



## Asbestos Management Survey

This Survey was carried out following the guidelines set out in the Health and Safety Executive Document **HSG264**



For

**36 Flask Walk,  
London,  
NW3 1HE.**

**Date assessment completed:**

**28<sup>th</sup> January 2015**

**Issue Date:**

**30<sup>th</sup> January 2015**

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## 1 Introduction

This report contains the findings of an asbestos Management survey carried out at 36 Flask Walk, London, NW3 1HE.

This relates to the all parts of the building that were accessible.

Fire Safety Assessments Ltd carried out the survey.

Bulk samples were analysed (If applicable) in accordance with Health and Safety Executive Analysts Guide HSG248 by PJJ Laboratories Ltd, 23 Hill Crest, Knowle Park, Bristol BS4 2UN.

Samples were not taken, where there was an electrical hazard, or it was deemed that in taking a sample it would damage the critical integrity of the product, in these cases presumptions were made on the Asbestos content.

## 2 Survey Method

This Survey was carried out following the guidelines set out in the Health and Safety Executive Document **HSG264** as detailed below:

### **Management Survey.**

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs (Asbestos Content Material) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This material assessment will give a 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.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming.

Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment).

### 3 Survey Details

#### Property Details Property Details

Client	Vidhur Mehra
Job Reference	FSA/36FW/01/15
Building Description	Residential house
Address	36 Flask Walk, London, NW3 1HE.

#### Survey Overview

Survey Type	Asbestos Management Survey
Survey Description	All areas of a 3 story premises
Survey Purpose	Duty to Manage
Date/Time	28 <sup>th</sup> January 2015      11:00hrs
Surveyor	S. Chadbon GIFireE MIFSM MIFPO

## 4 Summary of Results

### Asbestos Content

The following table shows a breakdown of the Lab Results or presumptions for samples taken during this survey.

<b>Asbestos Content</b>	<b>Quantity Found</b>
Chrysotile (White)	1
Amosite (Brown)	0
Crocidolite (Blue)	0
Amosite/Chrysotile (Brown/White)	0
Crocidolite/Amosite (Blue/Brown)	0
Crocidolite/Chrysotile (Blue/White)	0
Crocidolite/Amosite/Chrysotile (Blue/Brown/White)	0
No Asbestos Detected	0

### Presumptions

Samples were not taken where there was an electrical hazard, or it was deemed that in taking a sample it would damage the critical integrity of the product.

Following the guidelines set out in the Health & Safety Document HSG264, various materials may be **presumed** to contain asbestos, and if so these will be included in the Asbestos Register – 1 material(s) were presumed to contain asbestos

### Fibre Release

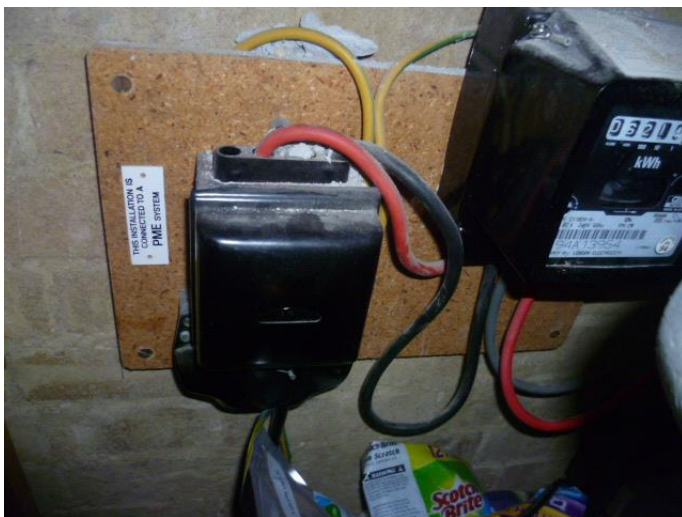
The following table counts the number of asbestos containing items found by their potential Fibre Release.

<b>Fibre Release</b>	<b>Quantity Found</b>
None	0
Very Low	1
Low	0
Medium	0
High	0

## 5 Results and Analysis

Survey Address	36 Flask Walk, London, NW3 1HE
Building	Residential house
Location	Under stairs, electrics cupboard
Survey Ref	5115/101130
Sample Ref	5115/101130/01

### Photo Details



### Risk Matrix

Asbestos Type	Chrysotile (White)	Product/Use	Asbestos content paper / flash guards
Condition	Presumed good	Treatment	Monitor
Identified Risk	Very low	Action	D
Extent		As seen	
Accessibility		Sealed in electrics belonging to electricity supply company	

## 6 Asbestos Bulk Identification Report

Bulk samples were analysed (if applicable) by PJJ Laboratories Ltd, 23 Hill Crest, Knowle Park, Bristol BS4 2UN. Their laboratory analysis report follows.

## 7 Asbestos register

Sample reference	Location	Asbestos content	Asbestos product	Material description	Condition	Recommendation
5115/101130/01	Under stairs electrics cupboard	Chrysotile (White)	Asbestos content paper / flash guards	Paper	Presumed Good	D

## **8 Recommendations**

A **Management** survey does not allow for intrusive inspection to all areas, and therefore in non-accessible areas it was not practicable to inspect and sample. Caution should be taken when any future refurbishments are carried out in areas that were not inspected.

**If at any time you are unsure of any materials that you encounter, please do not hesitate to contact us.**

It is recommended that on receipt of this report, all asbestos materials (confirmed or presumed) in the register should be identified so that they can be managed according to the recommendations set out below.

All relevant personnel should be made aware of the location of the material to ensure it is not damaged or disturbed during refurbishment work or routine maintenance.

The register is only a record of the condition of the materials on the day they were inspected, and therefore must be re-inspected at regular intervals to determine if there has been any deterioration of condition. The register should then be updated accordingly.

Recommended actions as highlighted in the enclosed Asbestos Register, are on the previous page.

### **Action A**

Asbestos containing materials in poor condition, not adequately surface treated and/or vulnerable to damage. This material requires immediate removal under \*controlled conditions. The area containing this material must be cordoned off to prevent access to all personnel.

**\*Asbestos removal work must be carried out under the provisions of the Control of Asbestos Regulations 2006.**

**Contact the Health and Safety Executive on 08701 545500 or [www.hse.gov.uk/asbestos](http://www.hse.gov.uk/asbestos) for more information.**

### **Action B**

Asbestos containing materials showing signs of deterioration and or damage. This material requires encapsulation with a suitable surface sealant, or area to be sealed off to prevent material being disturbed.

### **Action C**

Asbestos containing materials may be showing some signs of deterioration or damage. This material is not posing a significant hazard to personnel at present, provided it remains undisturbed.

### **Action D**

Asbestos containing materials in good or reasonable condition, adequately surface treated and requiring no attention unless disturbed or condition deteriorates.

### **N/A**

No action required for non asbestos material.



**Exclusion**

Non accessed areas. This area should be surveyed prior to refurbishment or demolition.

- Voids – non-accessible.

**Labelling**

All materials identified on the Asbestos Register (actual or presumed) must be clearly labelled with an approved label, to prevent the accidental disturbance of the asbestos by maintenance personnel or sub-contractors.

**Fire Safety Assessments LTD recommend that if asbestos removal is required, the client obtains quotations from more than one contractor.**

## 9 Scope of Survey

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

Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons.

Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.

Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. Where this is the case then its detection will be impaired.

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; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.

Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos at Work Regulations (2002) or other similar subsequent Regulations laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.

This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or another i.e. working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.

Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.

In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.

Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (Artex for example). 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 of the owner of the property, or his representative, then the survey will be as per his instruction and guidance at that time.

Fire Safety Assessments Ltd cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.

Fire Safety Assessments Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample

## **10 Exclusions**

- Voids – non-accessible.

**11 Fire Safety Assessments LTD contact details**



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