

Refurbishment Asbestos Survey Report



Ground floor commercial unit
118 Boundary Road
London NW8

14th June 2016



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Contents

1.0	Introduction
2.0	Summary of Asbestos Materials
3.0	Asbestos Register
4.0	Areas of No Access
5.0	Floor Plan

Appendices

General Survey Information
Methodology
Limitations and Restrictions
Disclaimer

1.0 Introduction

On 14th June 2016, Contego Services undertook a Refurbishment Asbestos Survey, as defined in government guidance document *Asbestos: The Survey Guide*, of all accessible areas within the agreed scope of work.

Nick Mounfield undertook a survey of the ground floor commercial unit of 118 Boundary Road, London NW8, on behalf of Sunshine Properties Limited.

The objectives of the survey were to:

- As far as reasonably practicable, locate and record the location, extent and product type of all suspected or known ACMs at the premises
- Determine and record the asbestos type either:
 - i) by making a presumption based on the product type and its appearance
 - ii) or by collecting representative samples of suspect materials for laboratory identification

Any area not referred to directly in this report should be assumed not to have been inspected and further information sought before any work is permitted to take place within the area.

Opening up and sampling was only carried out when it was safe, and using methods set out in appendix of this report. Section 4.0 and the appendix list items and areas not accessed during the survey.

The report and any accompanying plans/drawings should be consulted before building or installation work is carried out on the premises. All building users should be made aware of the contents of this report.

2.0 Summary of Asbestos Materials

No asbestos-containing materials (ACMs) were identified in the property.

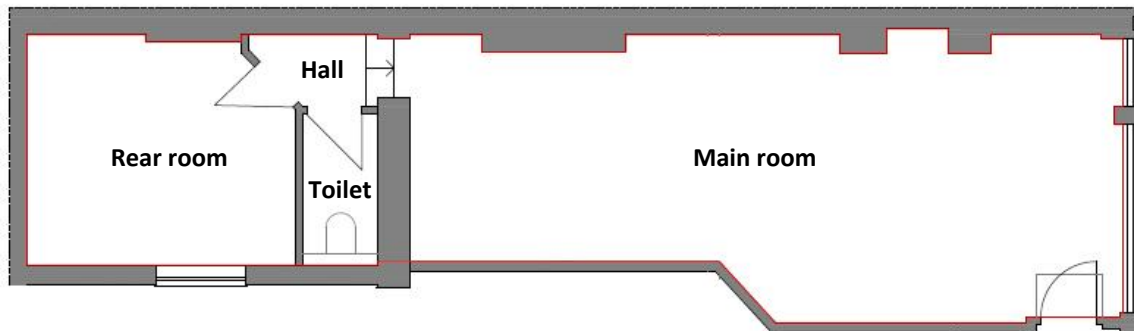
3.0 Asbestos Register

<i>Location</i>	<i>Product Type</i>	<i>Asbestos Type</i>	<i>ID</i>	<i>Sample</i>	<i>Photo Ref.</i>	<i>Quantity</i>
Main room Floor	Wood, laminate	No asbestos	Visual			
Main room Walls	Brick, plasterboard, plaster	No asbestos	Visual			
Main room Wall voids	Clear	No asbestos	Visual			
Main room Suspended ceiling	Modern acoustic tiles	No asbestos	Visual			
Main room Ceiling void	Clear	No asbestos	Visual			
Main room Ceiling	Plasterboard	No asbestos	Visual			
Main room Upstands within ceiling void	MDF, wood	No asbestos	Visual			
Hall Floor	Carpet, wood	No asbestos	Visual			
Hall Walls	Brick, plasterboard, plaster	No asbestos	Visual			
Hall Ceiling	Plasterboard, plaster	No asbestos	Visual			
Toilet Floor	Modern vinyl, wood	No asbestos	Visual			
Toilet Walls	Brick, plasterboard, plaster	No asbestos	Visual			
Toilet Ceiling	Plasterboard, plaster	No asbestos	Visual			
Toilet Sanitary ware	Ceramic, plastic	No asbestos	Visual			
Rear room Floor	Carpet, wood	No asbestos	Visual			
Rear room Walls	Brick, plasterboard, plaster, paper	No asbestos	Visual			
Rear room Ceiling	Plasterboard, plaster	No asbestos	Visual			
Externals Walls	Brick, render	No asbestos	Visual			
Externals Cladding to columns	Wood	No asbestos	Visual			
Externals Fascia	Metal	No asbestos	Visual			

4.0 Areas of No Access

Location	Comment
Within live services	No access for safety reasons

5.0 Floor Plan



Appendices

General Survey Information

Methodology

Refurbishment Asbestos Survey: Full access sampling and identification survey

In accordance with government document HSG248, sufficiently representative samples of suspect materials are taken and sent for analysis. Respirable fibre release is reduced to as far as is reasonably practicable by the implementation of precautionary measures devised from the work practice risk assessment. These measures include the use of personal protective equipment, isolation of the sampling area, use of fibre suppression techniques and using appropriate cleaning processes.

After sampling, remaining materials with the potential to release fibres are sealed and any dust or debris removed from the area using appropriate methods.

Samples are labelled, double-bagged, and analysed by a UKAS-accredited laboratory in accordance with HSG248.

As outlined in Asbestos: The Survey Guide, in this type of survey, all areas are accessed and inspected as far as reasonably practicable, and may involve destructive sampling. Suspected asbestos containing materials that are not sampled are either *presumed* or *strongly presumed* to contain asbestos.

Materials will be *presumed* to contain asbestos when there is insufficient evidence to suggest otherwise – in cases where a sample has not or cannot be taken, and there is no reasoned argument to suggest that the material does not contain asbestos.

Materials will be *strongly presumed* to contain asbestos where there is good cause to suspect asbestos, but no laboratory analysis has been undertaken. In cases where a similar material is present throughout a building that has been sampled and confirmed to be asbestos in some places, but not all places, or where it has not been sampled but *visually identified*, there is a strong presumption that similar materials contain asbestos.

Limitations and Restrictions

This report is based on a destructive inspection of an unfamiliar site and was limited to those areas accessed at the time of the survey.

Every reasonable effort has been made to locate the asbestos materials within, and external to, the building(s) surveyed. However, no guarantee can be given to find 100% of the asbestos materials. Hence, we would recommend that any suspect material subsequently found and not specifically detailed in this report should be sampled and analysed to confirm whether or not it contains asbestos.

Accessible areas will be defined as those where key access (and other access as necessary, e.g. security notification) were provided by the client's representative at the time of the survey.

Locked areas where key access could not be gained at the time of our site attendance(s) were not inspected and are described as "no access" within the report.

No sub-ground excavations, or mechanical internal examinations of composite walls, floors, ceilings, etc were made.

We have not inspected flues, ducts, voids, or any similarly enclosed areas: the access to which necessitated the use of specialist equipment or tools, or which would have caused damage to the integrity of the structure.

Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned (e.g. fuse guards within electrical boxes, gaskets, fire doors, items associated with heating, glazing or power plant).

Samples have not been taken where prohibited or prevented by the client, tenant or representative.

Heating and electrical equipment, where deemed safe, was inspected at points of identified normal access only.

Internal building manhole covers believed to be part of the drainage system were not accessed. Other floor duct cover(s) within the building(s) were accessed provided that they were free to move and did not require specialist keys or lifting equipment.

Those areas where access was not gained should be presumed to contain asbestos unless further investigation proves otherwise.

Depending on the analysis method used, it is not always possible to identify very fine asbestos fibres present in some textured coatings and these materials should all be assumed to contain asbestos fibres unless analysis using Scanning Electron Microscopy (SEM) indicates otherwise.

The survey is presented in a form that can be used as a basis for tendering the removal of ACMs from the building prior to demolition or major refurbishment.

Survey-specific caveats

No inspection has been made within structural wall voids
No inspection has been made of wall/ceiling/floor voids where no intrusive works are planned
The survey was produced in accordance with plans provided by the client

DISCLAIMER

Contego Services confirms that in preparing this report we have exercised all reasonable skill and care bearing in mind the project objectives, the agreed scope of works, prevailing site conditions and the degree of manpower and resources allocated to the project, as agreed.

Contego Services cannot accept responsibility to any parties whatsoever, following the issue of this report, for any matters arising, which may be considered outside the scope of works.

The report is issued in confidence to the Client and Contego Services cannot accept any responsibility to any third parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of this report solely at their own risk.

Unless specifically assigned or transferred within the terms and agreement, the consultant asserts and retains all copyright, and other Intellectual Property rights, in and over the report and its contents.

Any questions or matters arising from this report may be addressed in the first instance to Contego Services.