



## REFURBISHMENT DEMOLITION ASBESTOS SURVEY

**BOHS**  
British Occupational  
Hygiene Society

**LOCATION:**

50 Torbay Court London NW1 8HW

**SURVEYED ON:**


9 Apr 2024

**OUR REF:**

J829

Asbestos 365  
info@asbestos365.co.uk  
07775575052

Report Details

Report By	Asbestos 365
Client	Matthew James and Company
Project	J829
Site Address	50 Torbay Court London NW1 8HW
Site Coordinates	51.54357049999999, -0.1430204
Site Location	
Site Description	A brick built fifth floor flat.
Scope of Work	Refurbishment survey to specific areas only.
Purpose of Survey	To coincide with ventilation works.
Surveyors	Andrew Rapley
Survey Dates	9 Apr 2024
QC Date	15 Apr 2024

Totals

An overview of the data collected on site, during the survey

Very Low	Low	Medium	High
0	0	0	0

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# Sign Off

Quality Control  
Andrew Rapley  
15th Apr 2024

## Introduction

This survey was conducted in accordance with **HSG 264 (Asbestos: The Survey Guide)**. Asbestos 365 cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. Asbestos 365 cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access. Asbestos 365 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 that necessary for taking of the samples.

Asbestos 365 were commissioned by Matthew James and Company, to undertake a Refubishment & Demolition Type Asbestos Survey to ascertain presence of asbestos containing materials. The survey was carried out on 9 Apr 2024 by Andrew Rapley of Asbestos 365, .

## Executive Summary

### Variations to Scope

All areas within scope were accessed during the survey

### Summary of Asbestos-Containing Materials

These suspected materials were assessed as **asbestos-containing**.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
nothing to show					

### Summary of Non-Asbestos-Containing Materials

These suspected materials were assessed as **non-asbestos-containing**.

Building / Level / Location	Item	Material	Page
nothing to show			

## Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see **Report Details (p. 2)** and **Variations to Scope (p. 4)**.

Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
<i>all locations and items were fully accessed</i>					

## Survey Brief

To undertake a Refurbishment/Demolition Type Asbestos Survey: Full Access Sampling and Identification Survey (Pre-demolition / Major Refurbishment Surveys)

The purpose of this survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials in the building prior to any refurbishment / demolition works.

Some destructive techniques were used during the inspection which may have resulted in damaged to certain installations.

Representative samples were collected and analysed for the presence of asbestos. Samples from each type of suspect asbestos containing materials found were collected and analysed to confirm or refute the surveyor's judgement. Only once the samples have been analysed can the asbestos type be confirmed.

A material and priority assessment for each sample taken is not required based on the assumption that any asbestos containing materials identified during the survey will be removed prior to the refurbishment / demolition works taking place. However, Asbestos 365 has produced a material assessment for each of the asbestos containing materials identified should any refurbishment or demolition works be delayed.

Every attempt was made to inspection all the agreed areas, although areas detailed in **Variations to Scope (p. 4)** and highlighted by blue hatching on the enclosed drawings could not be accessed.

With the information obtained during the survey and from the analysis results of the representative samples taken, an asbestos register for the site has been produced and is enclosed within **Asbestos Register (p. 6)**. This should be used as a basis for tendering the removal of the asbestos containing material within the building prior to the demolition works.

This survey was based on a destructive inspection of an unfamiliar site.

# Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
n/a											

## Inspected Locations and Items



A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 5 / Bathroom	Concrete ceiling, ceramic tiled walls, brick and plaster walls where walls are to be core drilled, fitted ceramic tiled floor.					9
Main Building / 5 / Kitchen	Concrete ceiling, brick and plaster walls, modern boiler, timber external door and glass infill with no mastic, fitted ceramic tiled floor.					10
Main Building / External / External walls	Brick walls where cored wholes are to be made.					11



## Inspection Photographs

*See following pages for additional photographs,  
notes and scores for inspected locations and items...*



Main Building > 5 > Bathroom > Location Notes

Building	Main Building	Level	5
Location	Bathroom	Item	
			
Location Notes	Concrete ceiling, ceramic tiled walls, brick and plaster walls where walls are to be core drilled, fitted ceramic tiled floor.		

Main Building > 5 > Kitchen > Location Notes

Building	Main Building	Level	5
Location	Kitchen	Item	
			
Location Notes	Concrete ceiling, brick and plaster walls, modern boiler, timber external door and glass infill with no mastic, fitted ceramic tiled floor.		

Main Building > External > External walls > Location Notes

Building	Main Building	Level	External
Location	External walls	Item	
			
Location Notes	Brick walls where cored wholes are to be made.		

## Appendices

*See following pages...*

## Sample Analysis

All samples were analysed by an independent UKAS accredited base laboratory. Asbestos bulk sample analysis is conducted using polarised light and dispersion staining techniques, based on HSG 248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures.'

The certificate of analysis confirming the results can be found within **Appendices (p. 0)** of the report.

## Survey Method and Techniques

This survey was carried out in accordance with document Asbestos Survey Guide HSG 264 'Surveying, sampling and assessment of asbestos containing materials' and Asbestos 365 in-house procedures.

The area/s detailed within the **Executive Summary (p. 4)** were subject to an inspection in order to locate as far as reasonably practicable materials suspected to contain asbestos. Where materials suspected to contain asbestos were identified representative samples were taken and analysed for confirmation.

Where materials appeared to be identical to that of samples taken a referenced sample was documented.

There were no deviations from the standard methods and techniques used.

Photographs were taken of all representative, referenced and visually suspected samples.

The sample inspection records detail a visual material assessment taken at the time of the survey and based on the following;

- Product type
- Extent of damage
- Surface treatment
- Asbestos type

An evaluation of the material risk was based on an algorithm which has derived by applying numerical values to the above criteria as detailed within Asbestos Survey Guide HSG 264 'Surveying, sampling and assessment of asbestos containing materials'.

The risk terms have been based on guidance from within document Asbestos Survey Guide HSG 264 'Surveying, sampling and assessment of asbestos containing materials'

The risks should only be considered as guidance as to the probability of asbestos containing materials to release asbestos fibres.

The sample inspection records also detail a priority assessment where applicable. The priority assessment algorithm is based on the method as described within document HSG 227 Managing Asbestos in Premises.

Room / area descriptions within this report were taken from site signs or provided by staff based personnel. Where descriptions were not available Asbestos 365 surveyor/s have used suitable relevant area usage descriptions as at time of survey.

## Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

### Management Surveys

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

### Refurbishment and Demolition Surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

## Limitations and Reservations

During the survey every reasonable effort was made to identify the presence of asbestos containing materials within the agreed areas of inspection within the building. However, it is known that asbestos materials are commonly obscured within the fabric of building/s or sealed within inaccessible voids. As a result it should not be expected that the findings within this survey as being definitive. For reasons detailed below Asbestos 365 cannot give a full guarantee that all asbestos containing materials within the building have been identified.

Floor tiles (or similar material) may include a bitumastic adhesive. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample or presumptive analysis unless otherwise stated.

Every reasonable effort was made to inspect live equipment such as electrical fuse / switch boxes, lift motor machinery, boilers etc. However, if isolation was not possible / given visually suspected samples may be documented and a material / priority assessment been made.

Only inspections within access hatches have taken place to equipment such as machinery, ducting, plant etc. However, should it be suspected that asbestos containing materials are present then a reference has been made within this report.

Areas where access could not be gained but was expected should be presumed to contain asbestos until proved otherwise. This will be documented within the **Asbestos Register** of this survey report.

It should be noted that the drawings within this report are not to scale and indicated sample points are only guidance as to their approximate locations.

The measurements / extents within this report are approximations only.

**This report should not be used directly to provide quotations and tenders for the purpose of remedial works but as a basis of information and supporting documentation only.**

## Management Recommendations

Although, asbestos containing materials identified within this survey will be removed prior to the refurbishment or demolition works the management recommendations laid out below should be implemented before such project/s commence, or should the project be delayed / shelved.

Following identification of asbestos containing materials within the building/s it is very important that the correct management measures are implemented. Staff and others associated with the building/s should be made aware of the exact locations of all asbestos containing materials within the building/s.

Contractors working within the building/s are required to view the asbestos register in order to establish whether the presence of asbestos will impede their works. Should this be the case remediation of the material may be necessary.

Any areas where access could not be gained during the survey works should be presumed to contain asbestos until documented and proved otherwise by a competent organisation.

It may be wise to apply asbestos warning labels to materials containing asbestos in the period leading up to any planned refurbishment or demolition works.

As part of any successful asbestos management plan periodic re-inspections of all asbestos containing materials within the building/s are required.

Under no circumstance must any work with asbestos be undertaken without an assessment of work as detailed in Regulation 6 of the Control of Asbestos Regulations being undertaken. All works must be conducted in accordance with the Control of Asbestos Regulations.

If any suspect materials thought may contain asbestos are identified, and are not included within this report they should be sampled and then analysed by a UKAS accredited laboratory as a matter of urgency. All work within the vicinity should cease until analysis of the material is obtained, and the necessary action taken.

**For materials in poor condition or where damage has occurred remedial works including repair, encapsulation or removal may be required. Access to areas containing asbestos in poor condition may need to be restricted until remedial actions have been completed.**

## Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

Sample Variable	Score	Examples of Score
<b>Product Type (or Debris from Product)</b>	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
<b>Extent of Damage / Deterioration</b>	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
<b>Surface Treatment</b>	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
<b>Asbestos Type</b>	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

## Asbestos Materials

Asbestos is a naturally occurring mineral composed of soft and flexible fibers that are resistant to heat, electricity and corrosion. These qualities make the mineral useful, but they also make asbestos exposure highly toxic.

Asbestos is a group of six naturally occurring fibrous minerals composed of thin, needle-like fibers. Exposure to asbestos causes several cancers and diseases, including mesothelioma and asbestosis.

### Asbestos Morphology

Mineral Group	Fibre Type	Common Name
Serpentine	Chrysotile	White
Amphibole	Amosite	Brown
	Crocidolite	Blue
	Anthophyllite	n/a
	Tremolite	n/a
	Actinolite	n/a

**Note:** Anthophyllite was used in limited quantities for insulation products and construction materials. It also occurs as a contaminant in chrysotile asbestos, vermiculite and talc. Tremolite and actinolite are not used commercially, but they can be found as contaminants in chrysotile asbestos, vermiculite and talc.