Asbestos Detected

Treego LTD

Refurbishment and Demolition Asbestos Survey Report of 95 Hillway, Highgate N6 6AB

Survey Report Number: P0900
Date: 28.10.2014

Surveyor: Daniel Lukaszewski

Contents

1. General site information	
Name of the surveyor:	Daniel Lukaszewski of Treego Ltd
Name and address of the person who commissioned the survey:	LCG Facility Management Ltd 145-157 St John Street London EC1V 4PW
Name and address of the premises surveyed:	95 Hillway Highgate N6 6AB
Date of report:	28.10.2014
Date of survey:	23.10.2014
Building description	2-storey 4-bedroom domestic property.
Type of survey undertaken	Refurbishment and Demolition.
Description of the areas included in the survey:	All internal and external.
Description of any areas excluded in the survey:	None.

2. Executive Summary

2.1 Note on actions:	Chimney top is recommended to be managed due hard access. Brickwork around windows and doors may contain a bitumen membrane. This can only be determined during demolition. This material is a Very Low exposure level material. If any membrane is detected it is recommended to stop the works. This material should be removed by Asbestos Removal Contractor and disposed of in accordance with the Hazardous Waste regulations. These works are Non-Licensed Asbestos Removal works. Remove all other asbestos materials prior to commencement of the works.
2.2 Areas not accessed:	• No access behind asbestos fireplace board • No access within brick work
2.3 Possible fibrous materials present but presumed to be non-asbestos:	• Non asbestos boiler form • Loft insulation (all types)
2.4 Management asbestos survey element:	None.
2.6 Refurbishment asbestos survey element:	All internal and external.
2.7 Demolition asbestos survey element:	Part of garage and bunker. Garden-side living room and kitchen walls.
2.8 Specific reservations:	None.

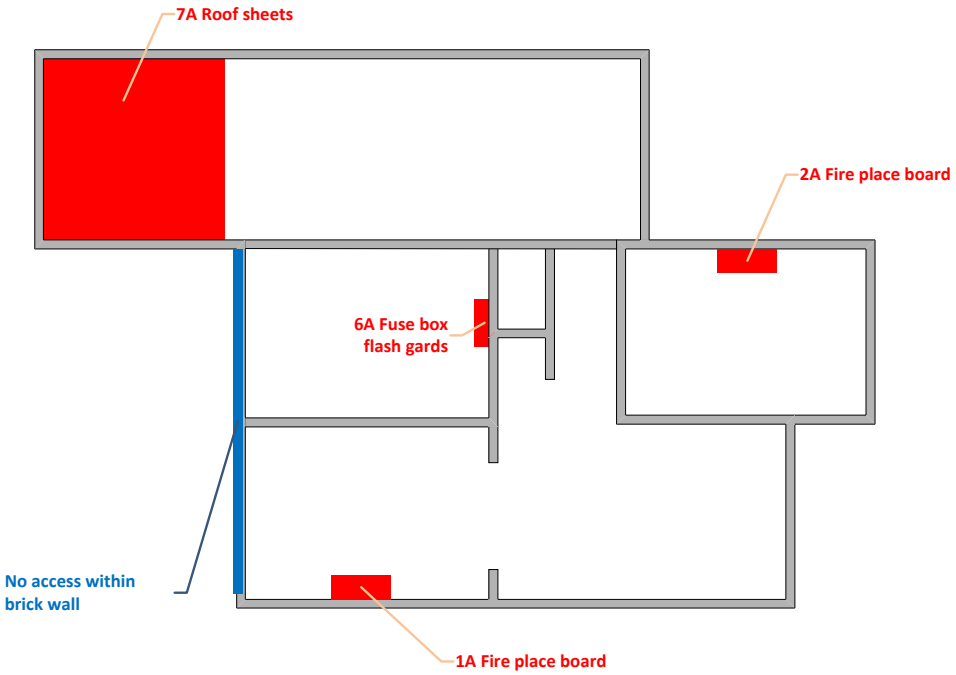
3. Asbestos register 95 Hillway, Highgate, N6 6AB

Based on the inspection, Asbestos Containing Materials have been detected:
(Highest score priority to remove)

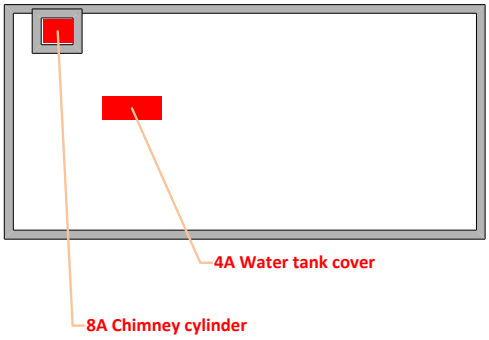
Where	How much?	Product	Surface Treatment	Condition	Accessibility	Asbestos type	Comment	Material score	Exposure potential score	Highest score priority to remove/manage
1A Living room fireplace	1sqm	Belgian board (Cement based)	Painted	Small damage	Easy	Chrysotile	Sampled	5 / Low	High during refurbishment	Remove
2A Dining room fireplace	1sqm	Belgian board (Cement based)	Painted	Small damage	Easy	Chrysotile	Sampled	5 / Low	High during refurbishment	Remove
4A Loft Water tank	0.5sqm	Insulation board	None	Fair	Easy	Chrysotile and Amosite	Sampled	7/Medium	High during refurbishment	Remove
6A Kitchen Fuse box	2 Fuse boxes	Flash guards	Within box	Unknown	Medium	Chrysotile	Strongly presumed	6/Low	High during refurbishment	Remove
7A Garage roof	10sqm	Corrugated roof sheets	Cement	Fair	Medium	Chrysotile and Amosite	Strongly presumed	5/Low	High during refurbishment	Remove
8A Chimney top	One	Flue pipe cylinder	Cement	Fair	Hard	Chrysotile and Amosite	Strongly presumed	4/Low	3/Very low	Manage and inspect every 12 months

4. Site Plan

Ground Floor



Loft and Roof



Blue - No Access/Limited Access
Red - Asbestos Containing Materials/Presumed ACMs

5. Survey Results

5.1 Identified ACMs:

Sample Ref. No.	**1A**
Building:	**Main**
Floor:	**Ground**
Room/Area	**Living Room – Fire place**
Component:	**Belgian board (cement based)**
Approx. Amount of Material:	**1sqm**
Asbestos Type:	**Chrysotile**

Material Assessment					
Product Type	**1**	**Surface treatment:**	**1**	**Potential to release asbestos fibres. Score(out of 12)**	**5/ Low**
Extent of Damage	**2**	**Asbestos type**	**1**		

Comments:	**Board behind fireplace. Asbestos rope may be present behind board.**
Inspection:	**N/A**
Recommendation:	**Remove before works start. If any works are planned which may disturb this material, then it should be removed by Asbestos Removal Contractor and disposed of in accordance with the Hazardous Waste regulations. These works are Non-Licensed Asbestos Removal works.**
Notification to HSE required	**No**

Sample Ref. No.	**2A**
Building:	**Main**
Floor:	**Ground**
Room/Area	**Dining Room – Fire place**
Component:	**Belgian board (Cement based)**
Approx. Amount of Material:	**1sqm**
Asbestos Type:	**Chrysotile**

Material Assessment					
Product Type	**1**	**Surface treatment:**	**1**	**Potential to release asbestos fibres. Score(out of 12)**	**5/ Low**
Extent of Damage	**2**	**Asbestos type**	**1**		

Comments:	**Board behind fireplace. Asbestos rope may be present behind board.**
Inspection:	**N/A**
Recommendation:	**Remove before works start. If any works are planned which may disturb this material, then it should be removed by Asbestos Removal Contractor and disposed of in accordance with the Hazardous Waste regulations. These works are Non-Licensed Asbestos Removal works.**
Notification to HSE required	**No**

Sample Ref. No.	**4A**
Building:	**Main**
Floor:	**Loft**
Room/Area	**Water tank cover**
Component:	**Insulation board**
Approx. Amount of Material:	**0.5 sqm**
Asbestos Type:	**Chrysotile Amosite**

Material Assessment					
Product Type	**2**	**Surface treatment:**	**2**	**Potential to release asbestos fibres. Score(out of 12)**	**7/ Medium**
Extent of Damage	**1**	**Asbestos type**	**2**		

Comments:	**Board is loose.**
Inspection:	**N/A**
Recommendation:	**Remove before works start. If any works are planned which may disturb this material, then it should be removed by Asbestos Removal Contractor and disposed of in accordance with the Hazardous Waste regulations. These works are Non-Licensed Asbestos Removal works.**
Notification to HSE required	**No**

Sample Ref. No.	**6A Strongly presumed**
Building:	**Main**
Floor:	**Ground**
Room/Area	**Kitchen**
Component:	**Fuse boxes flash guards**
Approx. Amount of Material:	**2 Fuse boxes**
Asbestos Type:	**Chrysotile**

Material Assessment					
Product Type	**2**	**Surface treatment:**	**2**	**Potential to release asbestos fibres. Score(out of 12)**	**6/ Medium**
Extent of Damage	**1**	**Asbestos type**	**1**		

Comments:	**No assess, strongly presumed to contain asbestos. To access fuse box alarm arrangements need to be taken into consideration.**
Inspection:	**N/A**
Recommendation:	**Remove before works start. If any works are planned which may disturb this material, then it should be removed by Asbestos Removal Contractor and disposed of in accordance with the Hazardous Waste regulations. These works are Non-Licensed Asbestos Removal works.**
Notification to HSE required	**No**

Sample Ref. No.	**7A Strongly presumed**
Building:	**Main**
Floor:	**Ground**
Room/Area	**Garage**
Component:	**Cement corrugated roof sheets**
Approx. Amount of Material:	**10sqm**
Asbestos Type:	**Chrysotile Amosite**

Material Assessment					
Product Type	**1**	**Surface treatment:**	**1**	**Potential to release asbestos fibres. Score(out of 12)**	**4/ Low**
Extent of Damage	**1**	**Asbestos type**	**1**		

Comments:	**None.**
Inspection:	**N/A**
Recommendation:	**Remove before works start. If any works are planned which may disturb this material, then it should be removed by Asbestos Removal Contractor and disposed of in accordance with the Hazardous Waste regulations. These works are Non-Licensed Asbestos Removal works.**
Notification to HSE required	**No**

Sample Ref. No.
8A Strongly presumed
Building: **Main**
Floor: **Roof**
Room/Area **Roof**
Component: **Cement chimney top**
Approx. Amount of Material: **One**
Asbestos Type: **Chrysotile**

Material Assessment					
Product Type	**1**	**Surface treatment:**	**1**	**Potential to release asbestos fibres. Score(out of 12)**	**4/ Low**
Extent of Damage	**1**	**Asbestos type**	**1**		

Exposure Assessment					
Normal Occupant activity	**0**	**Human exposure potential**	**0**	**Exposure Potential Score(out of 12)**	**3/ Very low**
Likelihood of disturbance	**0**	**Maintenance activity**	**1**		

Comments:	**No access.**
Inspection:	**Every 12 months.**
Recommendation:	**Manage. Very Low exposure risk. If any works are planned which may disturb this material, then it should be removed by Asbestos Removal Contractor and disposed of in accordance with the Hazardous Waste regulations. These works are Non-Licensed Asbestos Removal works.**
Notification to HSE required	**No**

5.2 Sampled materials with no asbestos detected:

Sample Ref. No.	2A
Building:	Main
Floor:	Ground
Room/Area:	Living Room, Hall, Dining Room
Component:	Bitumen to floor
Approx. Amount of Material:	N/A
Recommendation:	No Further Action Required

Asbestos Not Detected

Sample Ref. No.	5A
Building:	Main
Floor:	Bunker
Room/Area:	Bunker
Component:	Tiles
Approx. Amount of Material:	N/A
Recommendation:	No Further Action Required

Asbestos Not Detected

6. Bulk Analysis Results

1249

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TEST REPORT

Analytical Report Number	: J013593	**Sample received on**	: 24th October 2014
Sample submitted by	: Treego Limited	**Analysis completed by**	: 24th October 2014
Analysis requested	: Asbestos Identification.	**Report issued on**	: 24th October 2014
Client reference	: 95 Hillway, Highgate N6 6AB		
Report issue number	: 1		

Any sample location or detail provided with each sample appears with the results of analysis.

Analysed By:

Joanna Cox (Bulk Analyst)

For & on behalf of Vintec Laboratories Ltd.

Authorised By:

Ben Pillay (Bulk Analyst)

For & on behalf of Vintec Laboratories Ltd.

The analysis of samples submitted for asbestos identification is undertaken using polarised light microscopy in conjunction with dispersion staining techniques in accordance with our documented in house method and HSG 248. Asbestos is defined in the Control of Asbestos Regulations 2012 as any of the following naturally occurring fibrous silicate minerals : Crocidolite, Amosite, Chrysotile, Actinolite, Anthophyllite and Tremolite. Most commonly found are the following: CROCIDOLITE (Blue Asbestos), AMOSITE (Brown Asbestos) and CHRYSOTILE (White Asbestos). Those contemplating any form of work involving asbestos should refer to the Approved Code of Practice published by the Health & Safety Executive. VEM stores samples for six months following date of reporting unless instructed otherwise. VEM offers no guarantee of the accuracy of reported sample locations as supplied with sample by clients. Sampling conducted by clients falls outside the scope of VEM's bulk sampling accreditation.
In certain types of sample where very small quantities of asbestos may be present we advise on the possibility of unidentified and unreported asbestos being present in trace quantity, however small. We advise this principally in relation to textured paint samples, sometimes referred to by the trade name 'artex', thermoplastic floor tiles or linoleum, and bitumen based samples including roofing felts, acoustic pads etc. This uncertainty arises from the fact that analysis is normally based on the treatment and examination of a small proportion of the supplied sample, which leaves open the possibility that small traces may remain unreported. Where only one or two fibres have been identified within a sample, this will be reported as 'trace asbestos identified'.
The above results relate only to the items submitted for testing. This report should not be reproduced except in full, without the written approval of the laboratory.

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Analytical Report Number : J013593
Client : Treego Limited
Client Reference : 95 Hillway, Highgate N6 6AB
Report Issue Number : 1

Vintec Reference	Sample Description	Asbestos Content	Comments
BS014864	1A - GR - Living room - Fire place board	Chrysotile	
BS014865	2A - GR - Living room, Hall, Dining - Bitumen to floor	No Asbestos Detected	
BS014866	3A - GR - Dining room - Fire place board	Chrysotile	
BS014867	4A - Loft - Water tank cover - IB	Chrysotile + Amosite	
BS014868	5A - Bunker	No Asbestos Detected	

Vintec

7. Scope/Purpose

This report is a description of a **Refurbishment and Demolition Asbestos Survey**.

The areas agreed with the client or duty holder and set out within the survey brief underwent inspection for suspect ACMs.

Each specified room/area was inspected for materials suspected to contain asbestos and representative samples taken for confirmation. Where present, and where possible, individual ceiling tiles were removed, existing access hatches or demountable panels were used to gain access to any service ducts or other hidden areas. Access panels or false coverings were only de-mounted where practical and safe to do so. Areas such as voids of solid construction, or where decorative or functional finishes would be impaired, were not investigated. Materials of a similar type were representatively sampled. It was assumed that surfaces identical to a sampled location were of a similar composition.
Digital photographs were taken at all of the inspection locations (unless otherwise stated).
This survey was carried out in accordance with the HSG264 'Asbestos: The survey Guide'.

The specific areas within this building have undergone a specific type of inspection, this has been recorded in **Paragraph 2.5 – Specific reservations**. Any rooms or areas not accessed are presumed to contain asbestos.

The purpose of this survey was to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building and assess their condition. Representative samples were collected and analysed for the presence of asbestos. Samples from each type of suspect ACMs identified were collected and analysed to confirm asbestos type and content. Where the materials sampled were found to contain asbestos, other similar homogeneous materials used in the same way have been presumed to contain asbestos.

In addition, Treego Ltd have:

- Attempted to investigate all areas agreed with the duty holder, although not all may have been fully accessed, such as voids of solid construction or where decorative or functional finished would be impaired (for specific reservations see **Paragraph 4.3**)
- recorded the present condition of the asbestos containing materials identified,
- provided a material assessment for each individual sample,
- produced a report to identify areas known as suspected / presumed asbestos materials,
- provided the basis for an asbestos register for the site,
- provided the basic information from which an effective asbestos management plan can be instigated,
- highlighted the requirement for urgent action to reduce the risk of exposure of asbestos fibres,
- created an awareness that other presumed asbestos materials may be present but not found and which should be added to the register when identified, moreover, have created an awareness that other asbestos materials may be present but not found and which may require removal prior to refurbishment or demolition works,
- referenced any fibrous materials which were considered to be non-asbestos and may be mistaken for suspected asbestos containing materials by other personnel.

8. Generic reservation, recommendations for Actions and Material Assessment

8.1 Generic reservations:

The following is a general guide regarding the various restrictions and limitations connected with asbestos building surveys and should be consulted by users of this report.

Areas, which may not normally be inspected:

1. Inside boilers and concealed panels or insulation behind boilers
2. Live plant, machinery, other similar equipment or installations etc.
3. Electrical switch boxes; live electrical switchgear etc
4. Air handling units, ducting systems etc
5. Fixed ceilings (nail fixed tiles), cladding, tongue and groove tiles
6. Areas containing chemical/biological hazards etc.
7. Service ducts
8. Service risers, blocked and inaccessible etc.
9. Nail cavities
10. Permanently blocked or bricked voids, ducts, cavities etc
11. Beneath fitted carpets/Lino
12. Behind chimney breasts
13. Live heating appliances
14. Confined spaces
15. Roof voids / spaces without adequate crawl / walk boards or where the sheer quantity of stored items prevents access.
16. Unsafe building structures
17. Contaminated areas
18. Beneath PVC soffits and fascias (original Asbestos Cement or Asbestos Insulating Board soffits may have been boarded over and therefore concealed).
19. Insulation to live electrical cables
20. Behind built in cupboards
21. Beneath floorboards
22. Within fire doors
23. Areas concealed behind suspected ACMs, where further investigation will disturb the suspected ACMs
24. Behind facades (e.g. interlocking concrete tiles).
25. Beneath non-asbestos insulation in good condition.
26. Any other concealed locations where gaining access would cause damage.

8.2 General recommendations for Actions

Once ACM has been identified, it is essential that appropriate management and remedial measures are introduced by the client or duty holder. Generally, ACM which is in good condition should not be disturbed. The location of ACMs should be recorded and their existence made known to occupants, contactors and others who may be affected. Labelling of the material may be appropriate. Periodic condition inspections by a competent person appointed by the duty holder shall be a prerequisite of any successful asbestos management plan.

Any person undertaking work within the premises should be briefed on the location and presence of asbestos. This briefing also applies to any other person associated with the site.

Under no circumstances must any work with the asbestos be undertaken without an assessment of work as detailed in Regulation 5 of Control of Asbestos Regulations 2012 being undertaken. All works must be conducted in accordance with the Control of Asbestos Regulations 2012.

If any suspicious materials thought to contain asbestos are found, and are not included in the report, they should be sampled and analysed by an accredited specialist laboratory. Work must not commence or continue until analysis of the material is obtained and appropriate actions taken.

For ACM in poor condition remedial works including encapsulation or removal may be required, this should be carried out by a licensed removal contractor. Access to areas containing asbestos in poor condition may need to be restricted until remedial measures have been completed.

The key legislative documents relating to works with asbestos materials within premises are:

The Health and Safety at Work Act (1974)
The Control of Asbestos Regulations (2012)
The Management of Health and Safety at Work Regulations (2006)
The Construction Design and Management Regulations (2007)

Recommendations for actions have been made based on the risk evaluation indicated in the appropriate survey record. In general the following will be applicable; exceptions will be made where specific circumstances apply.

8.3 Material Assessment

If asbestos detected, material assessment in this report includes an assessment of the condition of various ACMs, where applicable, and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

MATERIAL ASSESSMENT ALGORITHM

Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semirigid paints or decorative finishes, asbestos cement etc).
	2	AIB, millboards, 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.
Extend of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks, broken edges on boards, 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.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.
Total		

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very low

9. Survey Plan

9.1 Scope

The areas agreed with the client or duty holder and set out within the survey brief underwent inspection for suspect ACMs. (refer for **Paragraph 1**)

9.2 Survey Procedure and Sampling Strategy

Each specified room/area was inspected for materials suspected to contain asbestos and representative samples taken for confirmation. Where present, and where possible, individual ceiling tiles were removed, existing access hatches or demountable panels were used to gain access to any service ducts or other hidden areas. Access panels or false coverings were only de-mounted where practical and safe to do so. Areas such as voids of solid construction, or where decorative or functional finishes would be impaired, were not investigated. Materials of a similar type were representatively sampled. It was assumed that surfaces identical to a sampled location were of a similar composition.
Digital photographs were taken at all of the inspection locations (unless otherwise stated).
This survey was carried out in accordance with the HSG264 'Asbestos: The survey Guide'.

Sampling method (all samples taken in controlled conditions):

- samples from floor tiles, floor coverings were cut out with a sharp knife, one sample collected from tiles of each type and colour present
- walls, boards & ceiling: materials inspected for areas of existing damage, where a sample can be collected more easily. A small sample taken from a discrete location at the corner or edge of the panel, with a sharp knife or chisel to level off a sample.

All accessible areas have been inspected.
Material assessment method and the parameters have been used (refer to **Paragraph 7.2** – Material Assessment).
Data from the inspection is to be recorded electronically as well as on paper.

9.3 Personnel and Safety Issues

Safety precautions have been maintained during the survey, including steps to minimise asbestos disturbance and prevent asbestos spread. All important signage, RPE and PPE has been used whilst undertaking the survey.

9.4 Site Risk Assessment

Assessment of risks to the health and safety of surveyor and building occupants has been carried out. There were no chemical/biological/electrical hazards. Specific areas have been assessed to avoid any trips, slips and falls. All additional gear have been inspected and approved to use safely (ladder, mobile stairs).
Disturbance and spread of ACMs prevented as far as possible. Safe work procedures used while taking samples. Use of PPE and RPE. All samples double bagged and sample areas sealed. Decontamination procedures were in place and disposal arrangements have been made.