1 Handford Court
Garston Lane
Watford
WD25 9EJ

Office: 01923 517 010
Email: office@bluea.co.uk
Visit us: www.bluea.co.uk

Project No: P4200

# Refurbishment Survey (with MA only)

Survey Date: 22 Oct 2024

NO ASBESTOS DETECTED

Issue Date: 28 Oct 2024

## Specified Areas of
## 87 Arlington Road
## London
## NW1 7ES

On Behalf of:

Alastair Kirby

# Contents:

# 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 been identified during the Refurbishment Survey and the specific areas are categorized below in order according to the initial Material Risk Assessment made by Blue A.

## HIGH RISK MATERIALS - SCORES 10+

**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 | Item | Material | Risk assessment Score | Recommendations |
|---|---|---|---|---|---|---|
| There were no results found. | | | | | | |

## MEDIUM RISK MATERIALS - SCORES 7-9

**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 | Item | Material | Risk assessment Score | Recommendations |
|---|---|---|---|---|---|---|
| There were no results found. | | | | | | |

# 1.0 Executive summary:

## LOW RISK MATERIALS - SCORES 1-6

**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 as advised.**

| Building | Floor | Room | Item | Material | Risk assessment Score | Recommendations |
|---|---|---|---|---|---|---|
| There were no results found. | | | | | | |

# 1.0 Executive summary:

## PRESUMED ASBESTOS/NO ACCESS AREA

**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 as advised.**

| Building | Floor | Room/Area | Recommendation |
|---|---|---|---|
| There were no results found. | | | |

## Building Notes:

Internal notes: Specified areas for refurbishment: Remove additional staircase between Raised Ground Floor and First Floor; and replace floor on first floor where staircase was located.
Add door on first floor to access remaining staircase and redecorate
Transform lower ground floor kitchen to family laundry room
Removing washing machine from kitchen (second floor) and install dishwasher
Put gas on one metre
Put electricity on one metre
Remove internal doors/frames with locks
External notes: N/A
Building Age: Circa 1840
Description: A three bedroom, five storey terraced house
ConstructionType: Masonry elevations over a solid floor with a pitched natural slate roof

# 2.0 Contract Review:

| | | | |
|---|---|---|---|
| Name and address of site: | 87 Arlington Road, London | | |
| Name and address of client: | David Cash, 87 Arlington Road, London | | |
| Client contact: | David Cash | | |
| Type of survey: | Refurbishment Survey (with MA only) | | |
| Date of survey: | 22 Oct 2024 | | |
| Report Revision Number: | 1 | | |
| TEAMS internal job number: | J003939 | | |
| Lead surveyor[s]: | Alastair Kirby | Signature: | |
| Technically reviewed by: | Catarina Moreira | Signature: | |
| Report issue date: | 28 Oct 2024 | | |

# 3.0 Introduction/Objectives:

Blue A received an order of confirmation to undertake a Refurbishment Survey from David Cash. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a Refurbishment survey of:

87 Arlington Road
London
NW1 7ES

The survey was carried out by Alastair Kirby.

The Type of survey selected / requested by the client was a Refurbishment survey.

The reason for selecting this survey is to enable the client to identify asbestos in his premises so that it can be removed prior to major refurbishment

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 Major refurbishment Survey is to help the duty holder identify asbestos in these premises, prior to major refurbishment. It provides sufficient information to help the tendering process for removal works prior to any work starting. However it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend the appointed removal contractor should attend the site to confirm for themselves the quantities and location of asbestos to be removed, prior to costing.

## 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 prior to refurbishment.

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

## 3.3 Type of Survey – Refurbishment Survey

The purpose of this major refurbishment survey is to identify ACM's to be removed prior to any major refurbishment work being carried out. This type of survey is used to locate and describe as far as is reasonably practicable all ACM's in the whole building if major refurbishment is planned.

Major refurbishment surveys are intended to locate all asbestos within the building. It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM's from the building prior to major refurbishment.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products, and building structures which are unsafe to fully access are potential locations.

It must be presumed that asbestos may remain unidentified to these type of areas and if suspect materials are uncovered during major refurbishment then samples should be taken for analysis.

# 4.0 Desk Top Review and Survey Planning:

Details of information requested from the Duty Holder by Blue A 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 David Cash 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:

87 Arlington Road
London
NW1 7ES

The survey was carried out to the lower ground floor kitchen, the second floor kitchen, the stairwell and office on the first floor, and the hall and office on the ground floor.

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 drawing were 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 Blue A of any chemical/biological hazards.

Planned refurbishment works:

- Remove additional staircase between raised ground floor and first floor and replace floor on first floor where staircase was located
- Add door on first floor to access remaining staircase and redecorate
- Transform lower ground floor kitchen to laundry room
- Removing washing machine from kitchen (second floor) and instal dishwasher
- Put gas on one meter
- Put electricity on one meter
- Remove internal doors/ frames with locks

# 5.0 Survey Method

**5.1** This survey has been undertaken in accordance with HSG264 and Blue A in house procedures.

**5.2** Clients of Blue A 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/locationwill 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.

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 the concrete slabs was not required within the survey.

The client was advised that destructive inspection will involve that removal of a number of windows, which will be required making secure during/after the survey. The client has accepted the client has requested a less intrusive survey into these areas and for the window frames to remain in situ.

Underground services were not included in the survey.

It has been agreed with the client that there were 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 Blue A 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 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 |

## Material Risk Assessment Score

| Risk | Score Range | Fibre release potential |
|---|---|---|
| HIGH | 10 and above | High risk with a high potential to release fibres if disturbed |
| MEDIUM | Between 7 and 9 | Medium risk with a medium potential to release fibres if disturbed |
| LOW | Between 5 and 6 | Low risk with and having low potential to release fibres if disturbed |
| VERY LOW | 4 and below | 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 4of 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<br><br>Sample No | Product Type | Condition | Surface Treatment | Asbestos Type | Quantity | Accessibility | Material Score | Recommendation | Additional Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| There were no results found. | | | | | | | | | | | | |

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

# Appendix 2 – Survey Data Sheets

| | | | |
|---|---|---|---|
| **Service Type** | **Refurbishment Survey** | | |
| **Report Revision Number** | **1** | **Surveyors** | **Alastair Kirby** |
| **TEAMS Job Number** | **J003939** | **Survey Date** | **22 Oct 2024** |
| **Site Address:** | **87 Arlington Road<br>London<br>NW1 7ES** | **Bulk Analysis Laboratory** | **Athena Environmental Solutions** |
| | | **Sample Analysis Date** | **28 Oct 2024** |

Survey Data Sheets

| No photographic evidence available | Survey Date: | Lead Surveyor | Survey Type | Floor | Analysis |
|---|---|---|---|---|---|
| | 22 Oct 2024 | Alastair Kirby | Refurbishment Survey (with MA only) | Ground Floor | N/A |
| | Building | Room | Item | Quantity | |
| | No. 87 | Hall G01 | No suspect materials found | N/A | |
| | Sample No (S,SP,P,As) | Product Type | Surface Treatment | Condition | Accessibility |
| | Visual (P) | N/A | N/A | N/A | N/A |
| | Material Risk Score | Next Reinspection | | | |
| | N/A | N/A | | | |
| Recommended action | No further action required | | | | |
| Surveyor comments | N/A | | | | |

KEY:

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

| Survey Date: | Lead Surveyor | Survey Type | Floor | Analysis |
|---|---|---|---|---|
| 22 Oct 2024 | Alastair Kirby | Refurbishment Survey (with MA only) | Ground Floor | N/A |
| Building | Room | Item | Quantity | |
| No. 87 | Office G02 | Representative photographs | N/A | |
| Sample No (S,SP,P,As) | Product Type | Surface Treatment | Condition | Accessibility |

| | | | | |
|---|---|---|---|---|
| | | | | |
| **Visual (P)** | **N/A** | **N/A** | **N/A** | **N/A** |
| **Material Risk Score** | **Next Reinspection** | | | |
| **N/A** | **N/A** | | | |

| | |
|---|---|
| **Recommended action** | **No further action required** |
| **Surveyor comments** | **N/A** |

KEY:

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

Survey Data Sheets (cont)

| No photographic evidence available | Survey Date: | Lead Surveyor | Survey Type | Floor | Analysis |
|---|---|---|---|---|---|
| | 22 Oct 2024 | Alastair Kirby | Refurbishment Survey (with MA only) | 1st Floor | N/A |
| | Building | Room | Item | Quantity | |
| | No. 87 | Stairwell 102 | No suspect materials found | N/A | |
| | Sample No (S,SP,P,As) | Product Type | Surface Treatment | Condition | Accessibility |
| | Visual (P) | N/A | N/A | N/A | N/A |
| | Material Risk Score | Next Reinspection | | | |
| | N/A | N/A | | | |
| Recommended action | No further action required | | | | |
| Surveyor comments | N/A | | | | |

KEY:

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

| No photographic evidence available | Survey Date: | Lead Surveyor | Survey Type | Floor | Analysis |
|---|---|---|---|---|---|
| | 22 Oct 2024 | Alastair Kirby | Refurbishment Survey (with MA only) | 1st Floor | N/A |
| | Building | Room | Item | Quantity | |
| | No. 87 | Office 101 | No suspect materials found | N/A | |
| | Sample No (S,SP,P,As) | Product Type | Surface Treatment | Condition | Accessibility |
| | Visual (P) | N/A | N/A | N/A | N/A |
| | Material Risk Score | Next Reinspection | | | |
| | N/A | N/A | | | |
| Recommended action | No further action required | | | | |
| Surveyor comments | N/A | | | | |

KEY:

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

Survey Data Sheets (cont)

| No photographic evidence available | Survey Date: | Lead Surveyor | Survey Type | Floor | Analysis |
|---|---|---|---|---|---|
| | 22 Oct 2024 | Alastair Kirby | Refurbishment Survey (with MA only) | 2nd Floor | N/A |
| | Building | Room | Item | Quantity | |
| | No. 87 | Kitchen 201 | No suspect materials found | N/A | |
| | Sample No (S,SP,P,As) | Product Type | Surface Treatment | Condition | Accessibility |
| | Visual (P) | N/A | N/A | N/A | N/A |
| | Material Risk Score | Next Reinspection | | | |
| | N/A | N/A | | | |
| Recommended action | No further action required | | | | |
| Surveyor comments | N/A | | | | |

KEY:

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

| Survey Date: | Lead Surveyor | Survey Type | Floor | Analysis |
|---|---|---|---|---|
| 22 Oct 2024 | Alastair Kirby | Refurbishment Survey (with MA only) | Z-Sub Level 1 | No Asbestos Detected |
| Building | Room | Item | Quantity | |
| No. 87 | Kitchen Z101 | Bitumen sink pad | 1no. | |
| Sample No (S,SP,P,As) | Product Type | Surface Treatment | Condition | Accessibility |
| CT000729 (S) | N/A | N/A | N/A | N/A |
| Material Risk Score | Next Reinspection | | | |
| N/A | N/A | | | |
| Recommended action | No further action required | | | |
| Surveyor comments | N/A | | | |

KEY:

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

Survey Data Sheets (cont)

| | | | | | |
|---|---|---|---|---|---|
| **No photographic evidence available** | **Survey Date:** | **Lead Surveyor** | **Survey Type** | **Floor** | **Analysis** |
| | **22 Oct 2024** | **Alastair Kirby** | **Refurbishment Survey (with MA only)** | **Ground Floor** | **N/A** |
| | **Building** | **Room** | **Item** | **Quantity** | |
| | **No. 87** | **Office G02** | **No suspect materials found** | **N/A** | |
| | **Sample No (S,SP,P,As)** | **Product Type** | **Surface Treatment** | **Condition** | **Accessibility** |
| | **Visual (P)** | **N/A** | **N/A** | **N/A** | **N/A** |
| | **Material Risk Score** | **Next Reinspection** | | | |
| | **N/A** | **N/A** | | | |
| **Recommended action** | **No further action required** | | | | |
| **Surveyor comments** | **N/A** | | | | |

KEY:

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

# Appendix 3 - Areas Surveyed

| Building | Floor | Room No: | Room Type | Item |
|---|---|---|---|---|
| No. 87 | Z-Sub Level 1 | Z101 | Kitchen | Plasterboard ceiling, masonry walls with ceramic tiles, solid floor with rubber floor tiles, solid column in corner with ceramic tiles, uninsulated metal and plastic pipework |
| No. 87 | Ground Floor | G01 | Hall | Plasterboard ceiling, masonry and plasterboard walls, carpet onto timber floor timber boxing, timber framed solid timber doors with glass transom panels |
| No. 87 | Ground Floor | G02 | Office | Plasterboard ceiling, masonry and plasterboard walls, ceramic tiles onto solid floor, timber wall panels, sealed plasterboard high level boxing, metal framed skylight windows over former office, timber staircase with timber lining panels and timber boxing adjacent to wall, plastic packers to staircase construction |
| No. 87 | 1st Floor | 101 | Office | Timber framed plasterboard stud wall with MMMF insulation within the void. |
| No. 87 | 1st Floor | 102 | Stairwell | Timber framed plasterboard stud wall with MMMF insulation within the void. |
| No. 87 | 2nd Floor | 201 | Kitchen | Masonry wall with ceramic tiles, timber floor with rubber tiles, uninsulated metal and plastic pipework |

# Appendix 4 – Sample Certificates

**ATHENA ENVIRONMENTAL SOLUTIONS LTD**
SUITE 3, SOPWITH HOUSE, HURRICANE WAY,
WICKFORD, ESSEX, SS11 8YU
Tel: 01268 761 171
Email: info@athena-env.co.uk

COMPANY REG NUMBER: 07376951
REGISTERED ADDRESS: AS ABOVE

UKAS TESTING
4696

# CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

| | |
|---|---|
| **CERTIFICATE NUMBER**: ATH/24/10/0920<br>**DATE SAMPLED**: 23/10/2024<br>**DATE RECEIVED**: 24/10/2024<br>**DATE ANALYSED**: 24/10/2024<br>**DATE ISSUED**: 24/10/2024<br>**SAMPLES OBTAINED BY**: DELIVERED<br>**NUMBER OF SAMPLES**: 1 | **SITE ADDRESS:** 87 ARLINGTON ROAD, LONDON, NW1 7ES<br>**SITE REFERENCE**: P4200<br><br>**CLIENT:** BLUE A LTD<br>**CLIENT ADDRESS:** 1, HANDFORD COURT, GARSTON LANE, WATFORD, WD25 9EJ<br>**PHONE NUMBER:** 01923 517 010 |

| | | | |
|---|---|---|---|
| **ANALYST NAME & SIGNATURE:** | Phil Lord - Laboratory Analyst | **AUTHORISER NAME & SIGNATURE:** | Brett Hopson – Technical Manager |
| **COMMENTS:** | | | |

## RESULTS

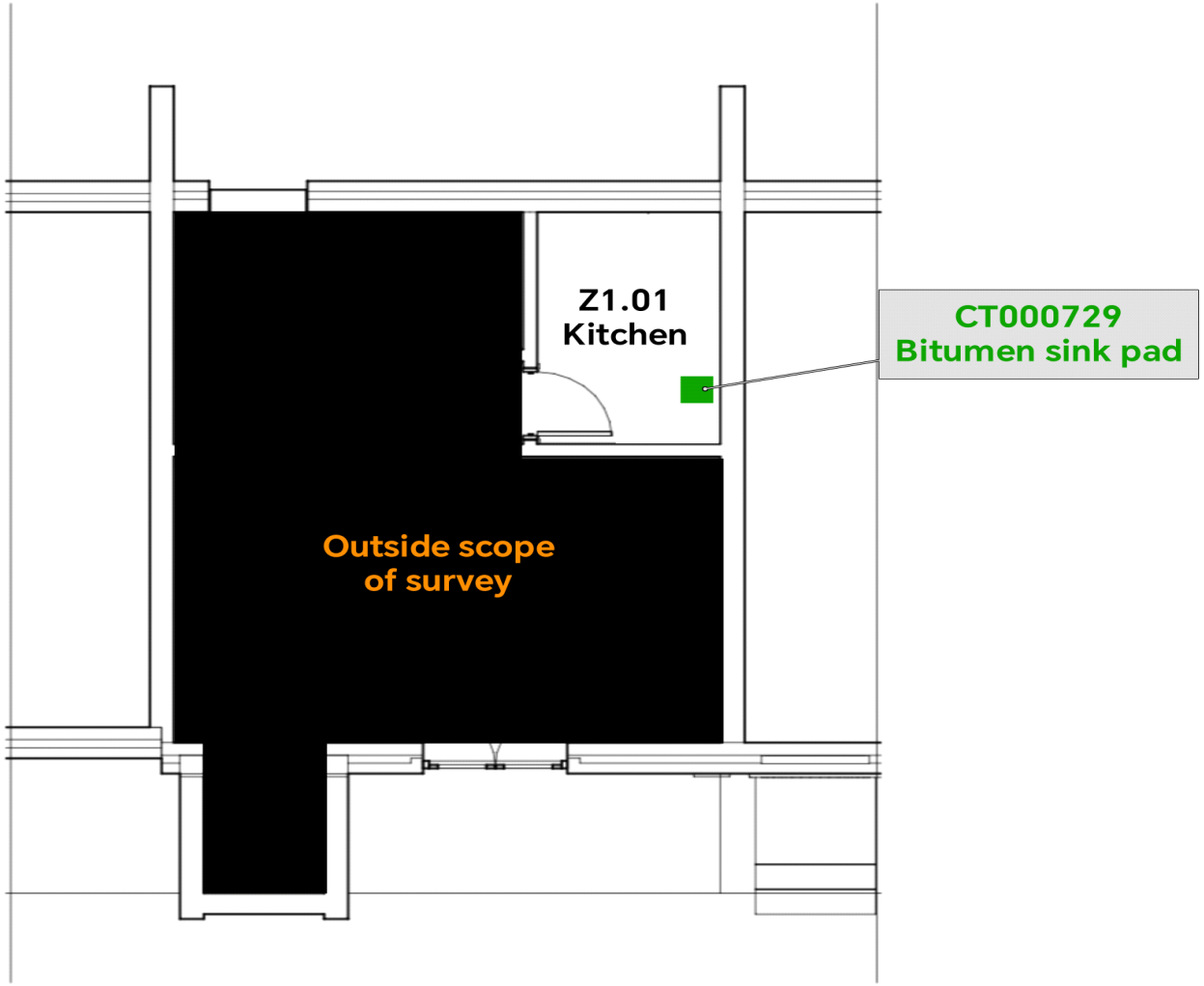
| SAMPLE NUMBER | CLIENT NUMBER | SAMPLE LOCATION | FIBRE TYPE DETECTED | COMMENTS |
|---|---|---|---|---|
| 1 | CT000729 | Z1.01 – KITCHEN – BITUMEN | NADIS | BITUMEN |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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

Note: When a trace of asbestos fibres are reported this represents only one or two fibres identified during PLM analysis.
Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.
Note: Samples will be kept for a minimum of 6 months and all records and reports pertaining to the analysis archived for a minimum of 5 years.
Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena has been obtained.
Note: If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.
Note: The results relate only to the items tested.
Note: All samples are analysed at the Athena Laboratory, Suite 3 Sopwith House, Sopwith Crescent, Wickford, Essex, SS11 8YU
Note: The results apply to the sample as received.

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

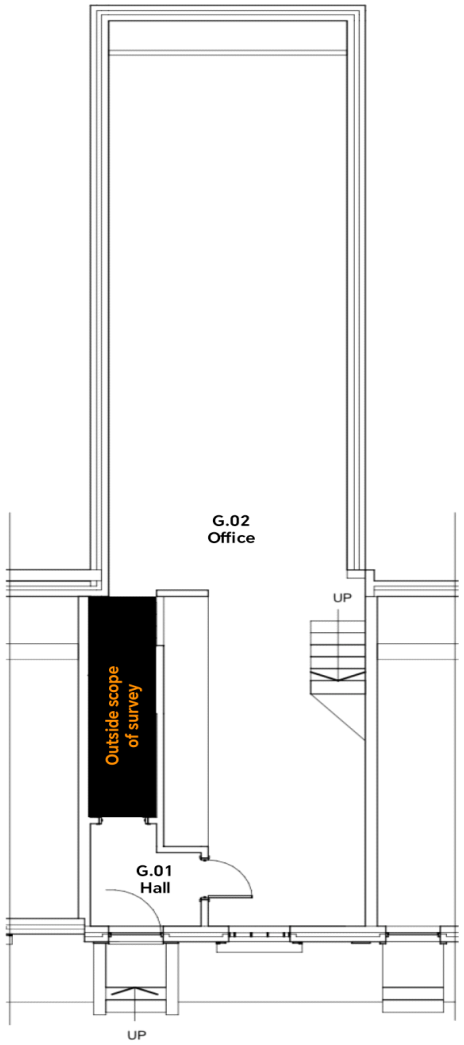
# Appendix 5 – Plans




Client: David Cash
Site: 87 Arlington Road , NW1 7ES
Floor: Z-Sub Level 1
Building: No. 87

**Key:**

| | | | | |
|---|---|---|---|---|
| Colour Codes - | Asbestos Detected | Presumed Asbestos/Not Accessed | No Asbestos Detected/Non-suspect | |
| Acronyms - | AA000000 = Sample Reference | SP = Strongly Presumed | P = Presumed | NSM = Non Suspect Material |




Client: David Cash

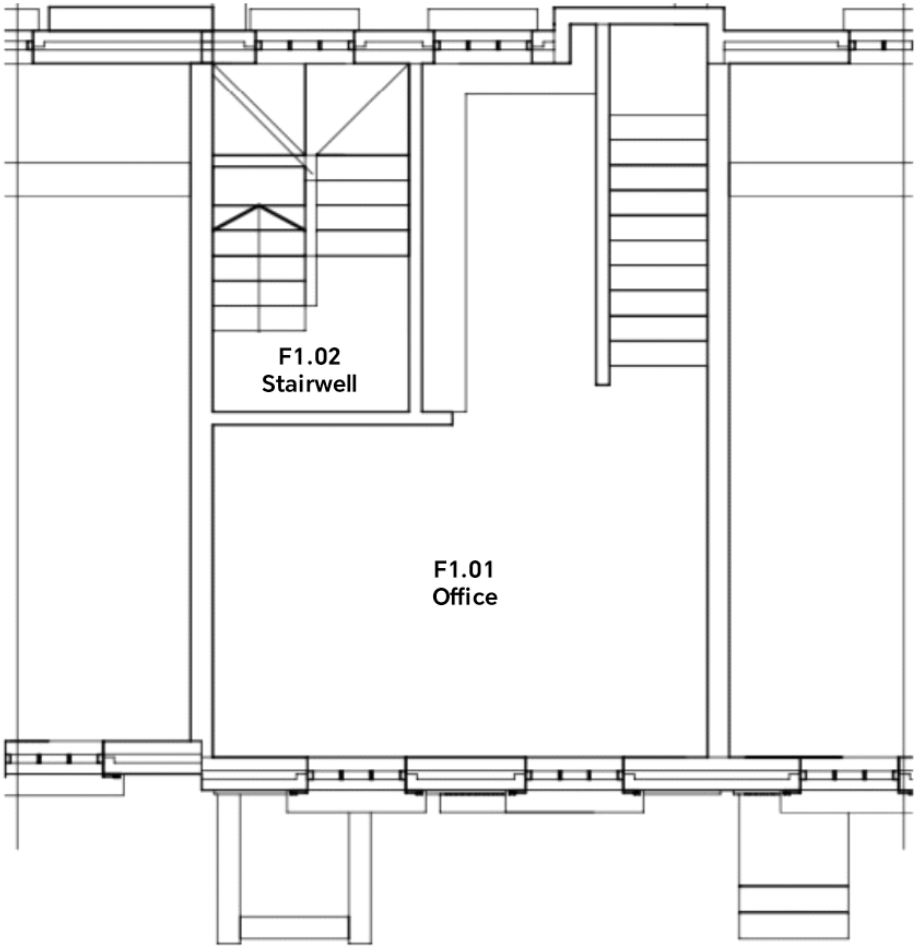
Site: 87 Arlington Road , NW1 7ES

Floor: Ground Floor

Building: No. 87

**Key:**

| | | | | |
|---|---|---|---|---|
| Colour Codes - | Asbestos Detected | Presumed Asbestos/Not Accessed | No Asbestos Detected/Non-suspect | |
| Acronyms - | AA000000 = Sample Reference | SP = Strongly Presumed | P = Presumed | NSM = Non Suspect Material |




Client: David Cash

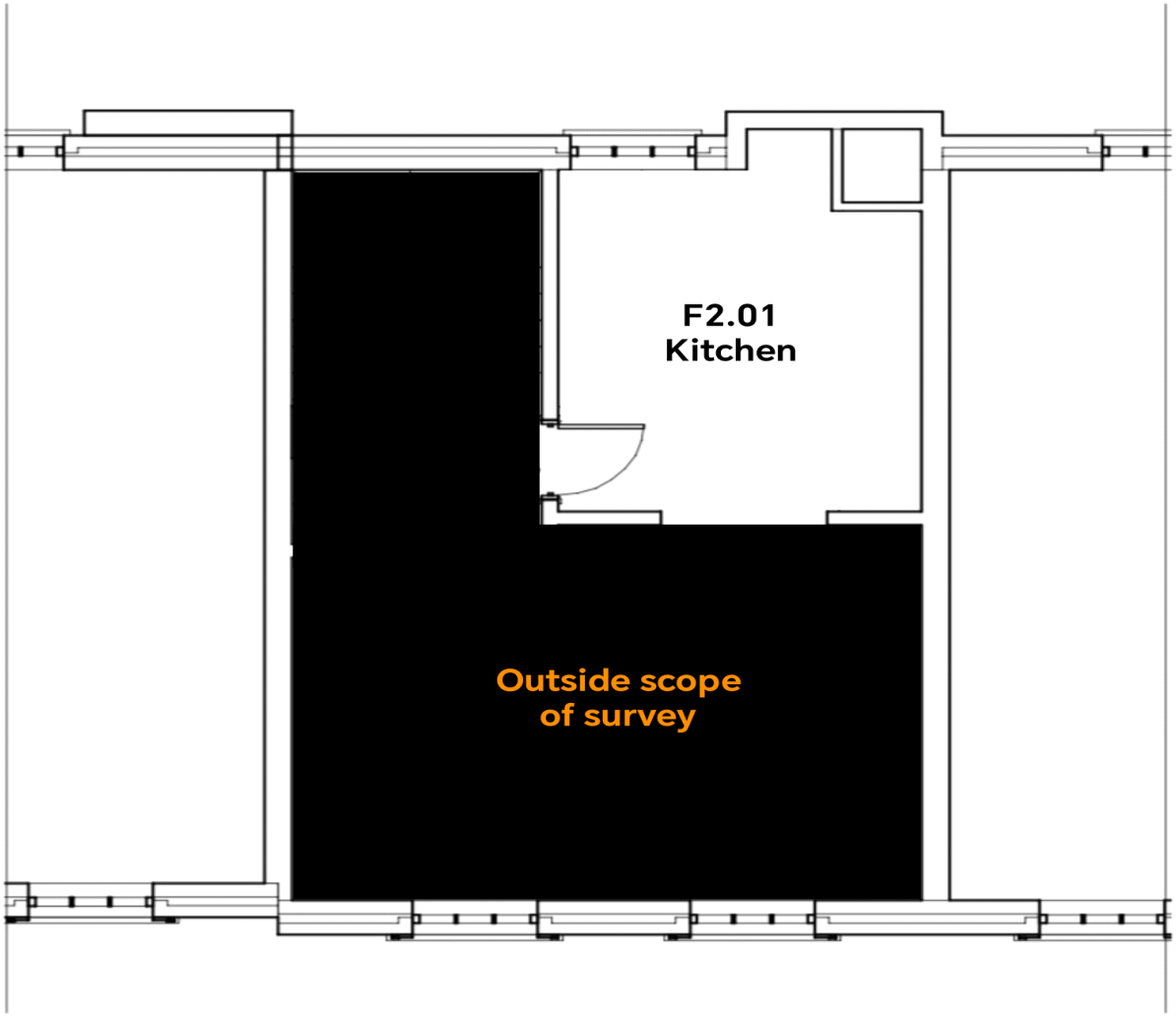
Site: 87 Arlington Road , NW1 7ES

Floor: 1st Floor

Building: No. 87

**Key:**

| | | | | |
|---|---|---|---|---|
| Colour Codes - | Asbestos Detected | Presumed Asbestos/Not Accessed | No Asbestos Detected/Non-suspect | |
| Acronyms - | AA000000 = Sample Reference | SP = Strongly Presumed | P = Presumed | NSM = Non Suspect Material |




Client: David Cash

Site: 87 Arlington Road , NW1 7ES

Floor: 2nd Floor

Building: No. 87

**Key:**

| | | | | |
|---|---|---|---|---|
| Colour Codes - | Asbestos Detected | Presumed Asbestos/Not Accessed | No Asbestos Detected/Non-suspect | |
| Acronyms - | AA000000 = Sample Reference | SP = Strongly Presumed | P = Presumed | NSM = Non Suspect Material |