

**REPORT TO CLIENT
ASBESTOS DEMOLITION SURVEY**

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WITHIN
UPRN 02912
25 Green Wood Place
London
NW5 1LB
On Behalf Of
London Borough of Camden
Contract Code: 607-02912
Date of Issue: 18th September 2014
First Issue

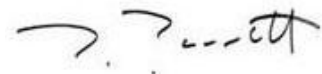


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EXECUTIVE SUMMARY

An Asbestos Pre-Demolition Survey was carried out within 25 Greenwood Place, London, NW5 1LB.

This survey was completed prior to the planned demolition of the above property. All areas detailed on the attached plans have been surveyed.

Please refer to Section 2 for full Scope of Survey.

The survey was fully intrusive and as comprehensive as possible under the conditions described however asbestos materials may be present behind identified ACM's and other building materials. Care should be taken or further investigations carried out when accessing into voids or cavities. (See Section 3 for further information on any agreed restrictions and limitations within this survey.)

At the time of the survey, the premises were not occupied and the utilities were live.

ASBESTOS CONTAINING MATERIALS (ACM'S):

All ACM's are summarised in the table below and are fully detailed in Appendix 2 – Asbestos Register; with the breakdown of material scores and priority scores (where provisionally collected) shown on the photographs in Appendix 4.

Location	Item	Recommended Action	Recommended Action Period
Floor Ext - 048 External	Fascia	Manage	Routine
Floor G - 033 Corridor	Nosing strip	Manage	Routine
Floor G - 036 Corridor	Red mastic to ductwork	Manage	Routine
Floor G - 038 Rooms	Red mastic to ductwork	Manage	Routine
Floor M0 - 040 Loft space	Red mastic to ductwork	Manage	Routine

Recommended Actions highlighted in **bold and underlined** indicate that remedial work is advised as shown.

Where remedial work is considered a priority, a Recommended Action Period of **Urgent** is shown.

Items with a Recommended Action/Action Period combination of Manage/Routine should be managed as per the client's Asbestos Management Policy (See Section 5.5)

AREAS OF NO ACCESS

This indicates that a location could not be accessed during the survey. It should be presumed that ACMs may be present in this/these location(s) until shown otherwise through further investigation.

Location	Reason for no access
Floor G - 026 Lobby	No access to inspect due to soiled mattresses.

PRESUMED ASBESTOS

This indicates that items in a location could not be inspected during the survey. It should be presumed that ACMs may be present within this/these item(s) until shown otherwise through further investigation. All presumed items are summarised in the table below and are fully detailed in Appendix 2 – Asbestos Register.

Location	Item
Floor G - 002 Electrical cupboard	Electrics
Floor G - 011 Toilets	Floor duct
Floor G - 031 Toilets	Floor drains
Floor G - 035 Electrical cupboard and store	Electrics
Floor G - 044 Void space	Gaskets

It is important that this report is kept whole; IOM Consulting does not take responsibility for misinterpretations made due to individual sections or appendices of this report being distributed separately.

Notes to Executive Summary

(1) The duty to manage requirement in CAR 2012 Regulation 4 allows for materials to be presumed to contain asbestos. Therefore in this survey there are potentially two levels of 'presumption'

(A) Materials **strongly presumed** to contain asbestos are materials which themselves were not sampled, but are cross referenced to similar materials which were sampled and found to contain asbestos. These materials are found within the Survey Data Register and identified on plans with a prefix of 'X' in front of the Sample Number.

Also, materials in which asbestos was known to have been commonly used in the manufactured product at the time of installation such as cement sheets, gutters, flue pipes which are readily identifiable, or materials which have the appearance of asbestos but no sample has been taken, e.g. thermal insulation on a pipe where fibres are clearly visible. These materials are found within the Survey Data Register in the appendices of this report with a sample code of "SP".

(B) Materials or areas **presumed** to contain asbestos are those where there is insufficient evidence to confirm that they are asbestos free e.g. where access is restricted due to excessive damage or Health & Safety related issues.

(2) For details of all surveyed materials see Appendix 2 - Asbestos Register and Appendix 3 - Non Asbestos Register.

1. INTRODUCTION

IOM Consulting undertook an Asbestos Pre-Demolition Survey within 25 Greenwood Place, London, NW5 1LB.

The survey was undertaken at the request of Jonathan Lemonsky from London Borough of Camden, Town Hall, Judd Street, WC1H 9JE.

The survey was carried out on 19th & 20th August 2014 by Tim Parrott, Lead Surveyor, and Richard Watson, Assistant Surveyor, of IOM Consulting and is intended to be used to identify the location of ACM's prior to Demolition.

Plans of the premises were used to aid the surveyor in identifying locations during the survey. These plans are shown in Appendix 5 of this report.

2. SCOPE OF SURVEY

The scope of this survey was to undertake a fully intrusive demolition asbestos survey. All areas were access unless stated within this report.

The purpose of the survey was to locate, so far as was reasonably practicable, the presence and extent of any suspect ACM's within the surveyed area. To achieve these objectives the survey involved destructive inspection, as necessary, to gain access to all areas including those difficult to reach. A full sampling programme was undertaken to identify possible ACM's and estimate their area or volume.

Where measurements or other dimensions are recorded within this report, they are an estimation based on surveyor knowledge. Prior to scoping removal works these figures should be confirmed by those compiling documentation or by any preferred removal contractor prior to undertaking the work. Where widespread ACMs such as pipe insulation debris have been identified within a large area this will be recorded as the full floor area as it is likely that the whole area will require remedial works to ensure all debris has been removed.

Man Made Mineral Fibre (MMMF) insulation may occasionally be noted during the survey to avoid potential future confusion, however, extents and conditions unless otherwise specified are not part of the remit for this survey.

Recommendations regarding the future management of asbestos containing materials are given in Section 5, General Recommendations.

3. RESTRICTIONS AND LIMITATIONS

It should be noted that whilst the surveyor exercised all reasonable skill and diligence to examine all materials, we cannot guarantee that all asbestos containing materials have been located. Some materials may well be hidden within the fabric of the building or in other non-accessible areas, and may only become known during refurbishment or demolition.

Where surveyors have faced restrictions and/or limitations during the survey they will be highlighted either as areas of no access gained or presumed asbestos as per the Executive Summary and Appendix 2.

Where the client has placed specific restrictions or limitations on the survey scope, these are listed below:

- No full demolition of roof structure.
- No access below floor slab.

- No structural demolition – possible sealed ducts / risers although unlikely.
- No access into subterranean service routes / ducts / tunnels.
- No access to buried pipework.
- All electrical services were live – no access within any units.

4. SURVEY FINDINGS

45 samples were collected during the survey. Including strongly presumed materials; asbestos is present in 5 items.

All materials containing, strongly presumed or presumed to contain asbestos are detailed within the Asbestos Register, Appendix 2.

Where present, survey photographs are shown in Appendix 4.

Plans of the premises have been used to illustrate the report; these are shown in Appendix 5 of this report.

Where present, the Certificates of Analysis are given in Appendix 6.

5. GENERAL RECOMMENDATIONS

The following sections give general guidance on appropriate control of ACMs.

5.1 Remedial Work

If a building or area is programmed for demolition then all ACMs must be removed.

Removal of ACMs may be the only practicable option where refurbishment is planned.

Consideration should be given to reducing the score, by remedial action, for all ACMs with a high material assessment score, i.e. 10 or more or with a medium material score, i.e. 7-9.

Removal of ACMs should be considered where these ACMs are already highly damaged or likely to sustain damage due to location and use or occupancy of an area.

Encapsulation or sealing will depend on the nature of the asbestos material and its condition and the type of protection required (taking into consideration flammability requirements). ACMs should be sealed with a specially formulated sealant, such as "Firecheck". The sealing coat must adhere firmly and the integrity of the asbestos material must be sufficient to carry the sealing coat.

It is recommended that a detailed specification be compiled for these works, which should be included in any tender documentation. In addition, where demolition or refurbishment is required then a further Asbestos (Refurbishment/Demolition) Building Survey should be commissioned.

5.2 No Asbestos Detected

Where ACM's were not detected, no further action is required.

5.3 Labelling

Where appropriate, ACMs should be labelled with an asbestos warning label as described in The Control of Asbestos Regulations 2012 Approved Code of Practice. Labels must be permanently fixed and care should be taken to ensure that the asbestos is not damaged during labelling. Some locations

may not be suitable for labelling, e.g. public areas. In these situations, other methods of identification can be used, for example using a unique colour of paint or affixing "Permit to Work" labels.

5.4 Further Investigation

Where areas or items were not accessible to the surveyor at the time of the survey, either because of locked rooms or because to gain access would have compromised the safety of the surveyor or caused excessive damage to the fabric or décor of the building, further investigation is required. In these circumstances, it has to be presumed that ACMs may be present in these areas until shown otherwise.

5.5 Asbestos Management Policy

An asbestos management policy should be instigated to comply with the legal responsibilities for the management of asbestos. This should include regular inspection of any ACMs, e.g. on a 6 monthly or annual basis, as appropriate.

A record of these inspections must be maintained. The date of the following inspection is dependent on the findings of each inspection and should be reviewed in light of any damage or deterioration accordingly.

The management should also ensure that maintenance work is only carried out following consideration of the potential to disturb asbestos materials which may not have been identified by this Management Survey and the necessary measures to control exposure.

5.6 HSE Publications

Further advice on working with and managing ACMs can be taken from the following publications issued by the HSE:

Health and Safety at Work etc Act 1974	ISBN 0 10 543774 3
L143 (Second edition) Managing and working with asbestos Control of Asbestos Regulations 2012, Approved Code of Practice and guidance	ISBN 978 0 7176 6618 8

The following guidance is relevant to work with asbestos materials

HSG53 The selection, use and maintenance of respiratory protective equipment 1998	ISBN 0 7176 1537 5
HSG210 Asbestos essentials task manual	ISBN 0 7176 1887 0
HSG213 Introduction to asbestos essentials	ISBN 0 7176 1901 X
HSG227 A comprehensive guide to managing asbestos in premises	ISBN 0 7176 2381 5
HSG247 Asbestos: The licensed contractors guide 2006.	ISBN 0 7176 2874 4

REFERENCES

1. Institute of Occupational Medicine; Instruction Manual No. 5, "Surveying and Sampling of Asbestos in Buildings"
2. Health & Safety Executive (HSE), (2005); HSG 248, "Asbestos: The analysts' guide for sampling, analysis and clearance procedures".
3. Health & Safety Executive (HSE), (2012); HSG 264, Asbestos: The survey guide.

4. Institute of Occupational Medicine; Instruction Manual No. 4, "Asbestos Identification by Polarised Light Microscopy".

APPENDIX 1

SURVEY METHODOLOGY

UKAS ACCREDITATION

The survey, sample collection and sample analysis are carried out under the IOM Services UKAS accreditation (ISO 17020 and ISO 17025).

SURVEY AND SAMPLING

The survey and sampling is carried out in accordance IOM Consulting documented in-house procedures (Reference 1) based on Health & Safety Executive (HSE) Guidance Notes; HSG 248, "Asbestos: The analysts' guide for sampling, analysis and clearance procedures" (Reference 2) and HSG264, Asbestos: The survey guide (Reference 3).

ANALYSIS

Samples are analysed by IOM Consulting using methods based upon the Health & Safety Executive Guidance Note HSG 248, "Asbestos: The analysts' guide for sampling, analysis and clearance procedures" (Reference 2) and the IOM Consulting documented in-house procedures (Reference 4).

MATERIAL ASSESSMENT

An assessment was made of the potential for each identified ACM to release asbestos fibres. This Material Assessment is based upon assigning scores according to the Product Type, Asbestos Type, Amount of Damage and Surface Treatment. The scores for each category are added together to give an overall Material Assessment score.

The Material Assessment score relates to the conditions at the time of the survey. The overall rating can therefore change, e.g. if ACM's are damaged or sealant degrades.

Material Assessment scores range from 2 to 12; non-asbestos materials are not scored. The scores are defined as follows:

Sample variable	Score	Examples of scores (see notes for more detail)
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.)
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.
Total		
Score		Potential to release asbestos fibres
10 or more		High
7-9		Medium
5-6		Low
4 or less		Very low

Recommended Action: Based on the material assessment score and surveyor findings, a starting point for appropriate action is recommended. Where any form of remediation is recommended i.e. repair/seal, then this is the most appropriate short term action, which may require follow up works (e.g. after repair of an ACM then labelling/inspection and management will then be required).

Inspect and Manage
Protect/Enclose
Remove
Repair
Seal/Encapsulate

Recommended Action Period: A preliminary guide by the surveyor based on material assessment and experience. This is designed to highlight any ACMs which are considered to be in position/condition to require immediate attention.

Urgent
Routine (typically annually)

PRIORITY ASSESSMENT

The material assessment as described in the previous paragraph identifies the likelihood of fibre release from a material. The priority assessment identifies the likelihood of the material being disturbed. Materials with a high material assessment score will not necessarily be given priority for remedial action. This is based on a priority assessment consisting of a number of factors including: location and extent of material, use and occupancy of, and activities carried out within, the area where the material is present and the likelihood/frequency of maintenance activities within this area.

Extract from HSG264, Asbestos: The survey guide (Reference 3):

129 The priority assessment can only be carried out with the detailed knowledge of all these factors. The surveyor can help in this process, by obtaining information which will contribute to the priority assessment, particularly in small or simple premises where information on occupancy and use is straightforward. However, such help must be undertaken with caution. It is the dutyholder, under CAR 2012, who is required to make the risk assessment using their detailed knowledge of the activities carried out in the premises.

Where IOM Consulting have collected Priority Assessment scores as part of this report, they should be treated as provisional given the survey team's limited knowledge of the use and occupancy of the premises surveyed. The client or duty holder should review these provisional scores and advise on any changes required.

Details on how to complete the Priority risk assessment can be found in HSG227 Managing Asbestos in Premises.

COMBINED PRIORITY RISK ASSESSMENT

The Combined Priority Risk Assessment includes the Material Assessment scores and Priority Assessment scores as described above and is used to prioritise remedial action on ACM's.

The risk assessment should be carried out by the dutyholder, using the information given in the survey report along with their detailed knowledge of the activities carried out within their premises. The risk assessment will form the basis of the management plan.

REGISTER/PHOTO DESCRIPTIONS**Sample Code:**

The unique number of any sample collected, or reason why a sample was not collected, is recorded as follows:

Code	Description
NAG	No Access Gained
S001	Sample
X001	Cross referenced to a sample
SP (Strongly Presumed)	Asbestos strongly presumed by visual inspection
P (Presumed)	Asbestos presumed as surveyor unable to investigate further due to potential damage (to fabric or décor of building) or due to health and safety restrictions

APPENDIX 2

ASBESTOS REGISTER

ASBESTOS REGISTER

25 GREEN WOOD PLACE 02912

Date of Inspection	Floor	Room Number	Room Function	Sample Code	Item	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
20/08/2014	G	002	Electrical cupboard	Presumed	Electrics									Plasterboard ceiling. Stramit board soffit. Solid walls. Quarry tiles to floor.
20/08/2014	G	011	Toilets	Presumed	Floor duct									No access into floor duct without specialist equipment.
20/08/2014	G	026	Lobby	NAG										No access to inspect due to soiled mattresses.
20/08/2014	G	031	Toilets	Presumed	Floor drains									No access into fixed drains. Plasterboard up stands to metal skylight. Timber lining to ceiling vent.
20/08/2014	G	033	Corridor	S029	Nosing strip	Vinyl/Thermo plastic	Easy	10 m	Low	3	Chrysotile	Manage	Routine	
20/08/2014	G	035	Electrical cupboard and store	Presumed	Electrics									Presumed live electrics.
20/08/2014	G	036	Corridor	S034	Red mastic to ductwork	Composites	Usually Inaccessible	2 m visible	Low	3	Chrysotile	Manage	Routine	Possible other occurrence on same ductwork.
20/08/2014	G	038	Rooms	X034	Red mastic to ductwork	Composites	Usually Inaccessible	7 m visible	Low	3	Chrysotile	Manage	Routine	No internal entry into metal ductwork.

Date of Inspection	Floor	Room Number	Room Function	Sample Code	Item	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
20/08/2014	G	044	Void space	Presumed	Gaskets	Gasket								Man made mineral fibre insulation to pipework. Plasterboard partition wall. Concrete floor. Gaskets too tight to sample.
20/08/2014	Ext	048	External	S045	Fascia	Insulating board	Usually Inaccessible	6 m	Low	6	Amosite Chrysotile	Manage	Routine	Located to front elevation of building and is painted black.
20/08/2014	M0	040	Loft space	X034	Red mastic to ductwork	Composites	Usually Inaccessible	5 m	Low	3	Chrysotile	Manage	Routine	Plasterboard ceiling tiles. Fibreboard secondary ceiling. Timber roof structure. Plasterboard walls. Brick walls. Timber floor boards.

APPENDIX 3

NON-ASBESTOS REGISTER

NON-ASBESTOS REGISTER

25 GREEN WOOD PLACE 02912

Date of Inspection	Floor	Room Number	Room Function	Sample Code	Item	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
20/08/2014	G	001	Kitchen	S001	Adhesive to wall	Bituminous	Usually Inaccessible	small amounts	Low		No asbestos detected	No Action Required		
20/08/2014	G	001	Kitchen	S002	Tile grout	Composites	Usually Inaccessible	1 m ²	Low		No asbestos detected	No Action Required		
20/08/2014	G	001	Kitchen	S003	Sink pad	Bituminous	Occasional	2 No.	Low		No asbestos detected	No Action Required		
20/08/2014	G	001	Kitchen	S004	Floor covering	Composites	Routine	8 m ²	Low		No asbestos detected	No Action Required		Sample includes screed. Plasterboard ceiling. Plasterboard and solid walls. Concrete below floor covering. Strammit board soffit. Timber ceiling joists. Timber shuttering.
20/08/2014	G	003	Corridor	S005	Beige lower floor covering	Vinyl/Thermo plastic	Routine	12 m ²	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard door surrounds.
20/08/2014	G	003	Corridor	S006	Blue upper floor covering	Vinyl/Thermo plastic	Routine	12 m ²	Low		No asbestos detected	No Action Required		
20/08/2014	G	004	Room	S007	Floor covering below carpet	Vinyl/Thermo plastic	Usually Inaccessible	10 m ²	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists.

Date of Inspection	Floor	Room Number	Room Function	Sample Code	Item	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
20/08/2014	G	004	Room	S008	Skirting	Vinyl/Thermo plastic	Easy	12 m	Low		No asbestos detected	No Action Required		
20/08/2014	G	005	Room	S009	Blue floor tile	Vinyl/Thermo plastic	Routine	1 m ²	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists.
20/08/2014	G	005	Room	S010	Screed below vinyl	Composites	Routine	10 m ²	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plastic skirting.
20/08/2014	G	006	Kitchen	S011	Beige flooring below pink vinyl	Vinyl/Thermo plastic	Usually Inaccessible	12 m ²	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plastic skirting. Pink modern vinyl to floor. Pipes penetrate concrete floor.
20/08/2014	G	007	Room									No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Timber packers in ceiling void. Modern pink floor covering.
20/08/2014	G	008	Lobbys	S012	Black skirting	Composites	Easy	1 m	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Modern blue floor covering. MDF wall panel.
20/08/2014	G	008	Lobbys	S013	Red vinyl below modern vinyl	Vinyl/Thermo plastic	Usually Inaccessible	2.5 m ²	Low		No asbestos detected	No Action Required		

Date of Inspection	Floor	Room Number	Room Function	Sample Code	Item	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
20/08/2014	G	009	Corridor									No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard boxing housing pipework. No insulation to pipework. Blue modern floor covering. Plasterboard partition wall. Melamine door kick plates. Red vinyl present.
20/08/2014	G	010	Welfare room	S014	Beige vinyl below carpet	Vinyl/Thermo plastic	Usually Inaccessible	16 m ²	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard boxing housing pipework. Plasterboard partition wall.
20/08/2014	G	011	Toilets	S015	Grey vinyl with screed	Vinyl/Thermo plastic	Routine	10 m ²	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard partition. Metal skylight. Modern toilet cisterns. Plasterboard up stand to skylight.
20/08/2014	G	011	Toilets	S016	Tile grout	Composites	Usually Inaccessible	30 m ²	Good		No asbestos detected	No Action Required		
20/08/2014	G	011	Toilets	S017	Toilet seat	Vinyl/Thermo plastic	Routine	1 No.	Low		No asbestos detected	No Action Required		
20/08/2014	G	011	Toilets	S018	Roofing felt below skylight	Bituminous	Usually Inaccessible	4 m visible	Low		No asbestos detected	No Action Required		

Date of Inspection	Floor	Room Number	Room Function	Sample Code	Item	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
20/08/2014	G	012	Room	X014	Beige vinyl below carpet	Vinyl/Thermo plastic	Usually Inaccessible	10 m²	Good		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard boxing housing foam insulated pipework.
20/08/2014	G	013	Kitchen	S019	Beige vinyl flooring	Vinyl/Thermo plastic	Routine	8 m²	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard partition walls. Sink pad present previously sampled NAD. Metal skylight. Plasterboard up stand.
20/08/2014	G	013	Kitchen	S020	Full depth roof sample	Composites	Usually Inaccessible	unquantified	Low		No asbestos detected	No Action Required		Skylight has been fitted revealing the full construction of the flat roof.
20/08/2014	G	014	Room									No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Carpet onto concrete floor. Metal skylight. Plasterboard up stand. Timber boxing. RSJ.
20/08/2014	G	015	Lobby									No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Soil pipe. Plasterboard door surround and wall. Modern vinyl with screed onto concrete floor.

Date of Inspection	Floor	Room Number	Room Function	Sample Code	Item	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
20/08/2014	G	016	Corridor	S021	Beige blue floor covering	Vinyl/Thermo plastic	Routine	22 m ²			No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard door surrounds. RSJ. Plasterboard partition with man made mineral fibre core. Metal skylight. Plasterboard up stand to skylight.
20/08/2014	G	017	Lobby and 2 stores	X021	Beige blue floor covering	Vinyl/Thermo plastic	Routine	30 m ²	Low		No asbestos detected	No Action Required		Plasterboard and man made mineral fibre cladding to RSJ. Plasterboard partitions with man made mineral fibre core. Timber joists. Ceramic tiles to wall. Metal infills to window.
20/08/2014	G	017	Lobby and 2 stores	S022	Ceiling panels	Insulating board	Usually Inaccessible	30 m ²	Good		No asbestos detected	No Action Required		
20/08/2014	G	018	Kitchen and lobby									No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Quarry tiles to floor. Tile grout noted in room. Sink pad previously sampled NAD. Plasterboard up stand.

Date of Inspection	Floor	Room Number	Room Function	Sample Code	Item	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
20/08/2014	G	019	Toilets	S023	Floor covering	Vinyl/Thermo plastic	Routine	50 m ²	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Quarry tiles to concrete floor. Plastic skirting. Concrete partitions between cubicles. Plastic soil pipes. Timber boxing's. Fibreglass and metal air vent to ceiling. Toilet seat noted to floor.
20/08/2014	G	019	Toilets	S024	Tile grout	Vinyl/Thermo plastic	Usually Inaccessible	56 m ²	Good		No asbestos detected	No Action Required		
20/08/2014	G	020	Toilets	X021	Blue beige floor covering	Vinyl/Thermo plastic	Routine	40 m ²	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Human faeces on floor. Tile grout to walls. RSJ. Timber boxing. Breeze block wall.
20/08/2014	G	021	Room	X021	Blue beige floor covering	Vinyl/Thermo plastic	Routine	40 m ²	Low		No asbestos detected	No Action Required		Strammit board soffit with cement finish. Solid walls. Timber ceiling joists. Plasterboard partition with man made mineral fibre core. Tile grout.
20/08/2014	G	022	Room	S025	Floor covering	Vinyl/Thermo plastic	Routine	10 m ²	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard partition walls.

Date of Inspection	Floor	Room Number	Room Function	Sample Code	Item	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
20/08/2014	G	023	Corridor	X021	Blue beige floor covering	Vinyl/Thermo plastic	Routine	8 m²	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard partitions. RSJ. Timber packers in ceiling void.
20/08/2014	G	024	Corridor	X021	Blue beige floor covering	Vinyl/Thermo plastic	Routine	22 m²	Low		No asbestos detected	No Action Required		Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard partition walls.
20/08/2014	G	025	Laundry									No Action Required		Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard boxing to ceiling. Ceramic wall tiles. Modern vinyl to concrete floor. Sink pad noted previously sampled NAD.
20/08/2014	G	027	Rooms	S026	Beige floor covering below carpet	Vinyl/Thermo plastic	Routine	30 m²	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard partitions with man made mineral fibre core. Sink pads noted previously sampled NAD.
20/08/2014	G	028	Rooms	X026	Beige floor covering	Vinyl/Thermo plastic	Routine	50 m²	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard partition walls. Timber infill panels to wall. RSJ.

Date of Inspection	Floor	Room Number	Room Function	Sample Code	Item	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
20/08/2014	G	029	Room	X026	Beige floor covering below modern vinyl	Vinyl/Thermo plastic	Routine	32 m ²	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. RSJ. Tile grout. Timber boxing. Plasterboard partition walls.
20/08/2014	G	030	Room and kitchen	S027	Pink floor covering	Vinyl/Thermo plastic	Routine	8 m ²	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Modern vinyl onto concrete floor. Plasterboard partitions. Sink pads noted already sampled NAD. Pink floor covering only in kitchen. Timber boxing housing ceiling mounted pipework. Plasterboard to skylight up stand with timber behind.
20/08/2014	G	031	Toilets	S028	Floor covering and screed	Vinyl/Thermo plastic	Routine	25 m ²	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Breeze block toilet partition walls with ceramic tiles.
20/08/2014	G	032	Toilets									No Action Required		Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard partitions. Timber vent boxing. Modern cisterns. Ceramic tiles noted with grout. Modern floor covering onto concrete floor. Concrete cubicle partitions.

Date of Inspection	Floor	Room Number	Room Function	Sample Code	Item	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
20/08/2014	G	033	Corridor	S030	Green bongo below blue vinyl	Vinyl/Thermo plastic	Usually Inaccessible	25 m²	Low		No asbestos detected	No Action Required		Modern ceiling tiles. Plasterboard boxing. Man made mineral insulation to pipework. Plasterboard partition walls with man made mineral fibre core. Modern floor covering with concrete floor below. Fibreboard secondary ceiling.
20/08/2014	G	033	Corridor	S031	Pipe insulation	Insulation, lagging, sprays	Usually Inaccessible	6 m	Low		No asbestos detected	No Action Required		
20/08/2014	G	033	Corridor	S032	Compressed fibreboard ceiling tile	Insulating board	Usually Inaccessible	32 m²	Low		No asbestos detected	No Action Required		
20/08/2014	G	034	Rooms	S033	Green vinyl below carpets	Vinyl/Thermo plastic	Usually Inaccessible	90 m²	Low		No asbestos detected	No Action Required		Material also noted below modern vinyl. Modern ceiling tiles. Plasterboard boxing. Man made mineral insulation to pipework. Plasterboard partition walls with man made mineral fibre core. Modern floor covering with concrete floor below. Fibreboard secondary ceiling. Metal water tank with man made mineral fibre insulation. Sadia water heater present. No obvious mastic seals to ceiling vent. Plasterboard and timber skylights.

Date of Inspection	Floor	Room Number	Room Function	Sample Code	Item	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
20/08/2014	G	035	Electrical cupboard and store	X033	Green floor covering	Vinyl/Thermo plastic	Routine	12 m ²	Low		No asbestos detected	No Action Required		Modern ceiling tiles. Plasterboard partition walls with man made mineral fibre core. Modern floor covering with concrete floor below. Fibreboard secondary ceiling.
20/08/2014	G	036	Corridor	X030	Green vinyl below blue vinyl	Vinyl/Thermo plastic	Usually Inaccessible	24 m ²	Low		No asbestos detected	No Action Required		Modern ceiling tiles. Plasterboard boxing. Plasterboard partition walls with man made mineral fibre core. Modern floor covering with concrete floor below. Fibreboard secondary ceiling. Plasterboard ceiling. Expanding foam to wall.
20/08/2014	G	037	Rooms	X033	Green vinyl below floor coverings	Vinyl/Thermo plastic	Usually Inaccessible	70 m ²	Low		No asbestos detected	No Action Required		Modern plasterboard ceiling tiles. Fibreboard secondary ceiling. Timber boxing to radiator and pipework. Concrete floor. Plasterboard partition walls man made mineral fibre core. Sink pad noted previously sampled NAD.
20/08/2014	G	037	Rooms	S035	Bituminous roofing material	Bituminous	Usually Inaccessible	1 m visible	Low		No asbestos detected	No Action Required		Noted within ceiling void behind timber roof structure.

Date of Inspection	Floor	Room Number	Room Function	Sample Code	Item	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
20/08/2014	G	038	Rooms	S036	Vinyl below carpet	Vinyl/Thermo plastic	Usually Inaccessible	90 m ²	Low		No asbestos detected	No Action Required		Modern plasterboard ceiling tiles. Fibreboard secondary ceiling. Timber boxing to radiator and pipework. Concrete floor. Plasterboard partition walls man made mineral fibre core.
20/08/2014	G	039	Room	X036	Green vinyl	Vinyl/Thermo plastic	Routine	4 m ²	Low		No asbestos detected	No Action Required		Plasterboard partition wall with man made mineral insulation core. Plasterboard ceiling.
20/08/2014	G	042	Room	X036	Green vinyl below carpet	Composites	Usually Inaccessible	40 m ²	Low		No asbestos detected	No Action Required		Plasterboard ceiling. Plasterboard partitions with man made mineral fibre insulation. Brick wall. Concrete floor. Sink pads noted samples previously NAD. Modern pink vinyl. Plasterboard boxing.
20/08/2014	G	043	Rooms	S037	Floor coverings	Vinyl/Thermo plastic	Routine	40 m ²	Low		No asbestos detected	No Action Required		Plasterboard ceiling tiles. Fibreboard secondary ceiling. Timber roof structure. Plasterboard walls. Brick walls. Timber floor boards. Timber and plasterboard boxing housing pipework.
20/08/2014	Ext	045	Flat roof 3	S038	Roof Felt	Bituminous	Usually Inaccessible	200 m ²	Good		No asbestos detected	No Action Required		Cannot fully assess as would significantly damage.
20/08/2014	Ext	045	Flat roof 1	S039	Roofing felt up stand	Bituminous	Usually Inaccessible	m	Low		No asbestos detected	No Action Required		Two layers felt and backing.

Date of Inspection	Floor	Room Number	Room Function	Sample Code	Item	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
20/08/2014	Ext	045	Flat roof 1	S040	Bitumen to parapet wall	Bituminous	Usually Inaccessible	20 m	Low		No asbestos detected	No Action Required		
20/08/2014	Ext	046	Flat roof 2	S041	Roof felt	Bituminous	Usually Inaccessible	200 m ²	Low		No asbestos detected	No Action Required		Metal skylights.
20/08/2014	Ext	047	Pitched roof	X041	Roof felt	Bituminous	Usually Inaccessible	20 m	Low		No asbestos detected	No Action Required		Metal corrugated roofing sheets. Plastic flue covers. Fibre glass corrugated roof sheets.
20/08/2014	Ext	046	Flat roof 2	S042	Joint sealant	Bituminous	Usually Inaccessible	3 m	Low		No asbestos detected	No Action Required		Metal soil pipes. Metal vent covers.
20/08/2014	Ext	048	External	S043	Low level damp proofing	Bituminous	Usually Inaccessible	36 m	Low		No asbestos detected	No Action Required		
20/08/2014	Ext	048	External	S044	Damp proof course	Bituminous	Usually Inaccessible	Not quantified Not quantified	Low		No asbestos detected	No Action Required		Metal and plastic rain water goods. Stone, UPVC and timber cills.
20/08/2014	M0	041	Loft space									No Action Required		Plasterboard ceiling tiles. Fibreboard secondary ceiling. Timber roof structure. Plasterboard walls. Brick walls. Timber floor boards. Timber and steel joists.

APPENDIX 4

SURVEY PHOTOGRAPHS

Floor:	G	Location description:	Kitchen
Room/Area:	001	Sample Number:	001
Material:	Bituminous	Item:	Adhesive to wall
Measured Extent:	small amounts		
Damage/Condition:	Low	Asbestos Type:	No asbestos detected
Notes:			



Recommendations:	No Action Required										
Material Assessment Scores											
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0				
Priority Assessment											
Normal occupant Activity:		0									
Location:		0									
Accessibility:		0									
Extent / amount:		0									
Number of occupants:		0		Frequency of use of area:		0					
Average time area is in use:		0		Type of maintenance activity:		0					
Frequency of maintenance activity:		0									
Scores											
Material Assessment Score:				Priority Assessment Score:				Total Risk Score:			

Floor:	G	Location description:	Kitchen
Room/Area:	001	Sample Number:	002
Material:	Composites	Item:	Tile grout
Measured Extent:	1 m²		
Damage/Condition:	Low	Asbestos Type:	No asbestos detected
Notes:			



Recommendations:	No Action Required										
Material Assessment Scores											
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0				
Priority Assessment											
Normal occupant Activity:		0									
Location:		0									
Accessibility:		0									
Extent / amount:		0									
Number of occupants:		0		Frequency of use of area:		0					
Average time area is in use:		0		Type of maintenance activity:		0					
Frequency of maintenance activity:		0									
Scores											
Material Assessment Score:				Priority Assessment Score:				Total Risk Score:			

Floor:	G	Location description:	Kitchen
Room/Area:	001	Sample Number:	003
Material:	Bituminous	Item:	Sink pad
Measured Extent:	2 No.	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:			



Recommendations:	No Action Required
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Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:		0					
Location:		0					
Accessibility:		0					
Extent / amount:		0					
Number of occupants:		0		Frequency of use of area:		0	
Average time area is in use:		0		Type of maintenance activity:		0	
Frequency of maintenance activity:		0					
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Kitchen
Room/Area:	001	Sample Number:	004
Material:	Composites	Item:	Floor covering
Measured Extent:	8 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Sample includes screed. Plasterboard ceiling. Plasterboard and solid walls. Concrete below floor covering. Stramit board soffit. Timber ceiling joists. Timber shuttering.		



Recommendations:	No Action Required
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Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:		0					
Location:		0					
Accessibility:		0					
Extent / amount:		0					
Number of occupants:		0		Frequency of use of area:		0	
Average time area is in use:		0		Type of maintenance activity:		0	
Frequency of maintenance activity:		0					
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Electrical cupboard
Room/Area:	002	Sample Number:	P
Material:		Item:	Electrics
Measured Extent:		Asbestos Type:	
Damage/Condition:			
Notes:	Plasterboard ceiling. Strammit board soffit. Solid walls. Quarry tiles to floor.		



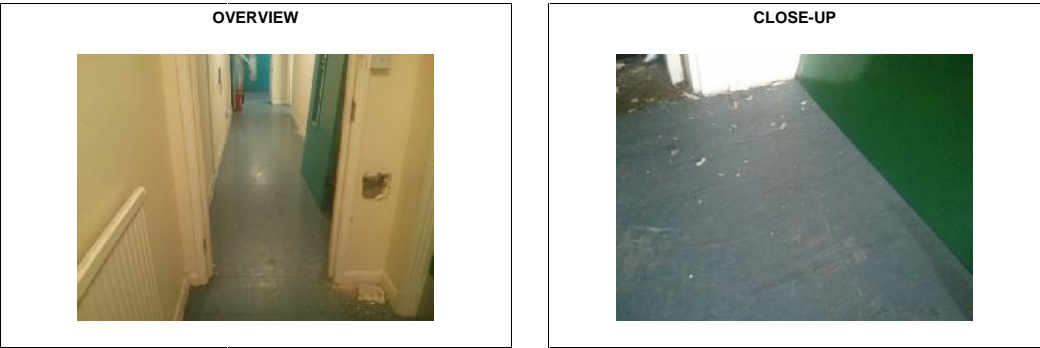
Recommendations:			
Material Assessment Scores			
Product:		Condition/damage:	Surface treatment : Asbestos Type:
Priority Assessment			
Normal occupant Activity:	0		
Location:	0		
Accessibility:	0		
Extent / amount:	0		
Number of occupants:	0	Frequency of use of area:	0
Average time area is in use:	0	Type of maintenance activity:	0
Frequency of maintenance activity:	0		
Scores			
Material Assessment Score:		Priority Assessment Score:	Total Risk Score:

Floor:	G	Location description:	Corridor
Room/Area:	003	Sample Number:	005
Material:	Vinyl/Thermo plastic	Item:	Beige lower floor covering
Measured Extent:	12 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard door surrounds.		



Recommendations:			
No Action Required			
Material Assessment Scores			
Product:	1	Condition/damage:	Surface treatment : Asbestos Type:
Priority Assessment			
Normal occupant Activity:	0		
Location:	0		
Accessibility:	0		
Extent / amount:	0		
Number of occupants:	0	Frequency of use of area:	0
Average time area is in use:	0	Type of maintenance activity:	0
Frequency of maintenance activity:	0		
Scores			
Material Assessment Score:		Priority Assessment Score:	Total Risk Score:

Floor:	G	Location description:	Corridor
Room/Area:	003	Sample Number:	006
Material:	Vinyl/Thermo plastic	Item:	Blue upper floor covering
Measured Extent:	12 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:			



Recommendations:	No Action Required
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Material Assessment Scores									
Product:	1	Condition/ damage:	1	Surface treatment :	0	Asbestos Type:	0		
Priority Assessment									
Normal occupant Activity:		0							
Location:		0							
Accessibility:		0							
Extent / amount:		0							
Number of occupants:		0		Frequency of use of area:		0			
Average time area is in use:		0		Type of maintenance activity:		0			
Frequency of maintenance activity:		0							
Scores									
Material Assessment Score:				Priority Assessment Score:				Total Risk Score:	

Floor:	G	Location description:	Room
Room/Area:	004	Sample Number:	007
Material:	Vinyl/Thermo plastic	Item:	Floor covering below carpet
Measured Extent:	10 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists.		



Recommendations:	No Action Required
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Material Assessment Scores									
Product:	1	Condition/ damage:	1	Surface treatment :	0	Asbestos Type:	0		
Priority Assessment									
Normal occupant Activity:		0							
Location:		0							
Accessibility:		0							
Extent / amount:		0							
Number of occupants:		0		Frequency of use of area:		0			
Average time area is in use:		0		Type of maintenance activity:		0			
Frequency of maintenance activity:		0							
Scores									
Material Assessment Score:				Priority Assessment Score:				Total Risk Score:	

Floor:	G	Location description:	Room
Room/Area:	004	Sample Number:	008
Material:	Vinyl/Thermo plastic	Item:	Skirting
Measured Extent:	12 m	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:			



Recommendations:	No Action Required										
Material Assessment Scores											
Product:	1	Condition/ damage:	1	Surface treatment :	0	Asbestos Type:	0				
Priority Assessment											
Normal occupant Activity:		0									
Location:		0									
Accessibility:		0									
Extent / amount:		0									
Number of occupants:		0		Frequency of use of area:		0					
Average time area is in use:		0		Type of maintenance activity:		0					
Frequency of maintenance activity:		0									
Scores											
Material Assessment Score:				Priority Assessment Score:				Total Risk Score:			

Floor:	G	Location description:	Room
Room/Area:	005	Sample Number:	009
Material:	Vinyl/Thermo plastic	Item:	Blue floor tile
Measured Extent:	1 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists.		



Recommendations:	No Action Required										
Material Assessment Scores											
Product:	1	Condition/ damage:	1	Surface treatment :	0	Asbestos Type:	0				
Priority Assessment											
Normal occupant Activity:		0									
Location:		0									
Accessibility:		0									
Extent / amount:		0									
Number of occupants:		0		Frequency of use of area:		0					
Average time area is in use:		0		Type of maintenance activity:		0					
Frequency of maintenance activity:		0									
Scores											
Material Assessment Score:				Priority Assessment Score:				Total Risk Score:			

Floor:	G	Location description:	Room
Room/Area:	005	Sample Number:	010
Material:	Composites	Item:	Screed below vinyl
Measured Extent:	10 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low	Notes: Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plastic skirting.	



Recommendations:	No Action Required
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Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:		0					
Location:		0					
Accessibility:		0					
Extent / amount:		0					
Number of occupants:		0		Frequency of use of area:		0	
Average time area is in use:		0		Type of maintenance activity:		0	
Frequency of maintenance activity:		0					
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Kitchen
Room/Area:	006	Sample Number:	011
Material:	Vinyl/Thermo plastic	Item:	Beige flooring below pink vinyl
Measured Extent:	12 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low	Notes: Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plastic skirting. Pink modern vinyl to floor. Pipes penetrate concrete floor.	



Recommendations:	No Action Required
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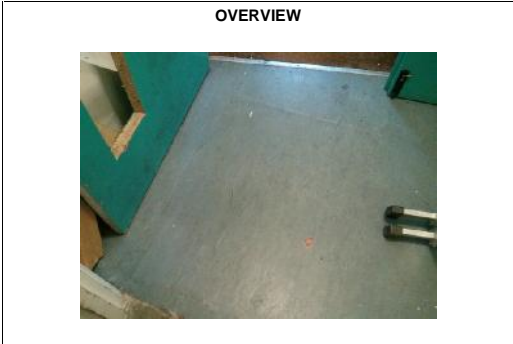
Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:		0					
Location:		0					
Accessibility:		0					
Extent / amount:		0					
Number of occupants:		0		Frequency of use of area:		0	
Average time area is in use:		0		Type of maintenance activity:		0	
Frequency of maintenance activity:		0					
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Lobbys
Room/Area:	008	Sample Number:	012
Material:	Composites	Item:	Black skirting
Measured Extent:	1 m	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Modern blue floor covering. MDF wall panel.		



Recommendations:	No Action Required						
Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Lobbys
Room/Area:	008	Sample Number:	013
Material:	Vinyl/Thermo plastic	Item:	Red vinyl below modern vinyl
Measured Extent:	2.5 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:			



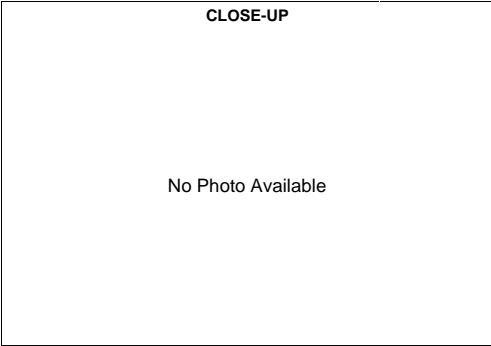
Recommendations:	No Action Required						
Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Welfare room
Room/Area:	010	Sample Number:	014
Material:	Vinyl/Thermo plastic	Item:	Beige vinyl below carpet
Measured Extent:	16 m ²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard boxing housing pipework. Plasterboard partition wall.		



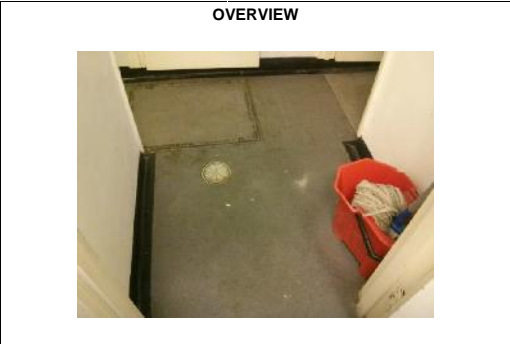
Recommendations:	No Action Required						
Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Toilets
Room/Area:	011	Sample Number:	P
Material:		Item:	Floor duct
Measured Extent:		Asbestos Type:	
Damage/Condition:			
Notes:	No access into floor duct without specialist equipment.		



Recommendations:							
Material Assessment Scores							
Product:		Condition/damage:		Surface treatment :		Asbestos Type:	
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Toilets
Room/Area:	011	Sample Number:	015
Material:	Vinyl/Thermo plastic	Item:	Grey vinyl with screed
Measured Extent:	10 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard partition. Metal skylight. modern toilet cisterns. Plasterboard up stand to skylight.		



Recommendations:	No Action Required						
Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Toilets
Room/Area:	011	Sample Number:	016
Material:	Composites	Item:	Tile grout
Measured Extent:	30 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Good		
Notes:			



Recommendations:	No Action Required						
Material Assessment Scores							
Product:	1	Condition/damage:	0	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

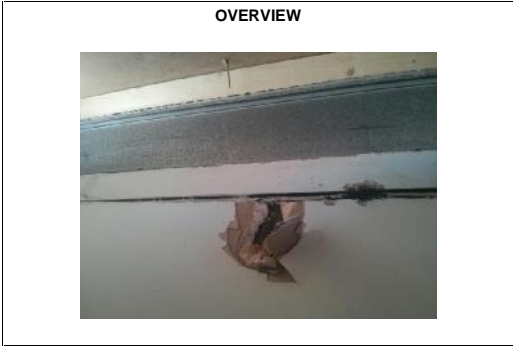
Floor:	G	Location description:	Toilets
Room/Area:	011	Sample Number:	017
Material:	Vinyl/Thermo plastic	Item:	Toilet seat
Measured Extent:	1 No.	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:			



Recommendations:	No Action Required
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Material Assessment Scores			
Product:	1	Condition/ damage:	1
Surface treatment :	0	Asbestos Type:	0
Priority Assessment			
Normal occupant Activity:	0		
Location:	0		
Accessibility:	0		
Extent / amount:	0		
Number of occupants:	0	Frequency of use of area:	0
Average time area is in use:	0	Type of maintenance activity:	0
Frequency of maintenance activity:	0		
Scores			
Material Assessment Score:		Priority Assessment Score:	
Total Risk Score:			

Floor:	G	Location description:	Toilets
Room/Area:	011	Sample Number:	018
Material:	Bituminous	Item:	Roofing felt below skylight
Measured Extent:	4 m visible	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:			



Recommendations:	No Action Required
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Material Assessment Scores			
Product:	1	Condition/ damage:	1
Surface treatment :	0	Asbestos Type:	0
Priority Assessment			
Normal occupant Activity:	0		
Location:	0		
Accessibility:	0		
Extent / amount:	0		
Number of occupants:	0	Frequency of use of area:	0
Average time area is in use:	0	Type of maintenance activity:	0
Frequency of maintenance activity:	0		
Scores			
Material Assessment Score:		Priority Assessment Score:	
Total Risk Score:			

Floor:	G	Location description:	Kitchen
Room/Area:	013	Sample Number:	019
Material:	Vinyl/Thermo plastic	Item:	Beige vinyl flooring
Measured Extent:	8 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard partition walls. Sink pad present previously sampled NAD. Metal skylight. Plasterboard up stand.		



Recommendations:	No Action Required						
Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Kitchen
Room/Area:	013	Sample Number:	020
Material:	Composites	Item:	Full depth roof sample
Measured Extent:	unquantified	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Skylight has been fitted revealing the full construction of the flat roof.		



Recommendations:	No Action Required						
Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Corridor
Room/Area:	016	Sample Number:	021
Material:	Vinyl/Thermo plastic	Item:	Beige blue floor covering
Measured Extent:	22 m²	Asbestos Type:	No asbestos detected
Damage/Condition:			
Notes:	Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard door surrounds. RSJ. Plasterboard partition with man made mineral fibre core. Metal skylight. Plasterboard up stand to skylight.		



Recommendations:	No Action Required						
Material Assessment Scores							
Product:	1	Condition/damage:		Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Lobby and 2 stores
Room/Area:	017	Sample Number:	022
Material:	Insulating board	Item:	Ceiling panels
Measured Extent:	30 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Good		
Notes:			



Recommendations:	No Action Required						
Material Assessment Scores							
Product:	2	Condition/damage:	0	Surface treatment :	1	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Toilets
Room/Area:	019	Sample Number:	023
Material:	Vinyl/Thermo plastic	Item:	Floor covering
Measured Extent:	50 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Quarry tiles to concrete floor. Plastic skirting. Concrete partitions between cubicles. Plastic soil pipes. Timber boxing's. Fibreglass and metal air vent to ceiling. Toilet seat noted to floor.		



Recommendations:	No Action Required						
Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Toilets
Room/Area:	019	Sample Number:	024
Material:	Vinyl/Thermo plastic	Item:	Tile grout
Measured Extent:	56 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Good		
Notes:			



Recommendations:	No Action Required						
Material Assessment Scores							
Product:	1	Condition/damage:	0	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Room
Room/Area:	022	Sample Number:	025
Material:	Vinyl/Thermo plastic	Item:	Floor covering
Measured Extent:	10 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard partition walls.		



Recommendations:	No Action Required						
Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Rooms
Room/Area:	027	Sample Number:	026
Material:	Vinyl/Thermo plastic	Item:	Beige floor covering below carpet
Measured Extent:	30 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Plasterboard partitions with man made mineral fibre core. Sink pads noted previously sampled NAD.		



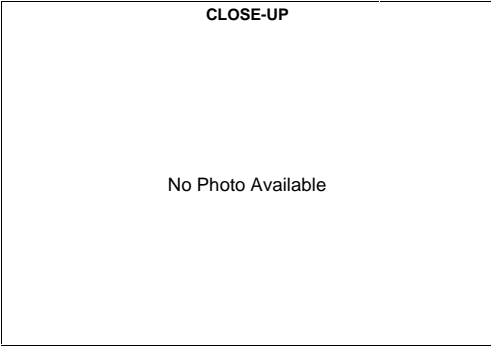
Recommendations:	No Action Required						
Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Room and kitchen
Room/Area:	030	Sample Number:	027
Material:	Vinyl/Thermo plastic	Item:	Pink floor covering
Measured Extent:	8 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Modern vinyl onto concrete floor. Plasterboard partitions. Sink pads noted already sampled NAD. Pink floor covering only in kitchen. Timber boxing housing ceiling mounted pipework. Plasterboard to skylight up stand with timber behind.		



Recommendations:	No Action Required						
Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Toilets
Room/Area:	031	Sample Number:	P
Material:		Item:	Floor drains
Measured Extent:		Asbestos Type:	
Damage/Condition:			
Notes:	No access into fixed drains. Plasterboard up stands to metal skylight. Timber lining to ceiling vent.		



Recommendations:							
Material Assessment Scores							
Product:		Condition/damage:		Surface treatment :		Asbestos Type:	
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Toilets
Room/Area:	031	Sample Number:	028
Material:	Vinyl/Thermo plastic	Item:	Floor covering and screed
Measured Extent:	25 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low	Notes:	Plasterboard ceiling. Strammit board soffit. Solid walls. Timber ceiling joists. Breeze block toilet partition walls with ceramic tiles.



Recommendations:	No Action Required						
Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Corridor
Room/Area:	033	Sample Number:	029
Material:	Vinyl/Thermo plastic	Item:	Nosing strip
Measured Extent:	10 m	Asbestos Type:	Chrysotile
Damage/Condition:	Low	Notes:	



Recommendations:	Manage						
Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	1
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:	3	Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Corridor
Room/Area:	033	Sample Number:	030
Material:	Vinyl/Thermo plastic	Item:	Green bongo below blue vinyl
Measured Extent:	25 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Modern ceiling tiles. Plasterboard boxing. Man made mineral insulation to pipework. Plasterboard partition walls with man made mineral fibre core. Modern floor covering with concrete floor below. Fibreboard secondary ceiling.		



Recommendations:	No Action Required						
Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Corridor
Room/Area:	033	Sample Number:	031
Material:	Insulation, lagging, sprays	Item:	Pipe insulation
Measured Extent:	6 m	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:			



Recommendations:	No Action Required						
Material Assessment Scores							
Product:	3	Condition/damage:	1	Surface treatment :	2	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Corridor
Room/Area:	033	Sample Number:	032
Material:	Insulating board	Item:	Compressed fibreboard ceiling tile
Measured Extent:	32 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:			



Recommendations:	No Action Required
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Material Assessment Scores											
Product:	2	Condition/damage:	1	Surface treatment :	1	Asbestos Type:	0				
Priority Assessment											
Normal occupant Activity:		0									
Location:		0									
Accessibility:		0									
Extent / amount:		0									
Number of occupants:		0		Frequency of use of area:		0					
Average time area is in use:		0		Type of maintenance activity:		0					
Frequency of maintenance activity:		0									
Scores											
Material Assessment Score:				Priority Assessment Score:				Total Risk Score:			

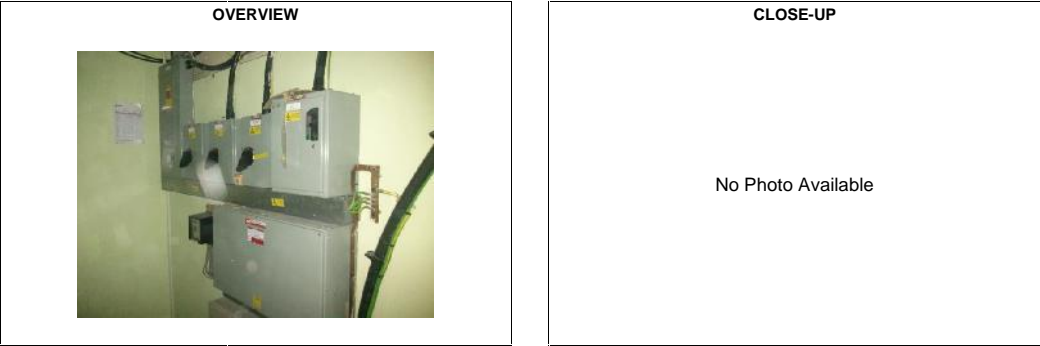
Floor:	G	Location description:	Rooms
Room/Area:	034	Sample Number:	033
Material:	Vinyl/Thermo plastic	Item:	Green vinyl below carpets
Measured Extent:	90 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Material also noted below modern vinyl. Modern ceiling tiles. Plasterboard boxing. Man made mineral insulation to pipework. Plasterboard partition walls with man made mineral fibre core. Modern floor covering with concrete floor below. Fibreboard secondary ceiling. Metal water tank with man made mineral fibre insulation. Sadia water heater present. No obvious mastic seals to ceiling vent. Plasterboard and timber skylights.		



Recommendations:	No Action Required
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Material Assessment Scores											
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0				
Priority Assessment											
Normal occupant Activity:		0									
Location:		0									
Accessibility:		0									
Extent / amount:		0									
Number of occupants:		0		Frequency of use of area:		0					
Average time area is in use:		0		Type of maintenance activity:		0					
Frequency of maintenance activity:		0									
Scores											
Material Assessment Score:				Priority Assessment Score:				Total Risk Score:			

Floor:	G	Location description:	Electrical cupboard and store
Room/Area:	035	Sample Number:	P
Material:		Item:	Electrics
Measured Extent:		Asbestos Type:	
Damage/Condition:			
Notes:	Presumed live electrics.		



Recommendations:			
Material Assessment Scores			
Product:		Condition/damage:	
		Surface treatment :	
		Asbestos Type:	
Priority Assessment			
Normal occupant Activity:	0		
Location:	0		
Accessibility:	0		
Extent / amount:	0		
Number of occupants:	0	Frequency of use of area:	0
Average time area is in use:	0	Type of maintenance activity:	0
Frequency of maintenance activity:	0		
Scores			
Material Assessment Score:		Priority Assessment Score:	
		Total Risk Score:	

Floor:	G	Location description:	Corridor
Room/Area:	036	Sample Number:	034
Material:	Composites	Item:	Red mastic to ductwork
Measured Extent:	2 m visible	Asbestos Type:	Chrysotile
Damage/Condition:	Low		
Notes:	Possible other occurrence on same ductwork.		



Recommendations:	Manage		
Material Assessment Scores			
Product:	1	Condition/damage:	1
		Surface treatment :	0
		Asbestos Type:	1
Priority Assessment			
Normal occupant Activity:	0		
Location:	0		
Accessibility:	0		
Extent / amount:	0		
Number of occupants:	0	Frequency of use of area:	0
Average time area is in use:	0	Type of maintenance activity:	0
Frequency of maintenance activity:	0		
Scores			
Material Assessment Score:	3	Priority Assessment Score:	
		Total Risk Score:	

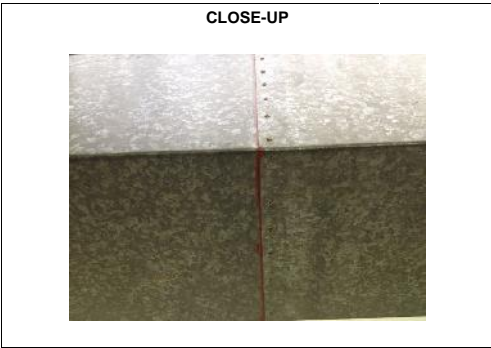
Floor:	G	Location description:	Rooms
Room/Area:	037	Sample Number:	035
Material:	Bituminous	Item:	Bituminous roofing material
Measured Extent:	1 m visible	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Noted within ceiling void behind timber roof structure.		



Recommendations:	No Action Required
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Material Assessment Scores											
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0				
Priority Assessment											
Normal occupant Activity:		0									
Location:		0									
Accessibility:		0									
Extent / amount:		0									
Number of occupants:		0		Frequency of use of area:		0					
Average time area is in use:		0		Type of maintenance activity:		0					
Frequency of maintenance activity:		0									
Scores											
Material Assessment Score:				Priority Assessment Score:				Total Risk Score:			

Floor:	G	Location description:	Rooms
Room/Area:	038	Sample Number:	X034
Material:	Composites	Item:	Red mastic to ductwork
Measured Extent:	7 m visible	Asbestos Type:	Chrysotile
Damage/Condition:	Low		
Notes:	No internal entry into metal ductwork.		



Recommendations:	Manage
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Material Assessment Scores											
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	1				
Priority Assessment											
Normal occupant Activity:		0									
Location:		0									
Accessibility:		0									
Extent / amount:		0									
Number of occupants:		0		Frequency of use of area:		0					
Average time area is in use:		0		Type of maintenance activity:		0					
Frequency of maintenance activity:		0									
Scores											
Material Assessment Score:		3		Priority Assessment Score:				Total Risk Score:			

Floor:	G	Location description:	Rooms
Room/Area:	038	Sample Number:	036
Material:	Vinyl/Thermo plastic	Item:	Vinyl below carpet
Measured Extent:	90 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Modern plasterboard ceiling tiles. Fibreboard secondary ceiling. Timber boxing to radiator and pipework. Concrete floor. Plasterboard partition walls man made mineral fibre core.		



Recommendations:	No Action Required						
Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Rooms
Room/Area:	043	Sample Number:	037
Material:	Vinyl/Thermo plastic	Item:	Floor coverings
Measured Extent:	40 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Plasterboard ceiling tiles. Fibreboard secondary ceiling. Timber roof structure. Plasterboard walls. Brick walls. Timber floor boards. Timber and plasterboard boxing housing pipework.		



Recommendations:	No Action Required						
Material Assessment Scores							
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:	0						
Location:	0						
Accessibility:	0						
Extent / amount:	0						
Number of occupants:	0	Frequency of use of area:	0				
Average time area is in use:	0	Type of maintenance activity:	0				
Frequency of maintenance activity:	0						
Scores							
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:			

Floor:	G	Location description:	Void space
Room/Area:	044	Sample Number:	P
Material:	Gasket	Item:	Gaskets
Measured Extent:		Asbestos Type:	
Damage/Condition:			
Notes:	Man made mineral fibre insulation to pipework. Plasterboard partition wall. Concrete floor. Gaskets too tight to sample.		



Recommendations:			
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Material Assessment Scores			
Product:	2	Condition/ damage:	
		Surface treatment :	
		Asbestos Type:	

Priority Assessment			
Normal occupant Activity:	0		
Location:	0		
Accessibility:	0		
Extent / amount:	0		
Number of occupants:	0	Frequency of use of area:	0
Average time area is in use:	0	Type of maintenance activity:	0
Frequency of maintenance activity:	0		

Scores		
Material Assessment Score:		Total Risk Score:

Floor:	Ext	Location description:	Flat roof 3
Room/Area:	045	Sample Number:	038
Material:	Bituminous	Item:	Roof Felt
Measured Extent:	200 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Good		
Notes:	Cannot fully assess as would significantly damage.		



Recommendations:	No Action Required		
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Material Assessment Scores			
Product:	1	Condition/ damage:	0
		Surface treatment :	0
		Asbestos Type:	0

Priority Assessment	
Normal occupant Activity:	0
Location:	0
Accessibility:	0
Extent / amount:	0
Number of occupants:	0
Frequency of use of area:	0
Average time area is in use:	0
Type of maintenance activity:	0
Frequency of maintenance activity:	0

Scores		
Material Assessment Score:		Total Risk Score:

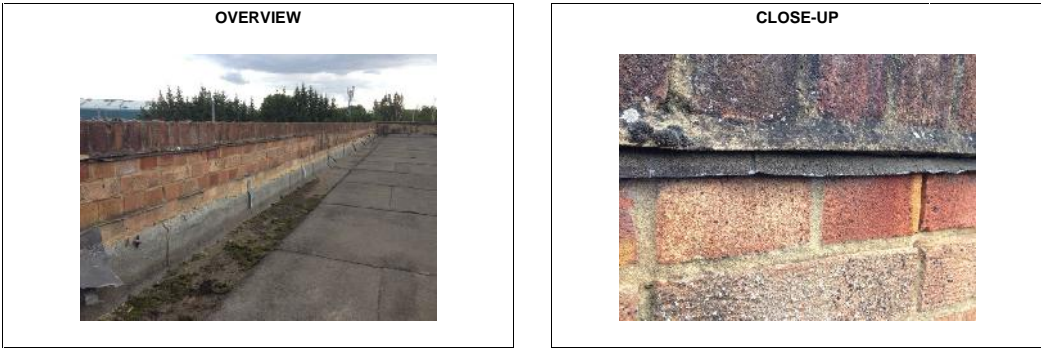
Floor:	Ext	Location description:	Flat roof 1
Room/Area:	045	Sample Number:	039
Material:	Bituminous	Item:	Roofing felt up stand
Measured Extent:	m	Asbestos Type:	No asbestos detected
Damage/Condition:	Low	Notes:	Two layers felt and backing.



Recommendations:	No Action Required
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Material Assessment Scores					
Product:	1	Condition/ damage:	1	Surface treatment :	0
Asbestos Type:	0				
Priority Assessment					
Normal occupant Activity:	0				
Location:	0				
Accessibility:	0				
Extent / amount:	0				
Number of occupants:	0	Frequency of use of area:	0		
Average time area is in use:	0	Type of maintenance activity:	0		
Frequency of maintenance activity:	0				
Scores					
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:	

Floor:	Ext	Location description:	Flat roof 1
Room/Area:	045	Sample Number:	040
Material:	Bituminous	Item:	Bitumen to parapet wall
Measured Extent:	20 m	Asbestos Type:	No asbestos detected
Damage/Condition:	Low	Notes:	



Recommendations:	No Action Required
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Material Assessment Scores					
Product:	1	Condition/ damage:	1	Surface treatment :	0
Asbestos Type:	0				
Priority Assessment					
Normal occupant Activity:	0				
Location:	0				
Accessibility:	0				
Extent / amount:	0				
Number of occupants:	0	Frequency of use of area:	0		
Average time area is in use:	0	Type of maintenance activity:	0		
Frequency of maintenance activity:	0				
Scores					
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:	

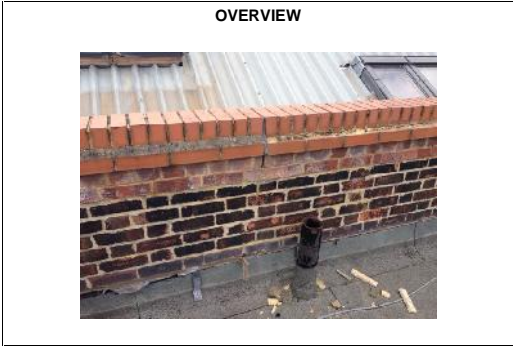
Floor:	Ext	Location description:	Flat roof 2
Room/Area:	046	Sample Number:	041
Material:	Bituminous	Item:	Roof felt
Measured Extent:	200 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Metal skylights.		



Recommendations:	No Action Required
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Material Assessment Scores									
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0		
Priority Assessment									
Normal occupant Activity:		0							
Location:		0							
Accessibility:		0							
Extent / amount:		0							
Number of occupants:		0		Frequency of use of area:		0			
Average time area is in use:		0		Type of maintenance activity:		0			
Frequency of maintenance activity:		0							
Scores									
Material Assessment Score:				Priority Assessment Score:				Total Risk Score:	

Floor:	Ext	Location description:	Flat roof 2
Room/Area:	046	Sample Number:	042
Material:	Bituminous	Item:	Joint sealant
Measured Extent:	3 m	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Metal soil pipes. Metal vent covers.		



Recommendations:	No Action Required
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Material Assessment Scores									
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	0		
Priority Assessment									
Normal occupant Activity:		0							
Location:		0							
Accessibility:		0							
Extent / amount:		0							
Number of occupants:		0		Frequency of use of area:		0			
Average time area is in use:		0		Type of maintenance activity:		0			
Frequency of maintenance activity:		0							
Scores									
Material Assessment Score:				Priority Assessment Score:				Total Risk Score:	

Floor:	Ext	Location description:	External
Room/Area:	048	Sample Number:	043
Material:	Bituminous	Item:	Low level damp proofing
Measured Extent:	36 m	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:			



Recommendations:	No Action Required
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Material Assessment Scores					
Product:	1	Condition/damage:	1	Surface treatment :	0
Asbestos Type:		0			
Priority Assessment					
Normal occupant Activity:		0			
Location:		0			
Accessibility:		0			
Extent / amount:		0			
Number of occupants:		0		Frequency of use of area:	0
Average time area is in use:		0		Type of maintenance activity:	0
Frequency of maintenance activity:		0			
Scores					
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:	

Floor:	Ext	Location description:	External
Room/Area:	048	Sample Number:	044
Material:	Bituminous	Item:	Damp proof course
Measured Extent:	Not quantified Not quantified	Asbestos Type:	No asbestos detected
Damage/Condition:	Low		
Notes:	Metal and plastic rain water goods. Stone, UPVC and timber cills.		



Recommendations:	No Action Required
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Material Assessment Scores					
Product:	1	Condition/damage:	1	Surface treatment :	0
Asbestos Type:		0			
Priority Assessment					
Normal occupant Activity:		0			
Location:		0			
Accessibility:		0			
Extent / amount:		0			
Number of occupants:		0		Frequency of use of area:	0
Average time area is in use:		0		Type of maintenance activity:	0
Frequency of maintenance activity:		0			
Scores					
Material Assessment Score:		Priority Assessment Score:		Total Risk Score:	

Floor:	Ext	Location description:	External
Room/Area:	048	Sample Number:	045
Material:	Insulating board	Item:	Fascia
Measured Extent:	6 m	Asbestos Type:	Amosite Chrysotile
Damage/Condition:	Low	Notes: Located to front elevation of building and is painted black.	



Recommendations:	Manage
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Material Assessment Scores											
Product:	2	Condition/damage:	1	Surface treatment :	1	Asbestos Type:	2				
Priority Assessment											
Normal occupant Activity:		0									
Location:		0									
Accessibility:		0									
Extent / amount:		0									
Number of occupants:		0		Frequency of use of area:		0					
Average time area is in use:		0		Type of maintenance activity:		0					
Frequency of maintenance activity:		0									
Scores											
Material Assessment Score:		6		Priority Assessment Score:				Total Risk Score:			

Floor:	M0	Location description:	Loft space
Room/Area:	040	Sample Number:	X034
Material:	Composites	Item:	Red mastic to ductwork
Measured Extent:	5 m	Asbestos Type:	Chrysotile
Damage/Condition:	Low	Notes: Plasterboard ceiling tiles. Fibreboard secondary ceiling. Timber roof structure. Plasterboard walls. Brick walls. Timber floor boards.	



Recommendations:	Manage
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Material Assessment Scores											
Product:	1	Condition/damage:	1	Surface treatment :	0	Asbestos Type:	1				
Priority Assessment											
Normal occupant Activity:		0									
Location:		0									
Accessibility:		0									
Extent / amount:		0									
Number of occupants:		0		Frequency of use of area:		0					
Average time area is in use:		0		Type of maintenance activity:		0					
Frequency of maintenance activity:		0									
Scores											
Material Assessment Score:		3		Priority Assessment Score:				Total Risk Score:			

APPENDIX 5

PLANS OF THE PREMISES



Symbol	Explanation
S001	Sample point of Material containing asbestos
S001	Sample point with No asbestos detected
X001	Referred sample
P	Presumed Asbestos
001	IOM generated room number

Project number: 607-02912

Job title
Asbestos Pre-Demolition Survey

Not for measurement purposes

Site address
25 Greenwood Place
London
NW5 1LB

Drawing Title
Roofs and External

Survey Date 20/08/14	Revision Date
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Client
London Borough of Camden

Dwg No. 2 of 2	UPRN No 2912
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Date 18/09/14	Annotated RW
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Scale(s): N.T.S



WORKING FOR A HEALTHIER FUTURE

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Middlesbrough, UK M7 9NQ

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APPENDIX 6

BULK ASBESTOS CERTIFICATES OF ANALYSIS

CERTIFICATE OF ANALYSIS FIBRE IDENTIFICATION IN BULK MATERIAL

Client Details: London Borough of Camden Requested By: Tim Parrott – IOM Consulting Site: 25 Green Wood Place No of Samples: Forty Five	Lab Contract No: 610-40284 Survey Contract No: 607-02912 Date Received: 22/08/2014 Date of Analysis: 01/09/2014
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------

The samples detailed below have been analysed qualitatively for asbestos by polarised light and dispersion staining as described by the Health and Safety Executive in HSG 248. The results are given below:

Lab Sample No.	Client's Sample No.	Sample Details	Asbestos Type(s) Present
36988	001	G 001-KITCHEN - ADHESIVE TO WALL	NONE DETECTED
36989	002	G 001-KITCHEN - TILE GROUT	NONE DETECTED
36990	003	G 001-KITCHEN - SINK PAD	NONE DETECTED
36991	004	G 001-KITCHEN - FLOOR COVERING	NONE DETECTED
36992	005	G 003-CORRIDOR - BEIGE LOWER FLOOR COVERING	NONE DETECTED
36993	006	G 003-CORRIDOR - BLUE UPPER FLOOR COVERING	NONE DETECTED
36994	007	G 004-ROOM - FLOOR COVERING BELOW CARPET	NONE DETECTED
36995	008	G 004-ROOM - SKIRTING	NONE DETECTED
36996	009	G 005-ROOM - BLUE FLOOR TILE	NONE DETECTED
36997	010	G 005-ROOM - SCREED BELOW VINYL	NONE DETECTED
36998	011	G 006-KITCHEN - BEIGE FLOORING BELOW PINK VINYL	NONE DETECTED
36999	012	G 008-LOBBYS - BLACK SKIRTING	NONE DETECTED
37000	013	G 008-LOBBYS - RED VINYL BELOW MODERN VINYL	NONE DETECTED
37001	014	G 010-WELFARE ROOM - BEIGE VINYL BELOW CARPET	NONE DETECTED
37002	015	G 011-TOILETS - GREY VINYL WITH SCREED	NONE DETECTED
37003	016	G 011-TOILETS - TILE GROUT	NONE DETECTED
37004	017	G 011-TOILETS - TOILET SEAT	NONE DETECTED
37005	018	G 011-TOILETS - ROOFING FELT BELOW SKYLIGHT	NONE DETECTED

IOM Consulting Ltd accepts responsibility only for results obtained from samples as received. No responsibility is accepted for errors, which may have arisen during sampling or transportation of samples by external clients.

Authorised by: 
 S Clark
 Mineralogy Section Manager

Date of Issue:
 01/09/2014

v6, Oct 12

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CERTIFICATE OF ANALYSIS FIBRE IDENTIFICATION IN BULK MATERIAL

Client Details: London Borough of Camden Requested By: Tim Parrott – IOM Consulting Site: 25 Green Wood Place No of Samples: Forty Five	Lab Contract No: 610-40284 Survey Contract No: 607-02912 Date Received: 22/08/2014 Date of Analysis: 01/09/2014
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------

The samples detailed below have been analysed qualitatively for asbestos by polarised light and dispersion staining as described by the Health and Safety Executive in HSG 248. The results are given below:

Lab Sample No.	Client's Sample No.	Sample Details	Asbestos Type(s) Present
37006	019	G 013-KITCHEN - BEIGE VINYL FLOORING	NONE DETECTED
37007	020	G 013-KITCHEN - FULL DEPTH ROOF SAMPLE	NONE DETECTED
37008	021	G 016-CORRIDOR - BEIGE BLUE FLOOR COVERING	NONE DETECTED
37009	022	G 017-LOBBY AND 2 STORES - CEILING PANELS	NONE DETECTED
37010	023	G 019-TOILETS - FLOOR COVERING	NONE DETECTED
37011	024	G 019-TOILETS - TILE GROUT	NONE DETECTED
37012	025	G 022-ROOM - FLOOR COVERING	NONE DETECTED
37013	026	G 027-ROOMS - BEIGE FLOOR COVERING BELOW CARPET	NONE DETECTED
37014	027	G 030-ROOM AND KITCHEN - PINK FLOOR COVERING	NONE DETECTED
37015	028	G 031-TOILETS - FLOOR COVERING AND SCREED	NONE DETECTED
37016	029	G 033-CORRIDOR - NOSING STRIP	CHRYSTOLE
37017	030	G 033-CORRIDOR - GREEN VINYL BELOW BLUE VINYL	NONE DETECTED
37018	031	G 033-CORRIDOR - PIPE INSULATION	NONE DETECTED
37019	032	G 033-CORRIDOR - COMPRESSED FIBREBOARD CEILING TILE	NONE DETECTED
37020	033	G 034-ROOMS - GREEN VINYL BELOW CARPETS	NONE DETECTED
37021	034	G 036-CORRIDOR - RED MASTIC TO DUCTWORK	CHRYSTOLE
37022	035	G 037-ROOMS - BITUMINOUS ROOFING MATERIAL	NONE DETECTED
37023	036	G 038-ROOMS - VINYL BELOW CARPET	NONE DETECTED

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CERTIFICATE OF ANALYSIS FIBRE IDENTIFICATION IN BULK MATERIAL

Client Details: London Borough of Camden Requested By: Tim Parrott – IOM Consulting Site: 25 Green Wood Place No of Samples: Forty Five	Lab Contract No: 610-40284 Survey Contract No: 607-02912 Date Received: 22/08/2014 Date of Analysis: 01/09/2014
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------

The samples detailed below have been analysed qualitatively for asbestos by polarised light and dispersion staining as described by the Health and Safety Executive in HSG 248. The results are given below:

Lab Sample No.	Client's Sample No.	Sample Details	Asbestos Type(s) Present
37024	037	G 043-ROOMS - FLOOR COVERINGS	NONE DETECTED
37025	038	EXT 045-FLAT ROOF 3 - ROOF FELT	NONE DETECTED
37026	039	EXT 045-FLAT ROOF 1 - ROOFING FELT UP STAND	NONE DETECTED
37027	040	EXT 045-FLAT ROOF 1 - BITUMEN TO PARAPET WALL	NONE DETECTED
37028	041	EXT 046-FLAT ROOF 2 - ROOF FELT	NONE DETECTED
37029	042	EXT 047-FLAT ROOF 2 - JOINT SEALANT	NONE DETECTED
37030	043	EXT 048-EXTERNAL - LOW LEVEL DAMP PROOFING	NONE DETECTED
37031	044	EXT 048-EXTERNAL - DAMP PROOF COURSE	NONE DETECTED
37032	045	EXT 048-EXTERNAL - FASCIA	AMOSITE, CHRYSOTILE

IOM Consulting Ltd accepts responsibility only for results obtained from samples as received. No responsibility is accepted for errors, which may have arisen during sampling or transportation of samples by external clients.

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v6, Oct 12

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