

ARG SURVEYS LTD

Priority Property Maintenance Ltd



5 Holly Terrace, 88 Highgate West Hill, London, N6 6LX

Refurbishment/Demolition Survey

26 Nov 2015 to 28 Nov 2015

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1. EXECUTIVE SUMMARY

ARG Surveys Ltd were requested to carry out an Asbestos Refurbishment/Demolition Survey (MA and PA) of 5 Holly Terrace, 88 Highgate West Hill, London, N6 6LX for purpose of establishing the location, extent and condition of any asbestos containing materials within the following locations;

Refurbishment / demolition survey

This survey report records the condition of any hazardous materials discovered at the premises and includes a full risk assessment of such materials, along with suitable recommendations for the management of the building.

Whilst great care has been taken to ensure that all items, which may contain asbestos, have been located no survey can guarantee that all contaminated materials present have been identified. Further details relating to these can be found in Section 4 of this report.

Building	Floor/ Room No	Room Description	Item No.	Item Description	Type of Asbestos	Total Assessment	Action
5 Holly Terrace, 88 Highgate West Hill	2/4	Bedroom 2	7	Heat mat	Chrysotile	12	Remove under Fully Controlled Conditions
5 Holly Terrace, 88 Highgate West Hill	2/1	Bedroom 1	2	Panel	Amosite	10	Remove under Controlled Conditions
5 Holly Terrace, 88 Highgate West Hill	Z1/3	Hall	17	Flash guards	Chrysotile	9	Remove under Fully Controlled Conditions
5 Holly Terrace, 88 Highgate West Hill	Z1/5	Utility Room	19	Flash guards	Chrysotile	8	Remove under Fully Controlled Conditions
5 Holly Terrace, 88 Highgate West Hill	2/1	Bedroom 1	3	Panel	Chrysotile	8	Remove under Controlled Conditions
5 Holly Terrace, 88 Highgate West Hill	2/4	Bedroom 2	5	Panel	Chrysotile	8	Remove under Controlled Conditions
5 Holly Terrace, 88 Highgate West Hill	2/4	Bedroom 2	6	Panel	Chrysotile	8	Remove under Controlled Conditions
5 Holly Terrace, 88 Highgate West Hill	2/5	Kitchenette	9	Wall board	Chrysotile	8	Remove under Fully Controlled Conditions

Building	Floor/ Room No	Room Description	Item No.	Item Description	Type of Asbestos	Total Assessment	Action
5 Holly Terrace, 88 Highgate West Hill	Z1/5	Utility Room	18	Flue pipe	Chrysotile	7	Remove under Controlled Conditions
5 Holly Terrace, 88 Highgate West Hill	G/5	Hall Store	14	Vinyl tiles	Chrysotile	6	Remove under Controlled Conditions
5 Holly Terrace, 88 Highgate West Hill	Z1/7	WC	21	Vinyl tiles	Chrysotile	5	Remove under Controlled Conditions
5 Holly Terrace, 88 Highgate West Hill	G/4	Entrance Hall	13	Vinyl tiles	Chrysotile	4	Remove under Controlled Conditions

High Risk (Total Score = 19 — 24)

Immediate attention required.

Medium Risk (Total Score = 13 — 18)

Actions recommended should be carried out within 3 months.

Medium Risk (Total Score = 13 — 18)

Actions recommended should be carried out within 3 months.

Low Risk (Total Score = 07 — 12)

Actions recommended should be carried out within 6 — 12 months.

Very Low Risk (Total Score = 01 — 06)

Materials should be managed on an annual basis.

The risk assessment scores detailed within this report should be used as a means of prioritising work. The recommendation given is largely based on reducing the material assessment parameters, e.g. through encapsulation or removal. When deciding on prioritisation and the required action, full consideration should also be given to controlling the priority assessment parameters, e.g. through restricting access etc.

The above should be used as guidance only and the Management Plan should be consulted for a comprehensive guide to managing the risks from asbestos.

The following areas were not accessed during the survey;

Building	Floor/ Room No	Room Description	Item No.	Item Description	Reason for No Access
5 Holly Terrace, 88 Highgate West Hill	2/6	Floor voids	28	Floor voids	Stored items present.
5 Holly Terrace, 88 Highgate West Hill	2/7	Fire places	25	Inaccessible	Grade II Property - period feature.
5 Holly Terrace, 88 Highgate West Hill	2/8	Door frames	26	Inaccessible	Grade II Property - period feature.
5 Holly Terrace, 88 Highgate West Hill	2/9	Sash windows	27	Inaccessible	Grade II Property - period feature.

The following areas had limited access during the survey;

Building	Floor/ Room No	Room Description	Item No.	Item Description	Reason for Limited Access
5 Holly Terrace, 88 Highgate West Hill	Z1/5	Utility Room	20	Safe	Inaccessible
5 Holly Terrace, 88 Highgate West Hill	G/1	Kitchen	12	Fan and duct	Live electrical plant

Note - Asbestos should be presumed to be present within all locations not accessed / limited access until a further assessment can be undertaken

Survey Caveats		
Caveat	Client Acceptance	
Access provided up to 3 metres only.	Yes	
Access to structural components and/or building fabric.	Yes	
Access to concealed locations where destructive means or specialist access equipment will be required.	Yes	
Occupied Locations or Locked rooms (Note: Rooms not accessible at the time of this survey will be reported and may be excluded from the survey. Further fees may be required for additional visits)	N/A	
Lift shafts accessed?	N/A	
Health and Safety Access Limitations - Should access be required into any of these locations then please ensure that these are indicated at the time of quotation.		
Limitation	Access	Comments
Confined Spaces	No	
Loft Spaces without walkways or safe access	No	
Beyond asbestos installations	No	
Live Plant and Equipment	No	
Live Electrical Switchgear	No	
Glazing	No	
Electrical Substation	No	
Other information Provided by Client		

2. INTRODUCTION

ARG Surveys Ltd were requested by Priority Property Maintenance Ltd to carry out a Refurbishment/Demolition Survey (MA and PA) of 5 Holly Terrace, 88 Highgate West Hill, London, N6 6LX in order to establish the presence of asbestos containing materials.

Asbestos was used extensively as a building material in the United Kingdom from the 1950's until its ban in 1999, however refurbishments and new builds using imported materials after this time could also contain asbestos containing materials.

The Health and Safety at Work etc Act 1974 requires an employer to provide a safe work place and work with asbestos is covered by its own set of regulations - The Control of Asbestos Regulations 2012 (CAR 2012). The CAR 2012 places a specific duty to manage the risk from asbestos containing materials in premises. This specific duty is supported by the approved code of practice L143 (Second Edition).

The purpose of a Refurbishment Survey, as defined within the HSE publication HSG264 Asbestos: The Survey Guide is to locate and describe, as far as reasonably practicable, all ACMs in the building or the areas where planned refurbishment work will take place. The survey involves fully intrusive and/or destructive inspection, as necessary, to gain access to all areas of the planned refurbishment works or building. The survey will assess the condition of the ACMs and their likelihood to release fibres into the air if they are disturbed.

The Control of Asbestos Regulations 2012 (CAR 2012) came into effect in April 2012. (CAR 2012) requires the duty holder to have an interior and exterior survey for asbestos in their premises'. The duty holder must then keep formal records of the survey, produce formal risk assessments, compile an asbestos register and have an on-going Asbestos Management Plan.

Arrangements to manage asbestos during any Refurbishment or Demolition is required by the Construction Design and Management (CDM) Regulations 2015.

It is imperative that each section of this report is read in conjunction with each other and no section should be read in isolation.

Note:

It should be noted that occupied buildings place certain restrictions on the scope of the survey in respect of access and sampling strategy. (i.e if an area or building is found to be occupied during a Refurbishment Survey, then the surveyor, for health and safety reasons, may deem it necessary to reduce the intrusive nature of a refurbishment survey down to the level of a Management Survey inspection).

SURVEYING COMPANY

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CLIENT DETAILS

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Tel:	07976 246692
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SITE DETAILS

Site:	5 Holly Terrace
Address:	5 Holly Terrace 88 Highgate West Hill London N6 6LX
Contact:	
Tel:	
E-mail:	

REPORT DETAILS

Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Job No:	J000460
Survey Date:	26 Nov 2015 to 28 Nov 2015
Report Date:	1 Dec 2015
Surveyor:	Bruno Cifelli
Signed:	

REPORT APPROVAL

Company:	ARG Surveys Ltd
Review Date:	1 Dec 2015
Reviewer:	Bruno Cifelli
Signed:	

3. GENERAL INFORMATION

The purpose of the survey is aid the duty holder in making an assessment of the asbestos present & associated risks within their premises to adhere to the relevant regulations.

This survey attempts to establish the location, extent and condition of any Asbestos Containing Materials (ACM) on site where reasonably practicable to do so in line with 'Asbestos: The Survey Guide' (HSG264), The Analyst's Guide (HSG248) and ARG Survey's Standard Operating Procedure.

The main objectives of this survey are to:

1. To carry out a survey to ascertain the presence of any ACM's
2. Produce a report containing photographs, which highlights identified & presumed ACM's
3. To provide recommendations for the management of the ACM's
4. To provide a risk assessment for each item located

The purpose and procedures used in this survey are 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.

The survey will involve sampling and analysis to confirm the presence of ACMs, this can also involve presuming ACMs to be present where sampling isn't practicable. The representative samples are then analysed for the presence of asbestos. If the material sampled is found to contain asbestos, other similar homogeneous materials used in the same way in the building can be strongly presumed to contain asbestos.

Less homogeneous materials will require a greater number of samples. The number should be sufficient for the surveyor to make an assessment of whether asbestos is or is not present. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out as a separate exercise.

Note:

— It should be noted that occupied buildings place certain restrictions on the scope of the survey in respect of access and sampling strategy.

4. Methodology and Limitations of Method

The survey has been undertaken in accordance with the HSE publication HSG264 Asbestos: The Survey Guide. The survey involves a thorough visual examination of all building materials, as far as reasonably practicable with representative samples taken to confirm the location and extent of any ACMs. Once materials have been found to contain asbestos other similar materials used in the same way in the building can be strongly presumed to contain asbestos.

Although every care has been taken to identify all asbestos bearing products within the areas surveyed, this survey does not include those areas where obtaining a sample would cause undue damage to the integrity and security of the building, risk the safety of our operatives or where access could not be gained. Asbestos should be assumed to be present within any areas not surveyed until a further assessment can be carried out.

Dust samples will be taken from areas where contamination is suspected but random dust sampling has not been undertaken, unless specified /required by the client.

Analysis of textured coating samples may not always reveal the presence of asbestos due to the nature of asbestos within such coatings; this can lead to a large variance in the probability of identifying asbestos within any sample collected. Identification and sampling of materials beneath any textured coating is limited to the specific location of the textured coating sample point. It should also be noted that asbestos may exist in paint with no obvious textured appearance. Random sampling of such paint is not carried out routinely unless specifically requested.

A limited inspection only has been carried out of pipework concealed by overlying non-asbestos insulation. Inspection of pipework has been restricted primarily to the insulation visible. The presence of debris to pipework, which is not readily visible or would require removal of insulation, was considered outside the scope of this survey.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water absorption testing, as detailed within L143, has not been carried out unless stated otherwise.

Where asbestos gaskets to pipe flanges have been identified it is not practical to trace these throughout the length of pipework within the property. All such gaskets are presumed to contain asbestos.

Material extents are approximations only, assigned by the surveyor at the time of the survey. It should be noted that such extents may be for specific, visible amounts of the asbestos item and not for the complete amount. As such, the stated extents should not be used as a basis of any Scope or Specifications of Works for that item.

A representation of all materials suspected of containing asbestos were sampled and analysed in accordance with our documented in-house methods, Asbestos: The analysts' guide for sampling, analysis and clearance procedures, HSG248.

Recommendations contained within this report are based upon the Material Assessment only.

Sample Collection/Strategy

The strategy of sample collection has been based upon a systematic visual investigation of the building and samples taken of suspected materials. This is based on the procedures detailed in ARG Survey's Technical Procedures Manual and usually in conjunction with the scope of works and building/location plans supplied by the client.

Panels

Samples of panels shall be limited to at least one sample per room or every 25m² or increase the frequency should it be required. However, samples of each type of suspected asbestos panel occurrence would be taken throughout each floor/level.

Doors

Doors would be inspected adjacent to the door furniture and if visible, a sample of the internal lining would

be taken where exposed. It may be necessary to drill a hole into the door to obtain a sample of any internal linings that may exist.

Floor Tiles

One sample of each obvious type of vinyl/thermoplastic and colour floor tile shall be sampled. Should it be deemed that all floor tiles are the same then one sample per 25m² sections would be sufficient.

Gaskets

One sample of each type of gasket is recommended.

Bitumen Products

The variation between each type of bitumen product is not uncommon therefore, for example, one sample of each bitumastic under sink would be taken.

Textured Coating

Asbestos Textured Coatings (i.e. Artex, Suretex, Wondertex etc.) may contain levels of Asbestos fibres. Samples will be taken from various locations in the same room, samples will be scrapped into one sample bag. Within larger buildings or areas more samples may be required. If the textured coating can be positively confirmed to be of the same batch and applied at the same time then samples may be cross referenced or a composite sample from all associated areas up to a maximum of 5 rooms on the same level, may be taken.

Cement Products

Cement products, such as roofs, gutters and wall panels tend to be uniform/homogenous in their construction, therefore we would recommend to take up to 3 samples for a large area, such as a roof. Samples should be taken by carefully removing pieces of approximately 5 cm². If panels are visibly different a sample from each different panel should be taken separately. Any other cement product should have a representative sample from each type.

Sprayed Coating

Different mixtures containing materials may have been used in different areas and layers. Material may also have been removed, repaired or patched at various times. Samples would be taken by carefully removing pieces of approximately 5cm², where the material appears uniform and consistent, two samples should usually be enough if taken at either end of the sprayed surface. In installations exceeding 100m², one sample per 25-35m² should be taken. At least one sample would be taken from each patched area. Care would be taken to include all layers of sprayed coating through to the covered surface.

Thermal Insulation/Lagging

Thermal insulation to pipe work services can be fabricated using various materials, meaning insulation materials can often vary significantly across the pipe run. In general one sample should be taken per 3m run of pipe with particular attention paid to different layers and functional items (valves etc.). For long runs of pipe, eg > 20m, one sample per 6m item will usually be enough. If only a small part of the lagging was evidently asbestos, then it would have been necessary to inspect all branches of the pipework with particular attention to damaged/repaired lagging and extensions to system.

Fibre glass lagging can often be found on straight portions of pipe runs, but the bends may be wound with asbestos Chrysotile rope or packed with an asbestos composite insulation.

Sample Analysis

Analysis of samples taken from the site are undertaken by an independent UKAS Accredited testing laboratory in accordance with HSG248, Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

The survey plan pro-forma completed prior to the survey identifies the scope and extent of the survey that the client requires. Every effort has been made to identify all asbestos materials so far as was reasonably practicable to do so within the scope of the survey.

Unless specifically noted in the relevant observation section or specified in writing by the client as a survey requirement, the following areas/materials could not be accessed without significant damage to the building fabric, décor or without risk to the Health and Safety of the Surveyor and/or building occupants.

These areas should be presumed to be asbestos containing until proven or known to be otherwise.

- | Structural building fabric;
- | Asbestos concealed within other suspected asbestos materials;
- | Fire door internal materials;
- | Live Electrical equipment and other major plant and machinery;
- | Behind/between partition walls and all inaccessible voids created by the structure of the building;
- | Areas inaccessible due to height restrictions (above 3m);
- | Unsafe roof spaces;
- | Areas restricted due to excessive or unsafe stored items;
- | Confined Spaces;
- | Any areas deemed unsuitable for survey access, these will be detailed separately.

It is always possible after a survey that asbestos containing materials of one sort or another may remain undetected in the property, or area not covered by that survey. This could be due to various reasons as follows:

- | Asbestos containing materials existing within areas out of the scope the survey
- | Materials may be hidden or obscured by other items or cover finishes eg paint, over boarding, disguising etc.
- | Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- | Debris from previous asbestos removal projects may well be present in some areas, this type of debris is difficult to detect but every effort is made to do so.
- | During the course of the survey access to certain areas may have been restricted. If so, such areas are defined within this report.
- | Certain materials contain asbestos to varying degrees (textured coatings for example) and some may be less densely contaminated at certain locations. Where this is the case the sample taken may not be representative of the whole product throughout.
- | Where a survey is carried out under the guidance/requirements of the owner of the property, or his representative, the survey will be as per his instructions and guidance at that time.

ARG Management cannot be held responsible for any asbestos containing materials that may become uncovered during future works within these inaccessible areas.

It is important that, when issuing information to contractors or regulating authorities, the complete report is issued, so as not to unknowingly withhold any information.

5. SURVEY RESULTS

GENERAL COMMENTS

Internal Notes:

A 4 storey Grade II listed Georgian house, comprising of lath and plaster ceilings, plaster walls, Various modern coverings to timber floors. Timber doors and frames. Timber sash windows. Access limited due to being a Grade II Listed building, in order to avoid damage to period features.

External Notes:

Not within the scope of works.

Building	Floor/ Room No	Room Description	Room notes
5 Holly Terrace, 88 Highgate West Hill	Z1/1	Study	Lath and plaster ceiling, concrete walls and floor. Timber cupboards. Gas heater to marble fireplace.
5 Holly Terrace, 88 Highgate West Hill	Z1/2	Wine cellar	Brick ceiling and walls, block floor. Stone shelving, timber partition and door. Fibreboard lining to main door.
5 Holly Terrace, 88 Highgate West Hill	Z1/3	Hall	Plaster to concrete ceiling, concrete walls. Vinyl to concrete floor. Timber cupboards. Timber boxing to pipework. Partial foam insulation to pipework.
5 Holly Terrace, 88 Highgate West Hill	Z1/4	Understairs storage	Plaster to ceiling, concrete walls with timber wall to staircase, concrete floor. Bare pipework.
5 Holly Terrace, 88 Highgate West Hill	Z1/5	Utility Room	Lath and plaster ceiling, concrete walls and floor. Timber cupboards. Foam insulation to pipework. Mmmf insulation jacket to copper cylinder
5 Holly Terrace, 88 Highgate West Hill	Z1/6	Shower Room	Lath and plaster ceiling, ceramic tiles to concrete walls, concrete floor. Foam Insulation to pipework .

Building	Floor/ Room No	Room Description	Room notes
5 Holly Terrace, 88 Highgate West Hill	Z1/7	WC	Plaster to ceiling, concrete walls with vinyl tiles to concrete floor. Foam Insulation to pipework .
5 Holly Terrace, 88 Highgate West Hill	Z1/8	Cellar	Brick ceiling and walls, block floor. Stone shelving, timber partition and door. Fibreboard lining to main door.
5 Holly Terrace, 88 Highgate West Hill	G/1	Kitchen	Lath and plaster ceilings, plaster walls, cork tiles to timber floor. Timber cupboards.
5 Holly Terrace, 88 Highgate West Hill	G/2	Larder	Lath and plaster ceilings, plaster walls, cork tiles to timber floor. Ceramic splash tiles to plaster walls.
5 Holly Terrace, 88 Highgate West Hill	G/3	Dining Room	Lath and plaster ceilings, plaster walls, carpet to timber floor. Timber cupboards. Gas heater to marble fireplace.
5 Holly Terrace, 88 Highgate West Hill	G/4	Entrance Hall	Lath and plaster ceilings, plaster walls, carpet to timber floor.
5 Holly Terrace, 88 Highgate West Hill	G/5	Hall Store	Fibreboard ceiling panels, timber wall panels, upvc pipework. Timber floor and access steps.
5 Holly Terrace, 88 Highgate West Hill	1/1	Bedroom 3	Lath and plaster ceilings, plaster walls, carpet to timber floor. Timber cupboards. Gas heater to marble fireplace.
5 Holly Terrace, 88 Highgate West Hill	1/2	Landing and Staircase	Lath and plaster ceilings, plaster walls. Carpet to timber floor and stairs.
5 Holly Terrace, 88 Highgate West Hill	1/3	Bedroom 4	Lath and plaster ceilings, plaster walls, carpet to timber floor. Timber cupboards. Gas heater to marble fireplace.

Building	Floor/ Room No	Room Description	Room notes
5 Holly Terrace, 88 Highgate West Hill	1/4	Hallway	Lath and plaster ceilings, plaster walls. Timber cupboards. Carpet to timber floor and stairs.
5 Holly Terrace, 88 Highgate West Hill	1/5	Bathroom	Lath and plaster ceilings, plaster walls, modern vinyl covering to timber floor. Ceramic cistern and bath panel.
5 Holly Terrace, 88 Highgate West Hill	1/6	Bedroom 5	Lath and plaster ceilings, plaster walls, carpet to timber floor. Timber cupboards. Gas heater fitted to chimney breast.
5 Holly Terrace, 88 Highgate West Hill	1/7	WC	Lath and plaster ceilings, plaster walls, modern vinyl covering to timber floor. Ceramic cistern. Timber boxing to electrical cable.
5 Holly Terrace, 88 Highgate West Hill	2/1	Bedroom 1	Lath and plaster ceilings, plaster walls, carpet to timber floor. Timber cupboard. Gas heater to timber fireplace.
5 Holly Terrace, 88 Highgate West Hill	2/2	Bathroom	Lath and plaster ceilings, plaster walls, modern vinyl tiles to timber floor. Plastic cistern and bath panel.
5 Holly Terrace, 88 Highgate West Hill	2/3	Landing and Staircase	Lath and plaster ceilings, plaster walls, modern vinyl tiles to timber floor. Carpet to timber stairs. Timber access panel to roof void.
5 Holly Terrace, 88 Highgate West Hill	2/4	Bedroom 2	Lath and plaster ceilings, plaster walls, carpet to timber floor. Timber cupboard. Gas heater to timber fireplace. Low level timber boxing to lead pipework.
5 Holly Terrace, 88 Highgate West Hill	2/5	Kitchenette	Lath and plaster ceilings, plaster walls, modern vinyl tiles to timber floor.
5 Holly Terrace, 88 Highgate West Hill	2/6	Floor voids	Unable to remove floor boards intact. Obstructed by furniture and floor coverings. To property throughout

Building	Floor/ Room No	Room Description	Room notes
5 Holly Terrace, 88 Highgate West Hill	2/7	Fire places	Not accessed throughout property, in order to avoid damage.
5 Holly Terrace, 88 Highgate West Hill	2/8	Door frames	Not accessed throughout property, in order to avoid damage.
5 Holly Terrace, 88 Highgate West Hill	2/9	Sash windows	Not accessed throughout property, in order to avoid damage.
5 Holly Terrace, 88 Highgate West Hill	R/1	Void 1	Timber cladding to roof, loose fill fibreglass insulation to timber floor. Fibreboard lining to cold water storage tank. Foam insulation to pipework.
5 Holly Terrace, 88 Highgate West Hill	R/2	Void 2	Plasterboard ceiling and walls, timber floor.

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
Building:	5 Holly Terrace, 88 Highgate West Hill	Floor:	Roof Void
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Number:	1
		Room Description:	Void 1

Item Number:	1 Ref Item: N/A	Sample Reference	AD000820
Item Description:	Board	Approx. Quantity:	N/A
Position:	lining to cold water storage	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	N/A	Maintenance Activity:	N/A
Damage:	N/A	Occupant Activity:	N/A
Treatment:	N/A	Likelihood of Disturbance:	N/A
Asbestos Type:	No Asbestos Detected	Human Exposure Potential:	N/A
MA Score:	N/A	PA Score:	N/A



Total Assessment:	N/A	N/A	
Comments:			
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
Building:	5 Holly Terrace, 88 Highgate West Hill	Floor:	2nd Floor
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Number:	1
		Room Description:	Bedroom 1

Item Number:	2 Ref Item: N/A	Sample Reference	AD000821
Item Description:	Panel	Approx. Quantity:	0.25m ²
Position:	beneath gas heater	Identification:	Identified
Item Material:	Asbestos Insulating Board	Asbestos Present:	Amosite

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	2	Maintenance Activity:	0
Damage:	0	Occupant Activity:	1
Treatment:	1	Likelihood of Disturbance:	1
Asbestos Type:	2	Human Exposure Potential:	3
MA Score:	5	PA Score:	5



Total Assessment:	10	Low	
Comments:			
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
		Floor:	2nd Floor
Building:	5 Holly Terrace, 88 Highgate West Hill	Room Number:	1
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Description:	Bedroom 1

Item Number:	3 Ref Item: N/A	Sample Reference	AD000822
Item Description:	Panel	Approx. Quantity:	1m ²
Position:	behind gas heater	Identification:	Identified
Item Material:	Asbestos Cement	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	1	Maintenance Activity:	0
Damage:	0	Occupant Activity:	1
Treatment:	1	Likelihood of Disturbance:	1
Asbestos Type:	1	Human Exposure Potential:	3
MA Score:	3	PA Score:	5



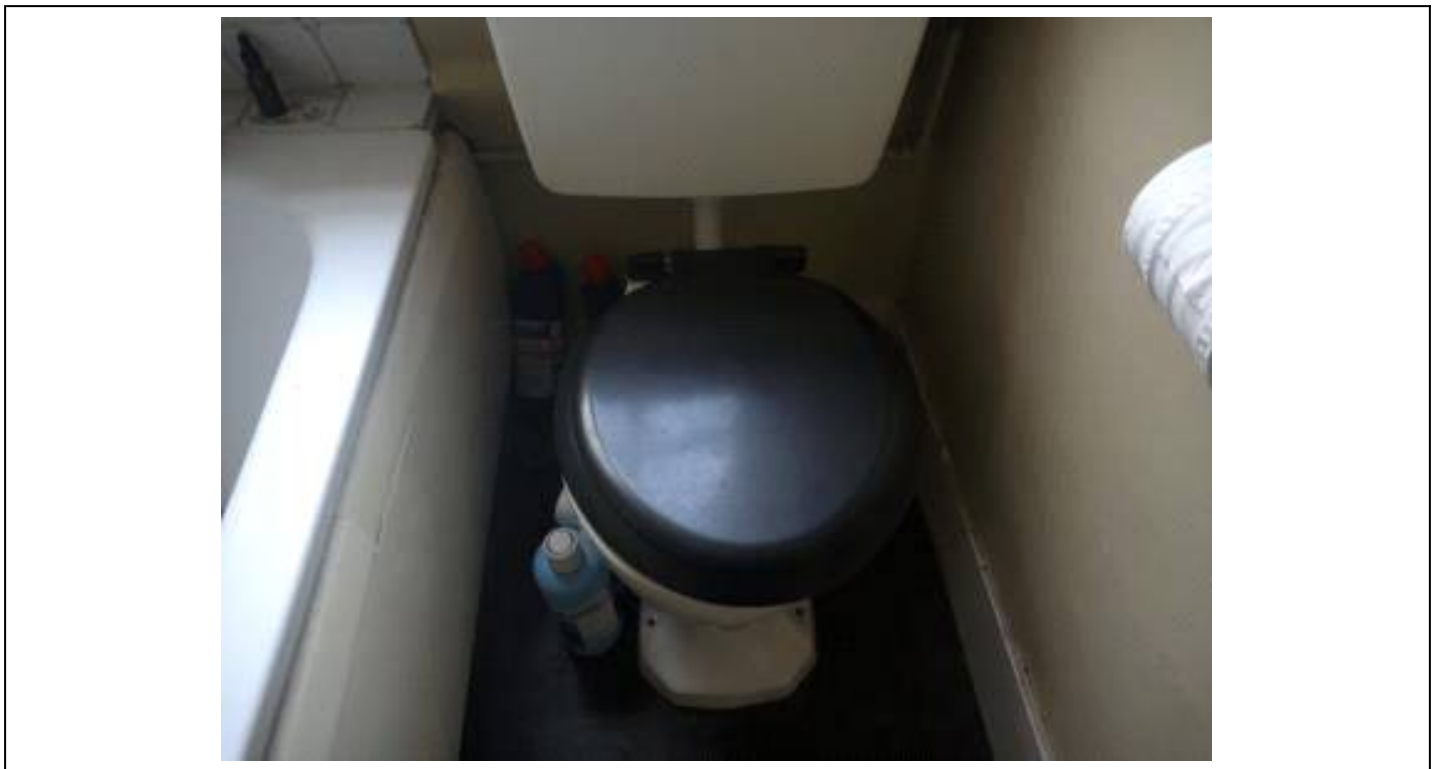
Total Assessment:	8	Low	
Comments:			
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
Building:	5 Holly Terrace, 88 Highgate West Hill	Floor:	2nd Floor
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Number:	2
		Room Description:	Bathroom

Item Number:	4 Ref Item: N/A	Sample Reference	AD000823
Item Description:	Toilet seat	Approx. Quantity:	N/A
Position:	toilet	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	N/A	Maintenance Activity:	N/A
Damage:	N/A	Occupant Activity:	N/A
Treatment:	N/A	Likelihood of Disturbance:	N/A
Asbestos Type:	No Asbestos Detected	Human Exposure Potential:	N/A
MA Score:	N/A	PA Score:	N/A



Total Assessment:	N/A	N/A	
Comments:			
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
Building:	5 Holly Terrace, 88 Highgate West Hill	Floor:	2nd Floor
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Number:	4
		Room Description:	Bedroom 2

Item Number:	5 Ref Item: N/A	Sample Reference	AD000824
Item Description:	Panel	Approx. Quantity:	0.25m ²
Position:	beneath gas heater	Identification:	Identified
Item Material:	Asbestos Cement	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	1	Maintenance Activity:	0
Damage:	0	Occupant Activity:	1
Treatment:	1	Likelihood of Disturbance:	1
Asbestos Type:	1	Human Exposure Potential:	3
MA Score:	3	PA Score:	5



Total Assessment:	8	Low	
Comments:			
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
Building:	5 Holly Terrace, 88 Highgate West Hill	Floor:	2nd Floor
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Number:	4
		Room Description:	Bedroom 2

Item Number:	6 Ref Item: N/A	Sample Reference	AD000825
Item Description:	Panel	Approx. Quantity:	1m ²
Position:	behind gas heater	Identification:	Identified
Item Material:	Asbestos Cement	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	1	Maintenance Activity:	0
Damage:	0	Occupant Activity:	1
Treatment:	1	Likelihood of Disturbance:	1
Asbestos Type:	1	Human Exposure Potential:	3
MA Score:	3	PA Score:	5



Total Assessment:	8	Low	
Comments:			
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
Building:	5 Holly Terrace, 88 Highgate West Hill	Floor:	2nd Floor
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Number:	4
		Room Description:	Bedroom 2

Item Number:	7 Ref Item: N/A	Sample Reference	AD000826
Item Description:	Heat mat	Approx. Quantity:	1no.
Position:	ironing board	Identification:	Identified
Item Material:	Asbestos Insulation/Coating	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	3	Maintenance Activity:	0
Damage:	1	Occupant Activity:	2
Treatment:	1	Likelihood of Disturbance:	1
Asbestos Type:	1	Human Exposure Potential:	3
MA Score:	6	PA Score:	6



Total Assessment:	12	Low
Comments:		
Recommendation:	Remove under Fully Controlled Conditions	Timescale 12 Months

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
		Floor:	2nd Floor
Building:	5 Holly Terrace, 88 Highgate West Hill	Room Number:	5
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Description:	Kitchenette

Item Number:	8 Ref Item: N/A	Sample Reference	AD000827
Item Description:	Bitumastic coating	Approx. Quantity:	N/A
Position:	beneath sink	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	N/A	Maintenance Activity:	N/A
Damage:	N/A	Occupant Activity:	N/A
Treatment:	N/A	Likelihood of Disturbance:	N/A
Asbestos Type:	No Asbestos Detected	Human Exposure Potential:	N/A
MA Score:	N/A	PA Score:	N/A



Total Assessment:	N/A	N/A	
Comments:			
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
Building:	5 Holly Terrace, 88 Highgate West Hill	Floor:	2nd Floor
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Number:	5
		Room Description:	Kitchenette

Item Number:	9 Ref Item: N/A	Sample Reference	AD000828
Item Description:	Wall board	Approx. Quantity:	4m ²
Position:	partition wall	Identification:	Identified
Item Material:	Asbestos Insulating Board	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	2	Maintenance Activity:	0
Damage:	0	Occupant Activity:	1
Treatment:	1	Likelihood of Disturbance:	1
Asbestos Type:	1	Human Exposure Potential:	2
MA Score:	4	PA Score:	4



Total Assessment:	8	Low	
Comments:			
Recommendation:	Remove under Fully Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
		Floor:	Ground Floor
Building:	5 Holly Terrace, 88 Highgate West Hill	Room Number:	1
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Description:	Kitchen

Item Number:	10 Ref Item: N/A	Sample Reference	AD000829
Item Description:	Bitumastic coating	Approx. Quantity:	N/A
Position:	beneath sink	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	N/A	Maintenance Activity:	N/A
Damage:	N/A	Occupant Activity:	N/A
Treatment:	N/A	Likelihood of Disturbance:	N/A
Asbestos Type:	No Asbestos Detected	Human Exposure Potential:	N/A
MA Score:	N/A	PA Score:	N/A



Total Assessment:	N/A	N/A	
Comments:			
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
Building:	5 Holly Terrace, 88 Highgate West Hill	Floor:	Ground Floor
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Number:	1
		Room Description:	Kitchen

Item Number:	11 Ref Item: 10	Sample Reference	AS/ AD000829
Item Description:	Bitumastic coating	Approx. Quantity:	N/A
Position:	beneath sink 2	Identification:	Strongly Presumed
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	N/A	Maintenance Activity:	N/A
Damage:	N/A	Occupant Activity:	N/A
Treatment:	N/A	Likelihood of Disturbance:	N/A
Asbestos Type:	No Asbestos Detected	Human Exposure Potential:	N/A
MA Score:	N/A	PA Score:	N/A



Total Assessment:	N/A	N/A	
Comments:			
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
Building:	5 Holly Terrace, 88 Highgate West Hill	Floor:	Ground Floor
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Number:	1
		Room Description:	Kitchen

Item Number:	12 Ref Item: N/A	Sample Reference	Visual
Item Description:	Fan and duct	Approx. Quantity:	N/A
Position:	fitted to chimney breast	Identification:	Inaccessible (Presumed)
Item Material:	N/A	Asbestos Present:	N/A

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	N/A	Maintenance Activity:	N/A
Damage:	N/A	Occupant Activity:	N/A
Treatment:	N/A	Likelihood of Disturbance:	N/A
Asbestos Type:	N/A	Human Exposure Potential:	N/A
MA Score:	N/A	PA Score:	N/A



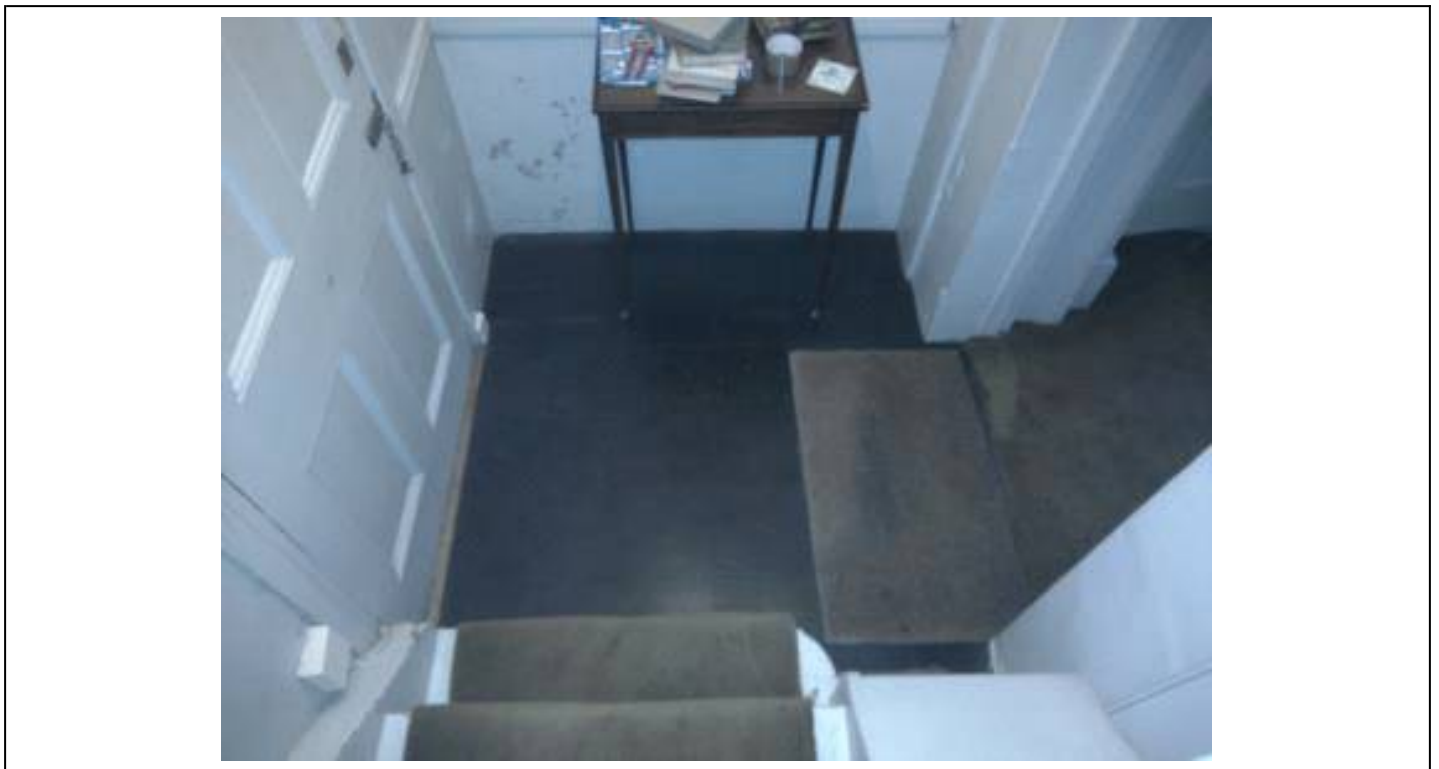
Total Assessment:	N/A	N/A	
Comments:	Live electrical plant		
Recommendation:	Inspect prior to Maintenance	Timescale	N/A

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
Building:	5 Holly Terrace, 88 Highgate West Hill	Floor:	Ground Floor
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Number:	4
		Room Description:	Entrance Hall

Item Number:	13 Ref Item: N/A	Sample Reference	AD000832
Item Description:	Vinyl tiles	Approx. Quantity:	2m ²
Position:	to entrance floor	Identification:	Identified
Item Material:	Reinforced Composite	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	1	Maintenance Activity:	0
Damage:	0	Occupant Activity:	0
Treatment:	0	Likelihood of Disturbance:	1
Asbestos Type:	1	Human Exposure Potential:	1
MA Score:	2	PA Score:	2



Total Assessment:	4	Very Low	
Comments:			
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
		Floor:	Ground Floor
Building:	5 Holly Terrace, 88 Highgate West Hill	Room Number:	5
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Description:	Hall Store

Item Number:	14 Ref Item: N/A	Sample Reference	AD000830
Item Description:	Vinyl tiles	Approx. Quantity:	>1m ²
Position:	to timber floor	Identification:	Identified
Item Material:	Reinforced Composite	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	1	Maintenance Activity:	0
Damage:	1	Occupant Activity:	0
Treatment:	0	Likelihood of Disturbance:	2
Asbestos Type:	1	Human Exposure Potential:	1
MA Score:	3	PA Score:	3



Total Assessment:	6	Very Low	
Comments:	Green		
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
		Floor:	Ground Floor
Building:	5 Holly Terrace, 88 Highgate West Hill	Room Number:	5
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Description:	Hall Store

Item Number:	15 Ref Item: N/A	Sample Reference	AD000831
Item Description:	Stair nosing	Approx. Quantity:	N/A
Position:	to access steps	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	N/A	Maintenance Activity:	N/A
Damage:	N/A	Occupant Activity:	N/A
Treatment:	N/A	Likelihood of Disturbance:	N/A
Asbestos Type:	No Asbestos Detected	Human Exposure Potential:	N/A
MA Score:	N/A	PA Score:	N/A



Total Assessment:	N/A	N/A	
Comments:	white		
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
Building:	5 Holly Terrace, 88 Highgate West Hill	Floor:	Z-Sub Level 1
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Number:	3
		Room Description:	Hall

Item Number:	16 Ref Item: N/A	Sample Reference	AD000833
Item Description:	Vinyl covering	Approx. Quantity:	N/A
Position:	to concrete floor and stairs	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	N/A	Maintenance Activity:	N/A
Damage:	N/A	Occupant Activity:	N/A
Treatment:	N/A	Likelihood of Disturbance:	N/A
Asbestos Type:	No Asbestos Detected	Human Exposure Potential:	N/A
MA Score:	N/A	PA Score:	N/A



Total Assessment:	N/A	N/A	
Comments:			
Recommendation:	No further action required	Timescale	N/A

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
Building:	5 Holly Terrace, 88 Highgate West Hill	Floor:	Z-Sub Level 1
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Number:	3
		Room Description:	Hall

Item Number:	17 Ref Item: N/A	Sample Reference	AD000834
Item Description:	Flash guards	Approx. Quantity:	15no.
Position:	to 2 No. fuse boxes above doors	Identification:	Identified
Item Material:	Asbestos Textiles/Paper	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	2	Maintenance Activity:	0
Damage:	1	Occupant Activity:	1
Treatment:	2	Likelihood of Disturbance:	1
Asbestos Type:	1	Human Exposure Potential:	1
MA Score:	6	PA Score:	3



Total Assessment:	9	Low
Comments:		
Recommendation:	Remove under Fully Controlled Conditions	Timescale 12 Months

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
		Floor:	Z-Sub Level 1
Building:	5 Holly Terrace, 88 Highgate West Hill	Room Number:	5
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Description:	Utility Room

Item Number:	18 Ref Item: N/A	Sample Reference	AD000835
Item Description:	Flue pipe	Approx. Quantity:	Unknown
Position:	to boiler	Identification:	Identified
Item Material:	Asbestos Cement	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	1	Maintenance Activity:	0
Damage:	1	Occupant Activity:	0
Treatment:	1	Likelihood of Disturbance:	1
Asbestos Type:	1	Human Exposure Potential:	2
MA Score:	4	PA Score:	3



Total Assessment:	7	Low	
Comments:			
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
Building:	5 Holly Terrace, 88 Highgate West Hill	Floor:	Z-Sub Level 1
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Number:	5
		Room Description:	Utility Room

Item Number:	19 Ref Item: N/A	Sample Reference	AD000836
Item Description:	Flash guards	Approx. Quantity:	1no.
Position:	to redundant isolator switch	Identification:	Identified
Item Material:	Asbestos Textiles/Paper	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	2	Maintenance Activity:	0
Damage:	0	Occupant Activity:	0
Treatment:	2	Likelihood of Disturbance:	1
Asbestos Type:	1	Human Exposure Potential:	2
MA Score:	5	PA Score:	3



Total Assessment:	8	Low	
Comments:			
Recommendation:	Remove under Fully Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
		Floor:	Z-Sub Level 1
Building:	5 Holly Terrace, 88 Highgate West Hill	Room Number:	5
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Description:	Utility Room

Item Number:	20 Ref Item: N/A	Sample Reference	Visual
Item Description:	Safe	Approx. Quantity:	N/A
Position:	floor	Identification:	Inaccessible (Presumed)
Item Material:	N/A	Asbestos Present:	N/A

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	N/A	Maintenance Activity:	N/A
Damage:	N/A	Occupant Activity:	N/A
Treatment:	N/A	Likelihood of Disturbance:	N/A
Asbestos Type:	N/A	Human Exposure Potential:	N/A
MA Score:	N/A	PA Score:	N/A



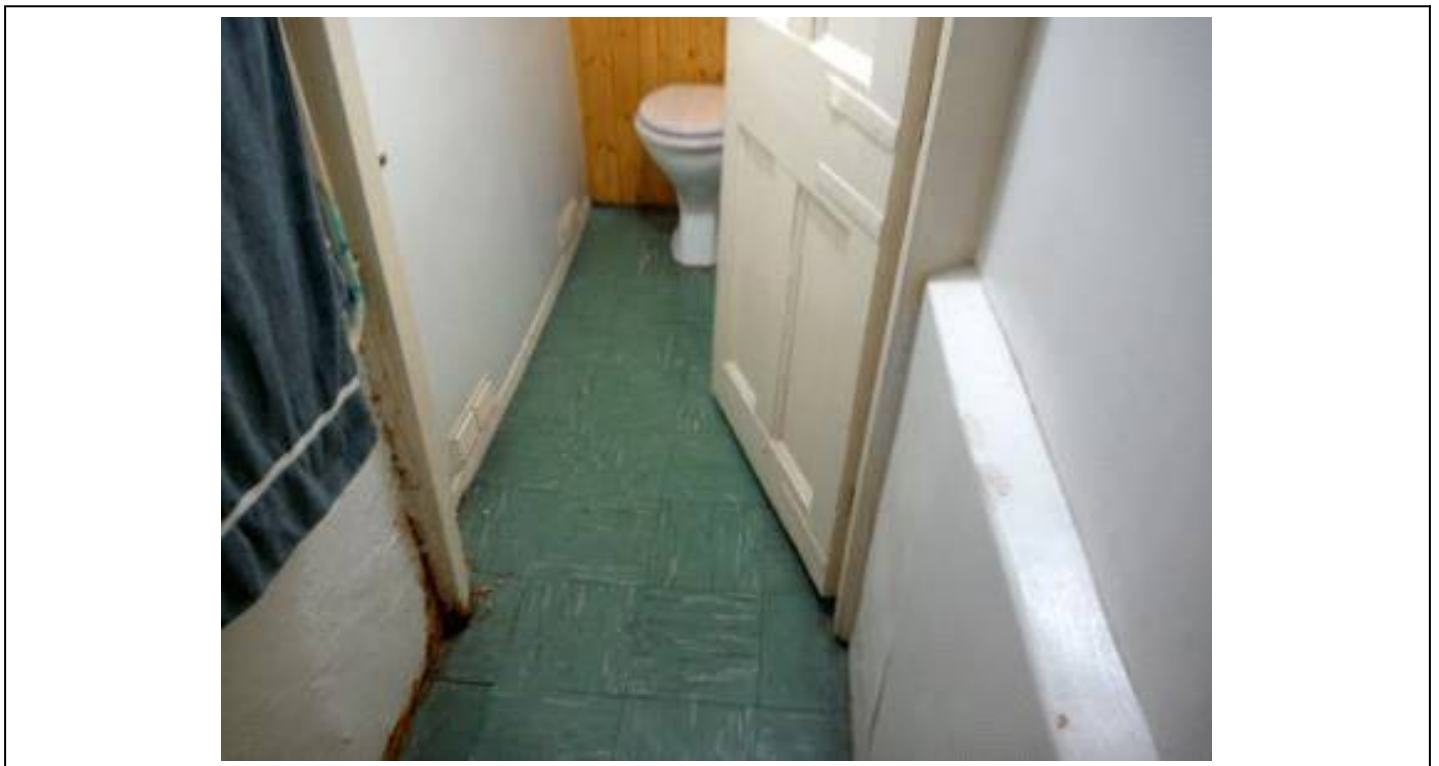
Total Assessment:	N/A	N/A	
Comments:	Inaccessible		
Recommendation:	Inspect prior to Maintenance	Timescale	N/A

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
Building:	5 Holly Terrace, 88 Highgate West Hill	Floor:	Z-Sub Level 1
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Number:	7
		Room Description:	WC

Item Number:	21 Ref Item: N/A	Sample Reference	AD000837
Item Description:	Vinyl tiles	Approx. Quantity:	3m ²
Position:	to concrete floor including lobby	Identification:	Identified
Item Material:	Reinforced Composite	Asbestos Present:	Chrysotile

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	1	Maintenance Activity:	0
Damage:	1	Occupant Activity:	0
Treatment:	0	Likelihood of Disturbance:	1
Asbestos Type:	1	Human Exposure Potential:	1
MA Score:	3	PA Score:	2



Total Assessment:	5	Very Low	
Comments:	Green		
Recommendation:	Remove under Controlled Conditions	Timescale	12 Months

PHOTO PLATES

Client:	Priority Property Maintenance Ltd	Survey Type:	Refurbishment/Demolition Survey (MA and PA)
Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Lead Surveyor:	Bruno Cifelli
		Floor:	Z-Sub Level 1
Building:	5 Holly Terrace, 88 Highgate West Hill	Room Number:	8
Survey Date:	26 Nov 2015 to 28 Nov 2015	Room Description:	Cellar

Item Number:	22 Ref Item: N/A	Sample Reference	AD000838
Item Description:	Bitumen wrap	Approx. Quantity:	N/A
Position:	high level pipework	Identification:	Identified
Item Material:	N/A	Asbestos Present:	No Asbestos Detected

MATERIAL ASSESSMENT (MA)		PRIORITY ASSESSMENT (PA)	
Product Type:	N/A	Maintenance Activity:	N/A
Damage:	N/A	Occupant Activity:	N/A
Treatment:	N/A	Likelihood of Disturbance:	N/A
Asbestos Type:	No Asbestos Detected	Human Exposure Potential:	N/A
MA Score:	N/A	PA Score:	N/A



Total Assessment:	N/A	N/A
Comments:		
Recommendation:	No further action required	Timescale: N/A

ASBESTOS REGISTER

Client:	Priority Property Maintenance Ltd	Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Job Number:	J000460
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Item No.	Date	Survey Type	Room No	Room Description	Item	Item Material	Asbestos Type	MA Score	PA Score	Total Score	Recommendation	Comments
Floor:		Roof Void										
1	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	1	Void 1	Board	Unknown	No Asbestos Detected	N/A	N/A	N/A	No further action required	
Floor:		2nd Floor										
2	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	1	Bedroom 1	Panel	Asbestos Insulating Board	Amosite	5	5	10	C - Remove under Controlled Conditions	
3	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	1	Bedroom 1	Panel	Asbestos Cement	Chrysotile	3	5	8	C - Remove under Controlled Conditions	
4	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	2	Bathroom	Toilet seat	Unknown	No Asbestos Detected	N/A	N/A	N/A	No further action required	
5	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	4	Bedroom 2	Panel	Asbestos Cement	Chrysotile	3	5	8	C - Remove under Controlled Conditions	
6	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	4	Bedroom 2	Panel	Asbestos Cement	Chrysotile	3	5	8	C - Remove under Controlled Conditions	
7	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	4	Bedroom 2	Heat mat	Asbestos Insulation/Coating	Chrysotile	6	6	12	D - Remove under Fully Controlled Conditions	
8	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	5	Kitchenette	Bitumastic coating	Unknown	No Asbestos Detected	N/A	N/A	N/A	No further action required	

ASBESTOS REGISTER

Client:	Priority Property Maintenance Ltd	Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Job Number:	J000460
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Item No.	Date	Survey Type	Room No	Room Description	Item	Item Material	Asbestos Type	MA Score	PA Score	Total Score	Recommendation	Comments
9	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	5	Kitchenette	Wall board	Asbestos Insulating Board	Chrysotile	4	4	8	D - Remove under Fully Controlled Conditions	
Floor:		Ground Floor										
10	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	1	Kitchen	Bitumastic coating	Unknown	No Asbestos Detected	N/A	N/A	N/A	No further action required	
11	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	1	Kitchen	Bitumastic coating	Unknown	No Asbestos Detected	N/A	N/A	N/A	No further action required	
13	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	4	Entrance Hall	Vinyl tiles	Reinforced Composite	Chrysotile	2	2	4	C - Remove under Controlled Conditions	
14	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	5	Hall Store	Vinyl tiles	Reinforced Composite	Chrysotile	3	3	6	C - Remove under Controlled Conditions	Green
15	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	5	Hall Store	Stair nosing	Unknown	No Asbestos Detected	N/A	N/A	N/A	No further action required	white
16	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	3	Hall	Vinyl covering	Unknown	No Asbestos Detected	N/A	N/A	N/A	No further action required	
17	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	3	Hall	Flash guards	Asbestos Textiles/Paper	Chrysotile	6	3	9	D - Remove under Fully Controlled Conditions	

ASBESTOS REGISTER

Client:	Priority Property Maintenance Ltd	Site Address:	5 Holly Terrace, 88 Highgate West Hill, London	Job Number:	J000460
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Item No.	Date	Survey Type	Room No	Room Description	Item	Item Material	Asbestos Type	MA Score	PA Score	Total Score	Recommendation	Comments
18	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	5	Utility Room	Flue pipe	Asbestos Cement	Chrysotile	4	3	7	C - Remove under Controlled Conditions	
19	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	5	Utility Room	Flash guards	Asbestos Textiles/Paper	Chrysotile	5	3	8	D - Remove under Fully Controlled Conditions	
21	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	7	WC	Vinyl tiles	Reinforced Composite	Chrysotile	3	2	5	C - Remove under Controlled Conditions	Green
22	November 26 2015	Refurbishment/Demolition Survey (MA and PA)	8	Cellar	Bitumen wrap	Unknown	No Asbestos Detected	N/A	N/A	N/A	No further action required	

6. COMPANY PROFILE

The ARG Surveys Ltd is a group of specialist companies that have the ability to meet the needs and requirements of Commercial, Industrial and Domestic Clients. We specialise in Asbestos Surveying, Licensed and Un-Licensed Asbestos Removal, Management of Asbestos, Refurbishment Works and Construction Projects.

We have 30 years' experience in the construction and asbestos industry. We are constantly improving our service and evolving to meet new legislation and knowledge, to bring our clients the best solutions to meet their needs.

Our core value is customer care. We strive to bring excellence to each and every project we undertake, and have the flexibility to meet customer needs no matter how difficult the task.

ARG Surveys Ltd have been carrying out asbestos surveys for over 15 years and in the past two years alone have carried out approximately 4000 surveys. All of our surveyors hold the BOHS P402 certificate and attend their annual refresher course each year to ensure they are competent in carrying out surveys in line with HSG264.

We have a broad spectrum of clients that include Commercial, Industrial, Domestic, Public and Government Sectors. These include Local Authorities, Housing Associations, Industrial Clients, MOD, NHS and Private Residents.

ARG Surveys Ltd can offer additional services to allow duty holders to fully comply with the Control of Asbestos Regulations 2012;

- | Asbestos Management Surveys
- | Asbestos Refurbishment & Demolition Surveys
- | Asbestos Management Plans
- | Asbestos Policy
- | Asbestos Awareness Courses
- | Annual Inspection Visits
- | Labelling Strategies
- | Project Management

If the ARG Surveys Ltd can assist any further with the above please don't hesitate to get in contact:

Tel — 020 8804 8008

Email — surveys@arggroup.org

Our sister company ARG Europe ltd is a Licensed Asbestos Removal Company. The Company was one of the first asbestos companies to be licensed by the Health and Safety Executive in 1983 and has recently achieved a 3 year license term. All removal work undertaken is planned to adhere to the current UK Asbestos regulations/legislation and the HSE regulations and guidance for the removal of asbestos. All staff undertaking this work are fully trained and have full knowledge of their Health and Safety obligations, ensuring that no one is put at risk from their working activity. ARG Europe are committed to providing only the very best service to our clients, and we are recognised for our ability to work within client's budget whilst still providing a top quality and safe service.

7. CONCLUSIONS & ACTIONS

The risk assessment includes a material assessment and a priority assessment. The materials assessment looks at the type and condition of the asbestos containing material and the potential of fibre release. The priority assessment looks at the likelihood of the ACM being disturbed.

The risk assessment can only be carried out with detailed knowledge of all of the above. Although our surveyor can contribute to the risk assessment with his/her previous experience the duty-holder under CAR 2012 are required to agree, finalise and act upon the risk assessment using the information from this survey report and their detailed knowledge of the activities within their premises. This risk assessment will form the basis of your management plan and so it is important that it is accurate.

Risk assessment scores for different ACMs can then be compared to develop your action plan although in many circumstances the scores will be similar making decisions more difficult and may result in simultaneous works to address any high risk items. The ARG Group can assist with a program of abatement works if required.

The algorithms and recommendations are provided to help you, however it is the duty-holders decision to assess the risk and make additional judgement for future management of asbestos and prioritising of any removal works.

General actions arising from this survey report include labelling of ACM's, information, instruction and training provided to employees & contractors undertaking work that may affect the ACM's, budgeting for ongoing abatement and management of asbestos within your premises.

High Risk

The highest risk category, given to those materials that present an unacceptable risk and require immediate action this could mean removal, segregation of the area or introducing a permit to work access schemes.

Medium Risk

This category shows the material has a medium risk of exposure or being damaged, this could be due to the material type or its location and these items should be addressed within six months to bring the risk category down to a more acceptable level.

Low & Very Low Risk

Generally given to ACM's with a low risk of becoming damaged or exposing fibres and should be managed and monitored. These items could be removed as part of larger works depending on budget constraints but are generally left in situ and monitored.

Refurbishment & Demolition Surveys

Any items found within a refurbishment and demolition survey should be removed as these items are likely to be disturbed during the project works unless it can be demonstrated that the ACM's will not affect the works.



ASBESTOS BULK ANALYSIS TEST REPORT

ams 
 management (GB) LLP
 Unit 1, 9 Cannon Lane
 Tonbridge, Kent TN9 1PP
 Tel: 01732 368359
 Fax: 01732 368361
 Web: www.ams-management.co.uk

Registered in England and Wales OC311295

TEST REPORT NUMBER: J016770	Issue No: 01
-----------------------------	--------------

Report Date: 30.11.15

Client:	Arg Surveys Ltd Unit 2 , New Ford Road, Waltham Cross, Hertfordshire, EN8 7PG
Samples collected by:-	Client
Date samples received by Lab:-	30.11.15
Laboratory Samples Analysed at:-	Thurrock
Total Number of Samples:-	19

Site/Location:-	5 Holly Terrace, 88 Highgate West Hill, London N6 6LX
Your Order:-	22060/J460/BC/Su
Date Sampled:-	N/A
Analysed By:-	Luke Ailles
Date Analysed:-	30.11.15

TEST RESULTS

AMS Ref No.	Client Sample ID	Sample Location/Details	Sample/Material Type	Analysis Result	Content
BS051086	AD000820	lining to cold water storage - Roof Void, Void 1, Board	Non Asbestos Insulating Board	Asbestos Not Detected	Negative
BS051087	AD000821	beneath gas heater - 2nd Floor, Bedroom 1, Panel	Insulating Board	Amosite	Positive
BS051088	AD000822	behind gas heater - 2nd Floor, Bedroom 1, Panel	Asbestos Cement	Chrysotile	Positive
BS051089	AD000823	toilet - 2nd Floor, Bathroom, Toilet seat	Plastic/Resin Products	Asbestos Not Detected	Negative
BS051090	AD000824	beneath gas heater - 2nd Floor, Bedroom 2, Panel	Asbestos Cement	Chrysotile	Positive
BS051091	AD000825	behind gas heater - 2nd Floor, Bedroom 2, Panel	Asbestos Cement	Chrysotile	Positive
BS051092	AD000826	ironing board - 2nd Floor, Bedroom 2, Heat mat	Insulation Materials	Chrysotile	Positive
BS051093	AD000827	beneath sink - 2nd Floor, Kitchenette, Bitumastic coating	Bitumen Products	Asbestos Not Detected	Negative
BS051094	AD000828	partition wall - 2nd Floor, Kitchenette, Wall board	Insulating Board	Chrysotile	Positive
BS051095	AD000829	beneath sink - Ground Floor, Kitchen, Bitumastic coating	Bitumen Products	Asbestos Not Detected	Negative
BS051096	AD000830	to timber floor - Ground Floor, Hall Store, Vinyl tiles	Plastic Product and Bitumen Adhesive	Chrysotile	Positive
BS051097	AD000831	to access steps - Ground Floor, Hall Store, Stair nosing	Plastic/Resin Products	Asbestos Not Detected	Negative



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Site/Location:- 5 Holly Terrace, 88 Highgate West Hill, London N6 6LX
Your Order:- 22060/J460/BC/Su
Date Sampled:- N/A
Analysed By:- Luke Ailles
Date Analysed:- 30.11.15

TEST RESULTS

AMS Ref No.	Client Sample ID	Sample Location/Details	Sample/Material Type	Analysis Result	Content
BS051098	AD000832	to entrance floor - Ground Floor, Entrance Hall, Vinyl tiles	Plastic/Resin Products	Chrysotile	Positive
BS051099	AD000833	to concrete floor and stairs - Z-Sub Level 1, Hall, Vinyl covering	Plastic/Resin Products	Asbestos Not Detected	Negative
BS051100	AD000834	to 2 No. fuse boxes above doors - Z-Sub Level 1, Hall, Flash guards	Textiles & Gaskets	Chrysotile	Positive
BS051101	AD000835	to boiler - Z-Sub Level 1, Utility Room, Flue pipe	Asbestos Cement	Chrysotile	Positive
BS051102	AD000836	to redundant isolator switch - Z-Sub Level 1, Utility Room, Flash guards	Textiles & Gaskets	Chrysotile	Positive
BS051103	AD000837	to concrete floor including lobby - Z-Sub Level 1, WC, Vinyl tiles	Plastic/Resin Products	Chrysotile	Positive
BS051104	AD000838	high level pipework - Z-Sub Level 1, Cellar, Bitumen wrap	Bitumen Products	Asbestos Not Detected	Negative

.....END.....

Key to fibre content: Trace = Trace asbestos identified (1 to 2 fibres present); **Positive** = Asbestos identified (more than 2 fibres present).

Method:The analysis has been performed using the AMS 'In House' method of transmitted/polarised light microscopy and centre stop dispersion staining(Ref Appendix 2-Technical Procedure of Quality Manual), based on HSG248 and is covered by our UKAS Accreditation.

The following are outside the scope of our UKAS Accreditation:

1. Quantitative fibre content (Guidance on the percentages of asbestos used in various products is available in HSG264)
2. Sample Locations/Details supplied by the client. (AMS do not accept any responsibility for any discrepancy or inaccuracy arising from samples labelled or collected by clients or third parties)
3. Material Type/Description.
4. Any Interpretations or Opinions expressed in this Test Report

Samples are retained for not less than 6 months from date of analysis unless specifically requested otherwise.

This report relates only to the samples tested. This report may not be reproduced except in full, without prior approval of the laboratory

For and on behalf of AMS Management (GB) LLP



ASBESTOS BULK ANALYSIS TEST REPORT

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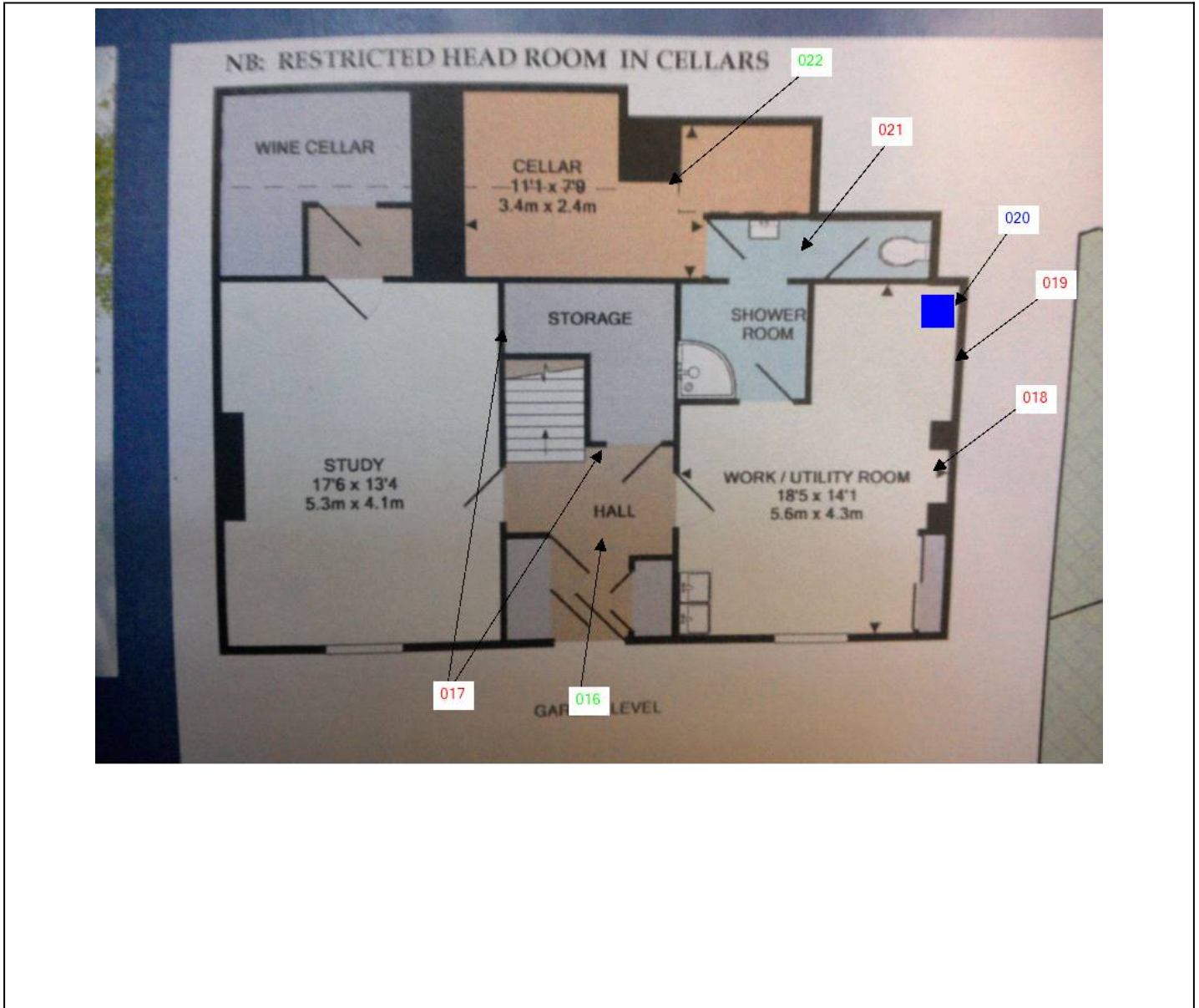
Luke Ailles

A handwritten signature in black ink, appearing to read 'Luke Ailles', enclosed within a rectangular box.

9. FLOOR PLANS

5 Holly Terrace, 88 Highgate West Hill

Z-Sub Level 1



Not to scale

5 Holly Terrace, 88 Highgate West Hill

Ground Floor



Not to scale

5 Holly Terrace, 88 Highgate West Hill

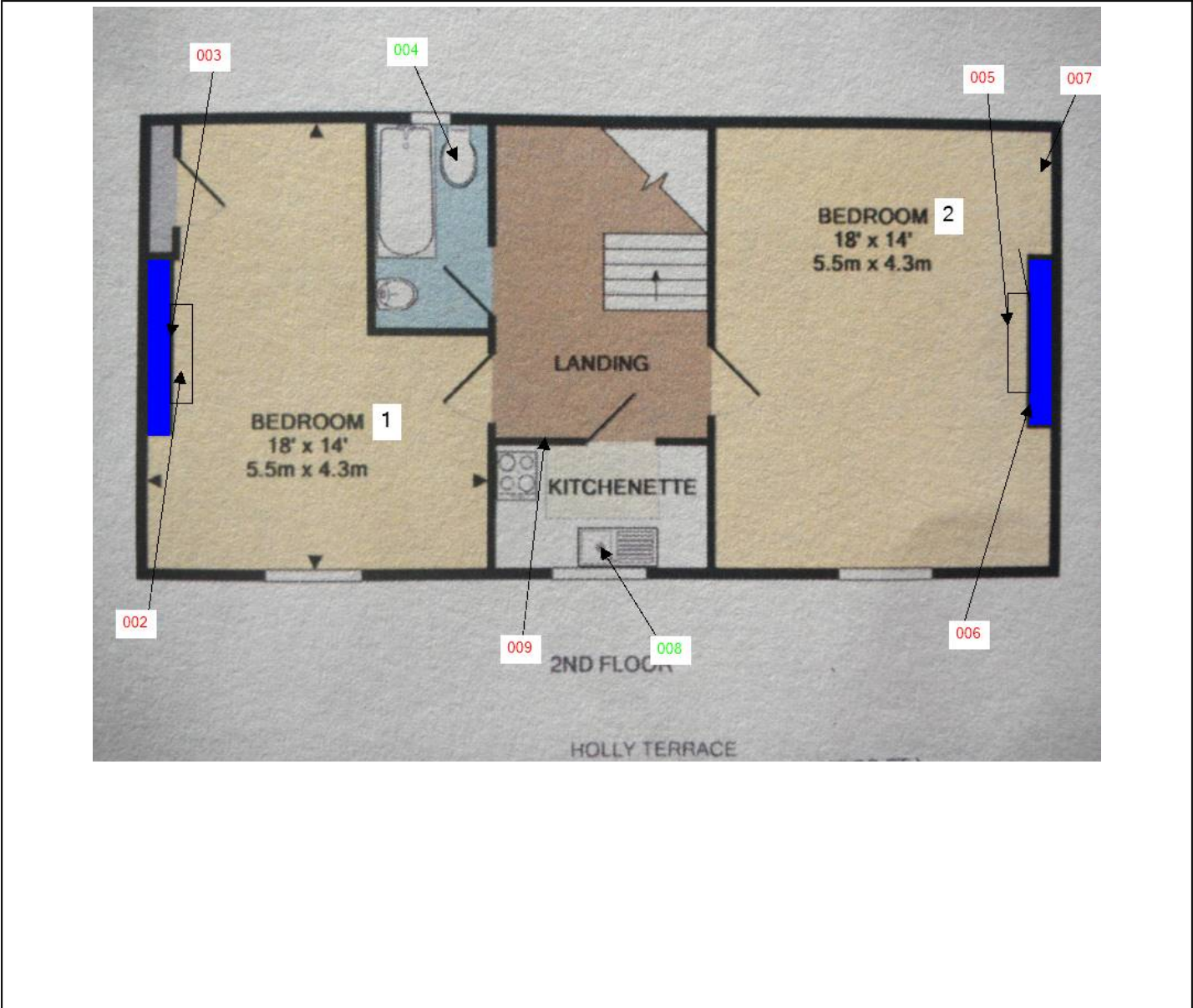
1st Floor



Not to scale

5 Holly Terrace, 88 Highgate West Hill

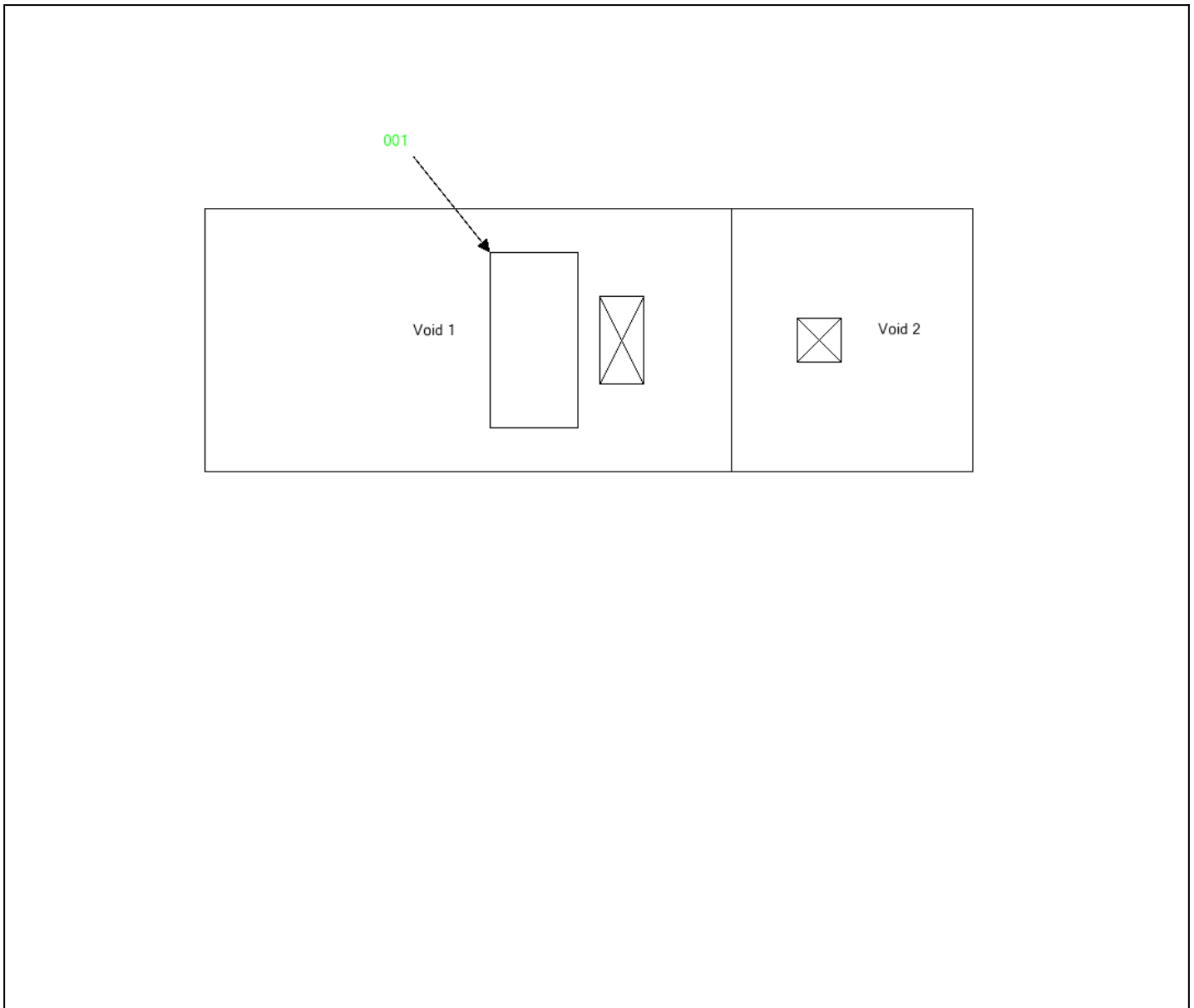
2nd Floor



Not to scale

5 Holly Terrace, 88 Highgate West Hill

Roof Void



Not to scale

10. ASSESSMENT SCORES

Material Assessment Scores

Product Type	Score	Examples
	1	Asbestos composites (asbestos cement (AC), vinyl floor tiles, decorative finishes, roofing felts, semi-rigid paints, mastics, plastic, resins)
	2	AIB boarding, millboard, other low-density insulating boards, braided asbestos, gaskets, asbestos paper, felt
	3	Thermal insulation, sprayed asbestos coatings, loose asbestos (e.g. debris), asbestos packing

Condition (Extent of Damage or Deterioration)	Score	Description
	0	Good condition - No visible damage
	1	Low damage - significant breakage of non-friable materials or small areas of friable material damaged showing exposed fibres
	2	Medium damage - significant broken friable materials, coatings and thermal insulation. Visible asbestos debris
	3	High damage or delamination of friable materials, coatings and thermal insulation. Visible asbestos damage

Surface Treatment	Score	Description
	0	Non-friable composite asbestos materials (e.g. AC, vinyl, paints) with exposed faces encapsulated
	1	Enclosed coatings, encapsulated insulation and AIB, unsealed AC
	2	Unsealed AIB or encapsulated insulation and coatings
	3	Unsealed insulation and coating

Asbestos Type	Score	Description
	1	Chrysotile
	2	Amphibole, asbestos excluding Crocidolite
	3	Crocidolite

Cumulative Score	Action Required
10 - 12	This is allocated to those items in a position which presents an unacceptable risk to occupiers etc.
7 - 9	These are items situated in high use, readily accessible positions, which may also be located in an area accessed on a routine basis for maintenance.
4 - 6	These are items that will very rarely be disturbed through normal occupation or maintenance, or are in locations or have extents that, if disturbed, would lead to a minimal fibre release.
0 - 3	This covers items which are in locations not readily accessible and are unlikely to be disturbed.

Priority Assessment Scores

Assessment Parameter	Score	Examples of score variables
----------------------	-------	-----------------------------

Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office type activity)
	2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance, (e.g. Fire door with AIB sheet in constant)

Likelihood of Disturbance:		
Accessibility	0	Usually inaccessible
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Location	0	Outdoors
	1	Large rooms
	2	Rooms up to 100m ²
	3	Confined spaces
Extent	0	Small amounts of items
	1	<10m ² or 10m
	2	>10 — 50m ² or 10 - 50m
	3	>50m ² or >50m

Human Exposure:		
Number of occupants	0	None
	1	1 — 3
	2	4 — 10
	3	>10
Frequency of use	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time each use	0	<1
	1	>1 — <3 hours
	2	>3 — <6 hours
	3	>6 hours

Maintenance Activity:		
Type of maintenance activity	0	Minor disturbance (e.g. possibility of contact when gaining access)
	1	Low disturbance (e.g. changing light bulbs in AIB ceiling)
	2	Medium disturbance (e.g. lifting one or two AIB ceiling tiles to access a valve)
	3	High levels of disturbance (e.g. removing a number of AIB ceiling tiles to replace a valve or for re-cabling).
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
	1	≤1 per year
	2	>1 per year
	3	>1 per month

11. Definitions / Glossary of Terms

Definitions

Samples

The levels of identification of samples recorded within the survey are as follows:

- 1) Sample taken on site by the Surveyor and analysed by the laboratory.
- 2) Extrapolated from a visually similar asbestos item that has been analysed. In this case the sample will be classified as being 'Strongly Presumed' asbestos. Extrapolated samples are indicated on the plans with unique numbers.
- 3) 'Presumed' to be asbestos. This will normally be because the item could not be sampled due to excessive height (such as soffits), was located in an occupied area, or located in an area whereby sampling may have presented a risk to the Surveyor.
- 4) 'Known' to be asbestos. This will normally be because an ACM has previously been sampled and identified as asbestos. Asbestos samples taken historically by either ARG Surveys Ltd or a third party, will have been sampled and analysed in accordance with the relevant standards prevalent at that time and may not be subsequently included under the methods or accreditation set out within this report. ARG Surveys Ltd cannot verify the accuracy of any samples taken and analysed by a third party.

Assessments

Two types of assessment may be carried out, a Material Assessment and a Priority Assessment. Both Material Assessments and Priority Assessments have been undertaken for each and every identified or presumed asbestos material, as part of this survey and in accordance with our submitted proposal. It must be noted that the Priority Assessments contained within this report are based upon generic scores from historical data. These scores may not be representative of the occupation levels, room use, activities or maintenance frequency specific to each location or room and the duty holder remains responsible for using their detailed knowledge of the property and the activities carried out within, to ensure that all scores are applicable. The duty holder must be aware that any change of use, occupation level or activity for a room/location will affect the initial priority assessment and will require review accordingly.

Recommendations

The recommendations given within this report are categorized as follows:

MANAGE

Where asbestos is left in-situ there is a duty to formulate and implement a Management Plan to help prevent accidental damage occurring and to help prevent accidental exposure.

The basic requirements of this policy are (from HSG264):

- Keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos containing materials.
- Maintain it in a good state of repair and regularly monitor the condition
- Inform anyone who is likely to disturb it about the location and condition of the material
- Have arrangements and procedures in place, so that work which may disturb the materials complies with the Control of Asbestos Regulations 2012
- Review the plan at regular intervals

ARG Surveys can provide a suitable Management Plan to accompany any asbestos register / survey on request (at an additional cost).

MONITOR

The condition of ACMs should be monitored and recorded. The time period between monitoring will vary depending on the type of ACM, its location and the activities in the area concerned, but should not be more

than 12 months. Monitoring would involve a visual inspection, looking for signs of disturbance, scratches, broken edges, cracked or peeling paint and debris. Where deterioration has occurred, a recommendation on what remedial action to take would need to be made.

LABEL

A decision is required on whether to label ACMs. The decision will depend on the confidence in the administration of the asbestos management system and whether communication with workers and contractors coming to work on site is effective. Labelling ACMs should not be solely relied on as a control measure; however it is one of the most effective methods of preventing exposure to building occupants (and in particular; maintenance workers). If, for any reason, management procedures fail, it may act as an effective last barrier to uncontrolled damage to the ACM. Most ACMs can be marked with an asbestos warning label.

It may not always be prudent or practical to label all installations of asbestos; for example high level items such as roof sheets, flue cowls and soffits or items such as gaskets to pipe flanges, textured coating and floor tiles.

ARG Surveys can provide labels or a labelling service on request (at an additional cost).

ENCAPSULATE

When this recommendation has been given, the ACM is raw and requires encapsulating with a suitable sealant, or the existing sealant or covering has deteriorated and the installation requires either a complete or partial re-encapsulation. Suitable sealants for encapsulation or minor repair work may include the following:

- Asbestos insulating board can be treated with an elastomeric paint.
- Asbestos cement can be sealed with an alkali resistant and water-permeable sealant. Where asbestos cement roofing has been identified, such as to garages or sheds, it will usually only be necessary to seal the internal surfaces.
- Sectional pipe insulation can usually be coated with a calico wrap and then painted over with an elastomeric paint. Minor holes in hard-set thermal insulation can be filled with non-asbestos plaster and if necessary wrapped with calico
- Spray coating can be overlain with strips of calico and painted over with an elastomeric paint.

Sealing or painting of damaged insulating board, insulation or coatings should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

REMOVE

Where an ACM is damaged, in a position whereby it may be vulnerable to damage or will be disturbed in forthcoming refurbishment / maintenance works; then a recommendation of removal has been made.

All work with asbestos must be carried out in accordance with the Control of Asbestos Regulations 2012.

Works with Asbestos Cement

Works on or removal of asbestos cement should be carried out following the guidelines of the HSE within HSG189/2 'Working with Asbestos Cement'. Whilst there is no requirement for these works to be carried out by a licensed contractor, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise or insurance to undertake such works properly.

Works with Licensable ACMs

Work with asbestos insulation, asbestos coating and asbestos insulating board should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

Works should be carried out in accordance to HSG247 – Asbestos: The licensed contractors guide.

Items of asbestos debris, residue or dust may require either a localised de-contamination of the immediate area adjacent to the identified asbestos or a full decontamination of the room/area.

The exact extent of any asbestos installation or asbestos debris / residue / dust may not always be stated within the survey report. The survey report will also not state which methods of removal/de-contamination should be followed and does not represent a Scope/Specification of Works.

Controlled techniques used in the removal of asbestos may or may not involve the use of asbestos enclosures depending on the Scope and Specification of Works. If used, enclosures will normally be constructed from polythene and contain:

- Filtered negative pressure units to create air-flow and to filter out air-borne asbestos particles. — Airlocks for safe access/egress from the work area.
- Bag locks for the safe removal of bagged up asbestos waste.

The asbestos item itself may be treated by a suppressant (damping) system prior to removal, with finer amounts of generated waste being removed by HEPA-filtered 'Class H' vacuum cleaners.

Hygiene Facilities provide the means to effectively de-contaminate operatives involved in the asbestos removal process. Hygiene Facilities normally consist of a clean and dirty end, with a middle section providing showering. Airflow and wastewater within the unit are filtered.

'Four-stage clearance' involving air monitoring and visual inspections of the affected work area will be required; independent supervision is recommended. Such procedures should be carried out in accordance to HSG248 — Asbestos: The analyst's guide for sampling, analysis and clearance procedures.

Where asbestos debris has been identified, access to these areas should be restricted until such remedial works have been undertaken. If access is required then a further assessment should be undertaken to ascertain the potential for exposure.

SPECIFIC

Specific recommendations may include such options as;

- Obtaining further sampling that was not possible at time of survey,
- Training required for staff with an exposure potential,
- Placing a physical barrier to prevent the accidental disturbance of the ACM, or
- Enclosing the ACM with an airtight barrier.

The following points on enclosing an ACM should be noted:

- 1) Any barriers / enclosing material must be adequately fire-rated / resistant to any generated heat.
- 2) An assessment should be made whether access is required to the enclosure for maintenance or repairs.

If the ACM is asbestos insulation, asbestos coating or asbestos insulating board, and the enclosure of it is likely to cause disturbance, then the work should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

'Further Investigation' may be recorded if the results of sample analysis are inconclusive.

Where a presumed asbestos item is in good condition (and sealed), it may often be prudent to manage the item as asbestos rather than undergo the additional cost of sampling.

Where a presumed asbestos item is in poor condition (and/or un-sealed) and requires attention, it may often be prudent to undergo the additional cost of sampling the item first, to ensure that it does contain asbestos, prior to undergoing removal/remediation works.

Glossary of Terms

Asbestos

- The name given to a group of naturally occurring fibrous silicate minerals commonly found in rocks world-wide.
- The fibres are flexible and mechanically strong, have high tensile strength and chemical, electrical and heat resistance.
- Asbestos was commonly used raw, e.g. textiles and insulation, or combined with other materials (boards, asbestos cement, etc).
- The three most common forms of asbestos are:
 - Amosite — Brown asbestos
 - Chrysotile — White asbestos
 - Crocidolite — Blue asbestos

Asbestos: Loose insulation

- Bulk loose fill, bulk fibre-filled mattresses, quilts and blankets used for loft insulation, thermal and acoustic insulation.
- Bulk loose fill now rarely found but may be encountered unexpectedly or during DIY.
- Usually contains Crocidolite and/or Chrysotile.
- Easily damaged, giving rise to high levels of airborne fibres.

Asbestos: Sprayed Coatings

- Coatings applied wet or dry as thermal and anti-condensation insulation to the underside of roofs / ceilings. Acoustic insulation in theatres, fire protection on frame structures.
- Used up to 1974.
- Typically contains 55–85% asbestos with Portland cement binder. Crocidolite was the major type used until 1962. Mixture of asbestos types until mid 1971.
- Usually easily damaged, giving rise to high levels of airborne fibres.

Asbestos: Thermal Insulation

- Hand-applied thermal lagging, pipe and boiler lagging, pre-formed pipe sections (sectional lagging), slabs, blocks. Also tape, rope, corrugated paper, quilts, felts and blankets. Used for thermal insulation of pipes, boilers, calorifiers, vessels, etc.
- All types of asbestos are common. Asbestos content between 6 and 85%. Crocidolite used until 1970. Amosite was phased out during 1970s. Ad hoc mixtures hand-applied to pipework joints and bends. Sectional content of 85% magnesia, 15% Amosite.
- Blankets, papers, ropes, etc usually 100% Chrysotile
- Thermal insulation often encapsulated or enclosed.
- Ease of fibre release dependent upon type and surface treatment.

Asbestos Insulation Board (AIB)

- Board commonly used for fire protection, thermal and acoustic insulation, resistance to moisture movement and general building.
- Used extensively between the 1950s and 1970s in all types of buildings.

- This typically contains approximately 15-40% asbestos, in a mix of Portland cement or hydrated lime and silica. Amosite and Chrysotile are common within this type of board.
- AIB is easily damaged. Disturbance leads to significant fibre release.
- Also commonly used as fillets or cores in composite products, e.g. fire doors, raised floors etc.

Asbestos: Millboard

- Board commonly used for general heat insulation and fire protection.
- Crocidolite used between 1896 and 1965. Asbestos content 37-97%, usually Chrysotile, with matrix of clay and starch.
- Low density, brittle and liable to abrasion.

Asbestos: Paper, Felt & Cardboard

- Used for electrical/heat insulation of electrical equipment, wiring and plant.
- Insulation and acoustic lining in air-conditioning systems.
- Often also used as reinforcement/lining.
- Paper commonly 100% Chrysotile.
- Can be found beneath MMMF pipework insulation.
- If not encapsulated or bonded then easily damaged and gives fibre release.

Asbestos: Textiles

- Ropes & Yarns
- Pipe lagging, jointing/packing; heat- and fire-resistant boiler and oven flue seals. Plait or braiding to electrical cables.
- Crocidolite/Chrysotile common – fibre length and flexibility. Chrysotile alone post 1970.
- Asbestos content up to 100%.
- Woven products generally have good integrity unless abraded, cut or exposed.
- Cloth Thermal insulation and lagging.
- Protective clothing.
- All types of asbestos have been used. Since mid-1960s mainly Chrysotile.
- Asbestos content up to 100%.

Gaskets and washers

- Utilised in domestic to industrial and chemical plant.
- Content varies, though usually approximately 90%.
- Crocidolite (acid resistant) or Chrysotile (alkali resistant).
- Strings used for sealing hot water radiators. Also found to tie on MMMF pipework insulation.
- Asbestos content up to 100%.

Asbestos: Friction Products

- Resin-based materials used in transport, machinery and lifts contain 30-70% Chrysotile.
- Used up to November 1999.
- Low friability, dust may build up with friction debris.
- Drive belts found in engines and conveyor belts.
- Formed of Chrysotile textiles encapsulated in rubber.
- Low friability, except when worn to expose textile within.

Asbestos Cement (AC)

- Asbestos fibre added to hydrated Portland cement.
- Asbestos cement products take the form of profiled sheets, semi-compressed flat sheet and partition board, fully compressed flat sheet and pre-formed moulded products.
- Used extensively between C1945 to 1999 in all types of buildings, as a host of products in numerous locations.
- Asbestos cement typically contains 10-15% asbestos. Although all three main asbestos types have been used in the manufacture of asbestos cement, Chrysotile is the most common form.
- Potential for fibre release increases with level of abrasive disturbance.

Asbestos: Other Products and Composites

Textured Coatings

- Asbestos content 1–10% Chrysotile. Amosite also used. Fibre release unlikely until damaged / abraded
- Decorative coating on walls and ceilings, e.g. Artex.
- Asbestos content 3-5% Chrysotile. Chrysotile used up to 1984.
- Matrix of material means asbestos fibres are well contained. Fibre release occurs when coating is sanded or scraped. Bitumen Products

Roofing felts, damp proof course, mastics and adhesives etc.

- Chrysotile fibre or asbestos paper in bitumen matrix usually 8% Chrysotile. Adhesives may contain a few percent Chrysotile. All used up to 1992.
- Fibre release unlikely during normal use. Flooring

Thermoplastic floor tiles – up to 25% asbestos.

- PVC vinyl floor tiles and unbacked PVC flooring – 7% Chrysotile
- Asbestos paper-backed PVC floors – 100% Chrysotile paper backing used until 1992.
- Magnesium oxychloride (2% asbestos) flooring also used.
- Fibre release unlikely unless cut. Reinforced PVC, plastic and resin composites
- Panels, cladding, toilet cisterns, seats, banisters, window sills, machinery brakes and clutches.