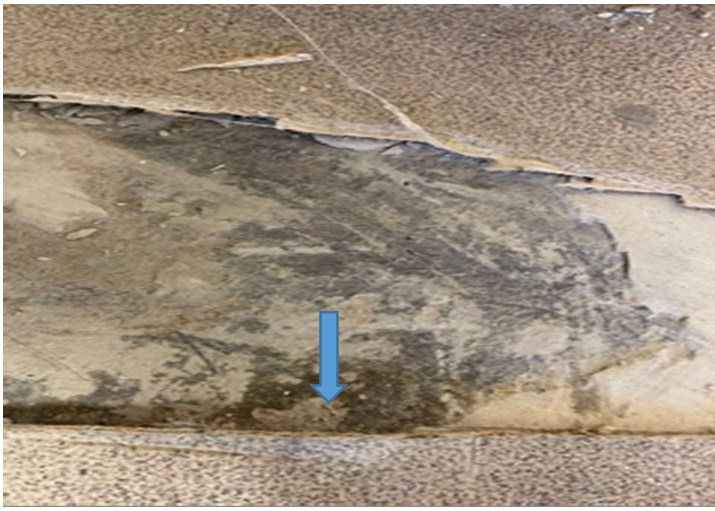
Site Name	248-250 Camden Road
Floor	Ground Floor
Area	G13&G14
Location	Floor
Material Details Status: Asbestos Present Position: Floor Product: Floor Tiles & Bitumen Adhesive Chrysotile Sample Number: 4 Extent: Approx Total 2m ²	
Recommendation: Remove.	

Site Name	248-250 Camden Road
Floor	Ground Floor
Area	G11
Location	Wall, Ceiling & Door
Material Details Status: No Asbestos Present Position: Wall, Ceiling & Door Product: Insulating Board N.A.D.I.S Sample Number: 5 Extent: Approx Total 2m ²	
Recommendation: N/A.	


Site Name	248-250 Camden Road
Floor	Ground Floor
Area	G12
Location	Pipe Flanges
Material Details	
Status: No Asbestos Present	
Position: Pipe Flanges	
Product: Gaskets N.A.D.I.S	
Sample Number: 6	
Extent: Approx Total x12	
Recommendation: N/A.	


Site Name	248-250 Camden Road
Floor	Ground Floor
Area	G12
Location	Wall
Material Details	
Status: No Asbestos Present	
Position: Wall	
Product: Cement Shuttering N.A.D.I.S	
Sample Number: 7	
Extent: Approx Total small amount	
Recommendation: N/A.	


Site Name	248-250 Camden Road
Floor	Ground Floor
Area	G12
Location	Floor Beneath Stairs
Material Details Status: No Asbestos Present Position: Floor Beneath Stairs Product: Debris N.A.D.I.S Sample Number: 8 Extent: Approx Total 1m ²	
Recommendation: N/A.	


Site Name	248-250 Camden Road
Floor	First Floor
Area	0101,0105,0110,0113&0116
Location	Floor Beneath modern coverings
Material Details Status: Asbestos Present Position: Floor Beneath Modern Coverings Product: Bitumen Adhesive Chrysotile Sample Number: 9 Extent: Approx Total 32m ²	
Recommendation: Remove.	


Site Name	248-250 Camden Road
Floor	Second Floor
Area	0201,0205,0210,0212,0214&0217
Location	Floor Beneath modern coverings
Material Details Status: Asbestos Present Position: Floor Beneath Modern Coverings Product: Bitumen Adhesive Chrysotile Sample Number: 10 Extent: Approx Total 42m ²	
Recommendation: Remove.	

Site Name	248-250 Camden Road
Floor	Third Floor
Area	0314,0317&0319
Location	Floor Beneath modern coverings
Material Details Status: Asbestos Present Position: Floor Beneath Modern Coverings Product: Floor Tiles & Bitumen Adhesive Chrysotile Sample Number: 11 Extent: Approx Total 3m ²	
Recommendation: Remove.	

Site Name	248-250 Camden Road
Floor	Third Floor
Area	0301,0305,0306,0310,0312,0315&0320
Location	Floor Beneath modern coverings
Material Details Status: Asbestos Present Position: Floor Beneath Modern Coverings Product: Bitumen Adhesive Chrysotile Sample Number: 12 Extent: Approx Total 52m ²	
Recommendation: Remove.	

Site Name	248-250 Camden Road
Floor	Third Floor
Area	0307&0308
Location	Base Of Sink
Material Details Status: No Asbestos Present Position: Base Of Sink Product: Bitumen Sink Pad N.A.D.I.S Sample Number: 13&14 Extent: Approx Total 2 Items	
Recommendation: N/A. All sink pads were of a modern type.	

Site Name	248-250 Camden Road
Floor	Roof Space
Area	R01
Location	Underside Of Roof
Material Details Status: No Asbestos Present Position: Underside Of Roof Product: Roof Felt N.A.D.I.S Sample Number: 15 Extent: Approx Total 300m ²	
Recommendation: N/A.	

Site Name	248-250 Camden Road
Floor	Roof Space & External
Area	R01 & EX01
Location	Roof
Material Details Status: Asbestos Present Position: Roof Product: Roof Tiles Chrysotile Sample Number: 16 Extent: Approx Total 300m ²	
Recommendation: Remove.	

Appendix 1

Certificate Of Analysis

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Registered Office: Rotherfield Woodyard
Mill Lane
Fletching Common
East Sussex
BN8 4JL
517 0789
844 471 223

Company No:
VAT No:

Bulk Analysis Certificate

Client: SPS Environmental Ltd Client Ref: N/A

Address: 97 Imperial Way
Ashford
Kent
TN23 5HT Our Ref.: 40993

Date(s) Samples Taken / Received: 25/11/2021 No. of Samples: 16

Date(s) of Analysis: 25/11/2021 Taken by: Client

Site Location: 248-250 Camden Road, Camden, London, NW1 9HE Analysed by: C Mahon

Analysis No:	Sample No:	Location	Description	Analysis
A94088	01	Stairwell Throughout	Stair nosing	NADIS
A94089	02	Stairwell 2 Throughout	Stair nosing	NADIS
A94090	03	Ground Floor Room	Floor tiles & adhesive	Chrysotile (adhesive only)
A94091	04	Ground Floor Electric Intake Room	Floor tiles & adhesive	Chrysotile (adhesive only)
A94092	05	Ground Floor Gas Cupboard	Insulating board door & inner lining	NADIS
A94093	06	Ground Floor Boiler Room	Gasket to pipe flange x12	NADIS
A94094	07	Ground Floor Boiler Room	Cement shuttering to wall block	NADIS
A94095	08	Ground Floor Boiler Room	Debris beneath stair	NADIS
A94096	09	1 st Floor Corridor	Bitumen adhesive	Chrysotile
A94097	10	2 nd Floor Corridor	Bitumen adhesive	Chrysotile
A94098	11	3 rd Floor Store	Floor tiles & adhesive	Chrysotile (adhesive only)
A94099	12	3 rd Floor Corridor	Bitumen adhesive	Chrysotile
A94100	13	3 rd Floor Room	Sink pad	NADIS
Key: NADIS within the Analysis column – No Asbestos Detected in Sample				



6830



Registered Office: Rotherfield Woodyard
Mill Lane
Fletching Common
East Sussex
BN8 4JL
Company No: 5170789
VAT No: 844471223

Analysis No:	Sample No:	Location	Description	Analysis
A94101	14	3 rd Floor Room	Sink pad	NADIS
A94102	15	Loft	Roof felt	NADIS
A94103	16	Loft, Main Roof External	Cement roof tiles	Chrysotile
Key: NADIS within the Analysis column – No Asbestos Detected in Sample				

Analysis was carried out in accordance with Core Surveys documented in-house procedures and HSG 248 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques with the results relating only to items tested, and is covered by our UKAS accreditation. Samples are retained for not less than 6 months from the date of analysis unless otherwise requested.

Where samples are taken by Core Surveys, sampling is carried out in accordance with our documented in-house methods and HSG 264 and is covered by our UKAS accreditation. Core Surveys are not responsible for the accuracy or competence of the sampling by third parties; including sample descriptions & locations. Where the sample has been received from the Client, the analytical and reporting details are given in good faith on the basis of the information and sample provided.

Opinions and interpretations, including the description of the sample (i.e. referring to Insulating Board or Cement) are based on their asbestos content and visual appearance alone, these opinions are outside of Core Surveys scope of UKAS accreditation for Bulk Analysis. Water absorption tests (density determination) have not been carried out as these are outside of Core Surveys scope of UKAS accreditation for Bulk Analysis.

This report should not be reproduced, except in full, without the written approval of the laboratory.

Signed on behalf of Core Surveys:

Name & Position: Craig Mahon (Lab Analyst)

Date of Issue: 26th November 2021

Appendix 2

Observations



Please note that the pipe work throughout the building was insulated using modern mmmf and hammer clad insulation. Electrical services located on site were also of a modern type.



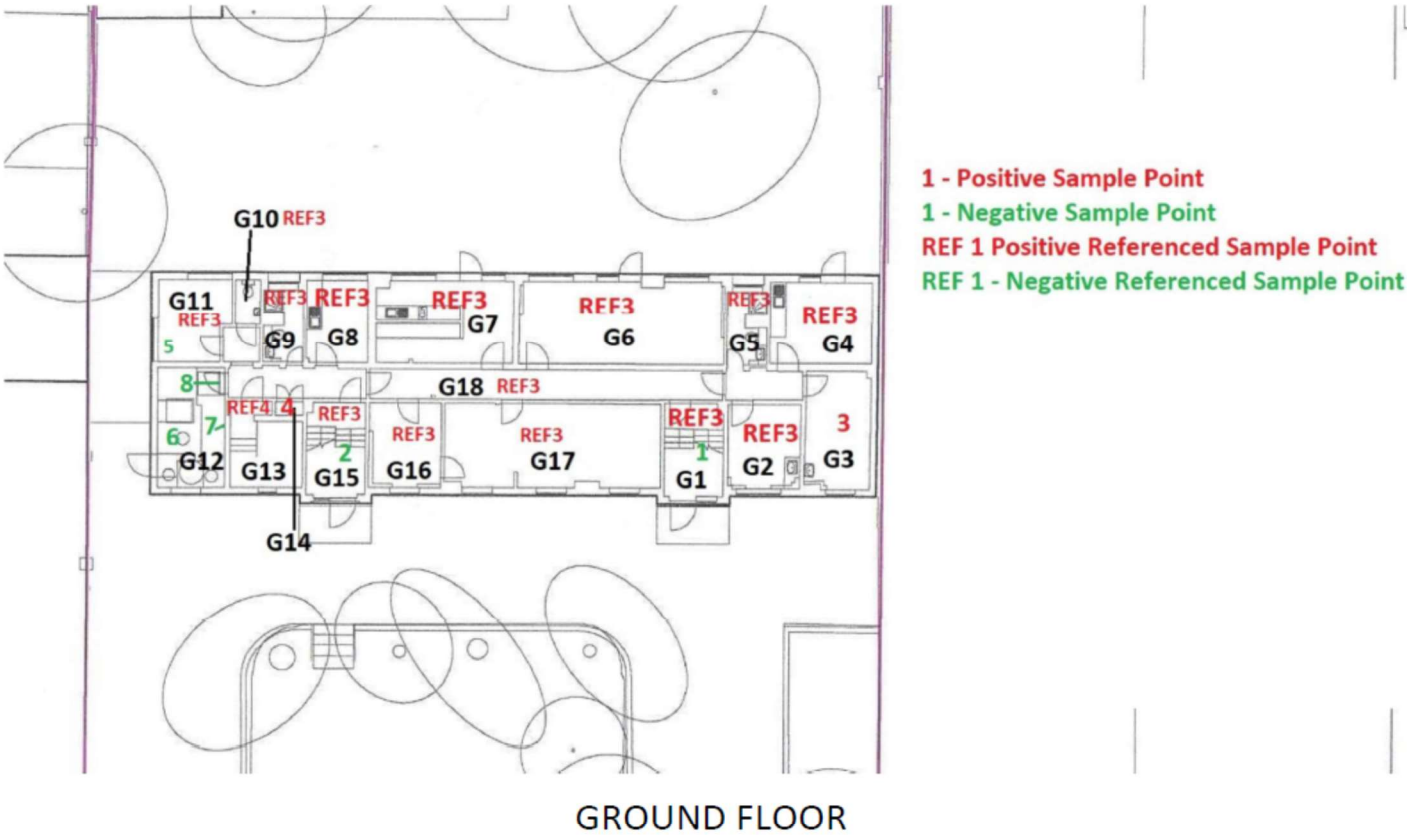
Please note that all boxing / ducting was inspected and no acms located. Window sills were timber with brick beneath and fibre glass insulation to cavity. Steel rsj's were located to ceiling boxings.

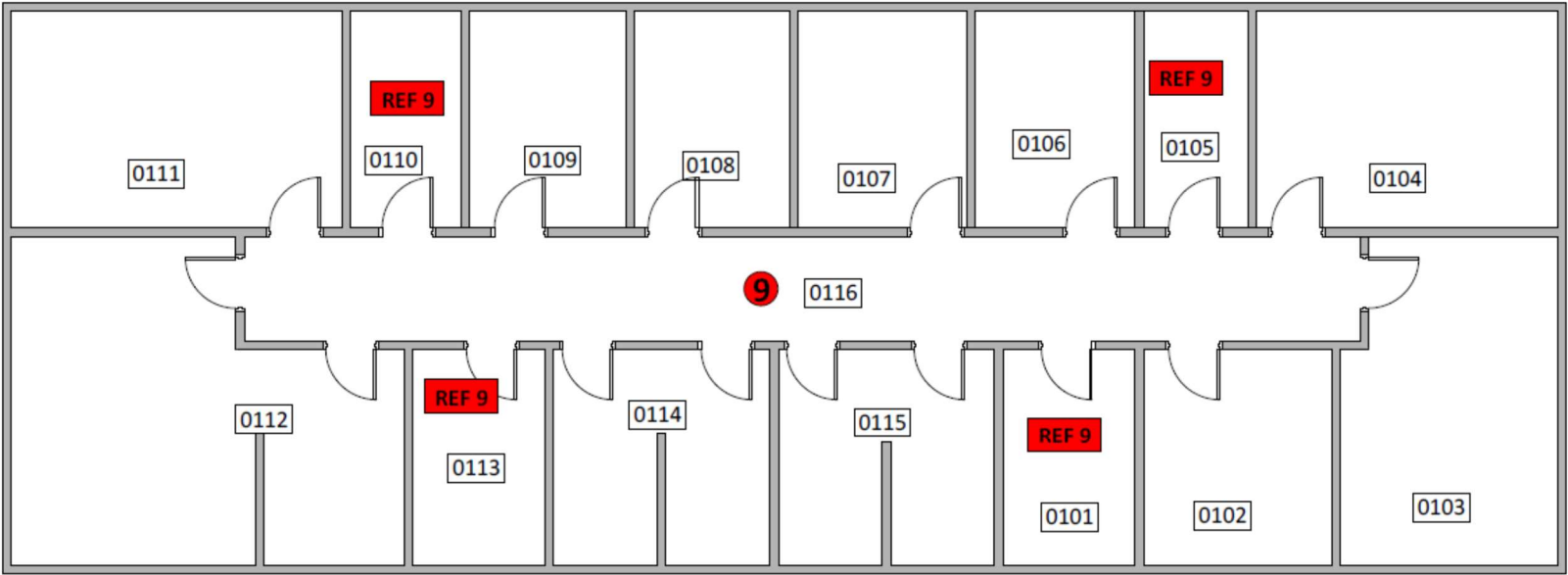
Floors and ceiling were concrete excluding third floor which has a plasterboard ceiling leading to the loft space. Loft space was insulated with fibre glass insulation.

Appendix 3





Marked Site Plans

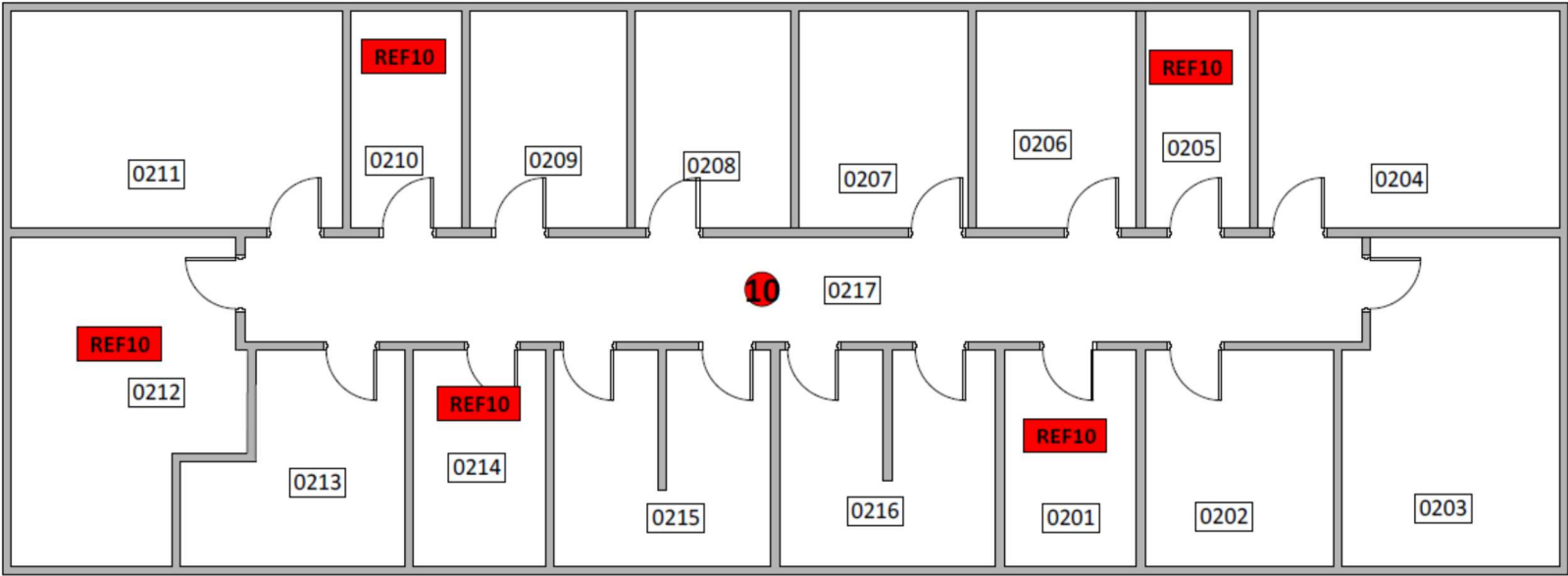
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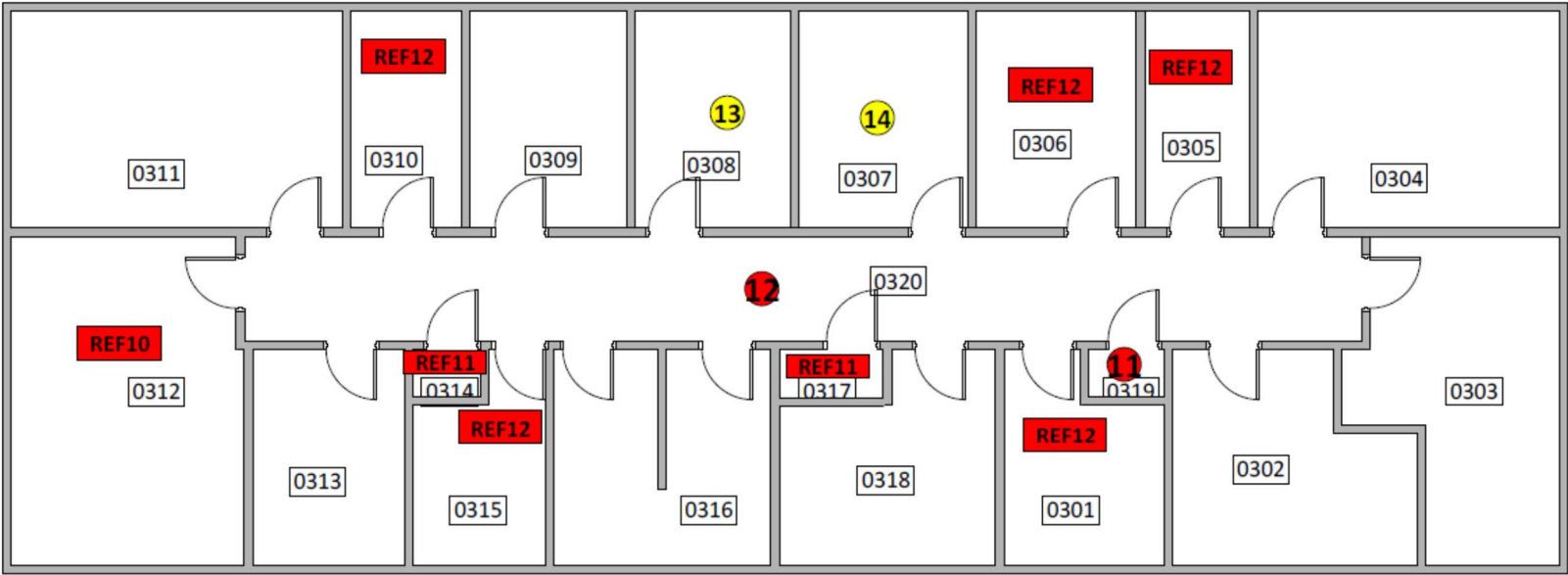
FIRST FLOOR

	Positive Sample Point		Positive Reference Sample Point
	Negative Sample Point		Negative Reference Sample Point



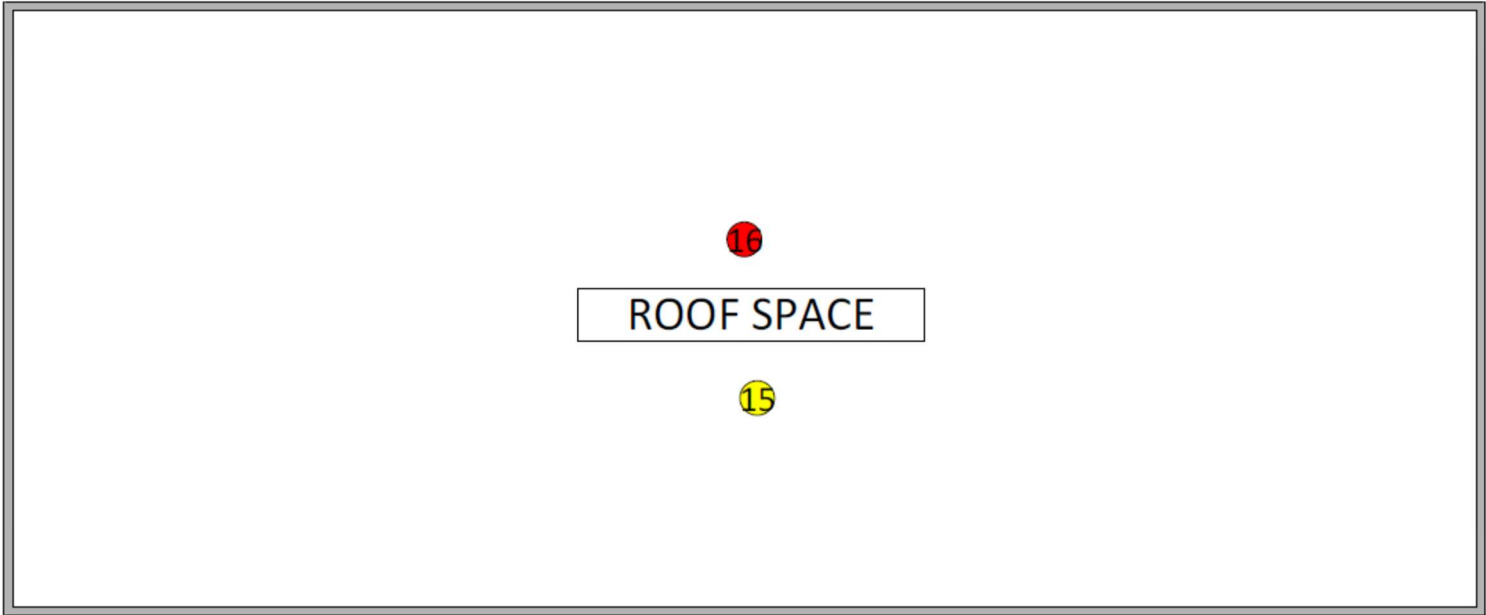
SECOND FLOOR





	Positive Sample Point		Positive Reference Sample Point
	Negative Sample Point		Negative Reference Sample Point



THIRD FLOOR

	Positive Sample Point		Positive Reference Sample Point
	Negative Sample Point		Negative Reference Sample Point



	Positive Sample Point		Positive Reference Sample Point
	Negative Sample Point		Negative Reference Sample Point