Airsafe Surveys Ltd

Demolition / Refurbishment

Asbestos Survey Report

Comissioned By

Merchant Land Investments Ltd

Site Address

61 – 65 Charlotte Street

London

W1T 4PF

Survey Conducted

31st March 2016

Survey Conducted By

Surveyors: A Porter & S Bewick

Report Production

Report Prepared by: A Porter

Date: 5th April 2016

Signature: 

Report Proof-Read by: R Wren CCP (Asbestos)

Date: 5th April 2016

Signature: 

Contact Points

Airsafe Surveys Ltd
14 Normandy Street
Alton
Hampshire
GU34 1BX

Tel: 01420 89990

Mr Andrew Porter
(Survey Manager)

CONTENTS

1.0 Executive Summary

Within the scope of this survey Asbestos Containing Materials (ACM's) have been identified. The incidence of asbestos and the actions recommended are summarised below.

Total number of suspect materials sampled **15**

Number of samples containing Asbestos **6**

Total Recommendations for:

- Remove **6**
- Encapsulate, label & manage in-situ **0**
- Label & manage in-situ **0**
- Manage in-situ **0**

Throughout the report the following colour coding is used.

Red	Laboratory analysis shows that **asbestos is present** in the recovered sample.
Orange	No laboratory analysis has been carried out because it was not possible to recover a sample at this location and it is **considered likely that asbestos is present.**
Green	Laboratory analysis shows that **asbestos is not present** in the recovered sample (NADIS)

Asbestos Insulation (lagging / sprayed insulation)

- N/A

Asbestos Insulation Board

- B09: No 65 – Basement, Stairwell – Board lining to under side of stairs

Asbestos Cement Products

- B01: No 65 – 3rd Floor, External – Flue pipe on roof (runs into ceiling void above flat)
- B07: No 65 – GF, Shop – Cement panels to former fire place (located behind wooden panels)

Asbestos Textile Materials

- B12: No 63 – GF, Hallway – Textile flash guards within switch gear

Asbestos Composite Materials

- B05: No 65 – 1st Floor, Flat Kitchen – Sink pad
- B08: No 65 – GF, Shop, Rear External WC – Toilet cistern

Materials found to be NADIS (no asbestos detected in sample)

- B02: No 65 – 3rd Floor, Stairwell – Board lining to riser
- B03: No 65 – 3rd Floor, Flat Kitchen – Panel under boiler
- B04: No 65 – 2nd & 1st Floors, Stairwell – Board lining to riser
- B06: No 65 – GF, Hallway – Floor lino

- B10: No 63 – GF, Shop – Bitumen lining to sink
- B11: No 63 – 1st Floor, Stairwell – Door panel on loose door
- B13: No 61 – 1st Floor, Throughout – Textile covers to ceiling down lights
- B14: No 61 – GF, Rear Gallery – Bitumen roof liner
- B15: No 61 – GF, Rear Gallery – Roof tiles

Demolition / Refurbishment Asbestos Survey – General Building Description	
Area	**Comments**
Roof	Mixture of natural slate & man-made slate
Loft Spaces	MMMF insulation, metal water tanks, hessian wrapped pipe work
Soffits	Wooden where present
Fascias	Wooden where present
Rain Water Goods	Plastic & Cast
Flues / Cowls	Metal & Asbestos Cement
Cavity Walls	Brick / Block
Partition Walls	Plasterboard / Lath & Plaster / Wooden
Ceilings	Plasterboard / Lath & Plaster / Wooden
Window / Door Frames	No Suspect Materials
Floor Voids	Bare pipe work
Concealed Risers / Voids	Bare pipe work
Electrical Switchgear	Asbestos Textile flash guards in No 61
Plant / Equipment	Modern wall mounted boilers
Locked Areas	None

Areas excluded from the scope of this survey

- Voids beyond know or suspected asbestos containing materials were not accessed.

- Soil and land testing is not covered in the remit of this survey.

- Intrusive inspection was limited in the occupied flats in building 65.

Background

1.1 Asbestos has been used extensively in the building industry for over one hundred years and has proved to be an excellent product for a variety of uses, having many qualities such as insulation, fire and chemical resistance. Its suitability across a wide range of uses and its relatively cheap cost made it very popular, with over 3,000 different asbestos products having been recorded.

1.2 The use of asbestos containing materials (ACM's) was most prevalent between the 1950's and 1970's when it provided an economic, easy to use and versatile material. Unfortunately, given the constitution and make up of asbestos it can give rise to microscopic airborne fibres being released into the working environment. The fibres have carcinogenic properties, which, when inhaled can lodge in the lining of the lungs causing disease and death.

1.3 For this reason the use of asbestos has receded and its use in buildings was eventually banned in 1999. Despite its ban, millions of tonnes of ACM's are still present in properties and buildings throughout the UK.

Scope and Purpose

1.4 Merchant Land Investments Ltd has commissioned Airsafe Surveys Ltd to undertake a Demolition / Refurbishment Asbestos Survey of 61-65 Charlotte Street, London, W1T 4PF. The aim of the survey was to locate and identify the presence of ACM's or suspected ACM's, as far as is reasonably practicable. This report provides a record and assessment of the extent and characteristics of ACM's. It is assumed that all ACMs identified will be removed to enable demolition / refurbishment, therefore priority assessment scores are not given.

1.5 This type of survey employs the use of destructive sampling techniques of an unfamiliar site. Although every effort is made to locate all asbestos containing materials, it cannot be ruled out that undiscovered ACMs may be present in inaccessible areas due to the way that ACMs were used during construction. Therefore we cannot give assurances that all asbestos containing materials have been located and as such we recommend that further sampling be undertaken, should any suspect material become accessible during the course of any demolition / refurbishment works.

Site Description & Survey Purpose

The site surveyed consists of 3 adjacent buildings which contain shops / gallery on the lower levels with three floors of residential above. The flats in No 65 are still occupied. This building is to be refurbished.

Sources of Data

Background Information

1.6 No background information was available concerning the location of asbestos-containing materials within the buildings on the site.

Inspection, sampling and testing

1.7 Airsafe Surveys Ltd carried out a visual inspection of the buildings. The purpose of the inspection was to identify locations where the presence of asbestos is suspected, and to make arrangements for the recovery and testing of representative samples, where practicable. The inspection also enabled informed judgements to be made about the likelihood of asbestos being present in situations where samples could not be recovered.

1.8 Based on the findings of the visual inspection, representative bulk samples of materials suspected of containing asbestos were recovered. During the sampling process, care was taken to verify that the recovered samples were representative of the situation and the medium in which asbestos contamination was suspected. The sampling protocol that was used is as specified in HSG264 (Asbestos: The Survey Guide), published by the Health & Safety Executive.

1.9 The recovered samples were subsequently examined by Airsafe Analytical Ltd (UKAS number: 4376) to establish their asbestos content, in accordance with their in-house procedures and HSG248 (Asbestos: The analysts' guide for sampling, analysis and clearance procedures), published by the Health & Safety Executive. The analysis certificate is presented in Appendix A.

Presentation of Findings

Data Sheets

1.10 A series of data sheets provide assessments and recommendations for each of the locations where samples were taken. These data sheets are presented in Appendix B. The information in the data sheets is summarised in Appendix C.

Plans

1.11 Asbestos location plans presented in Appendix D if supplied by client at the time of the survey, shows the locations of all materials found to contain Asbestos (ACM's). Additionally areas of no access, if applicable, will be highlighted on the plans.

Material Assessment Algorithm

1.12 A material assessment algorithm for potential of fibre release has been carried out for all asbestos materials found, based on their product type, condition (extent of damage/deterioration), surface treatment and asbestos type. The method adopted is as described below;

Sample Variable	Score	Examples of scores
Product Type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes & woven textiles, asbestos paper & felt.
	3	Thermal insulation (e.g. pipe & boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses & packing.
Extent of Damage / Deterioration	0	Good Condition
	1	Low Damage
	2	Medium Damage
	3	High Damage
Surface Treatment	0	Composite materials (reinforced plastics, resins, vinyl tiles)
	1	Enclosed sprays & lagging, AIB (with exposed face painted or encapsulated), asbestos cement
	2	Unsealed AIB, or encapsulated lagging & sprays
	3	Unsealed lagging & sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

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

Control of Asbestos Regulations

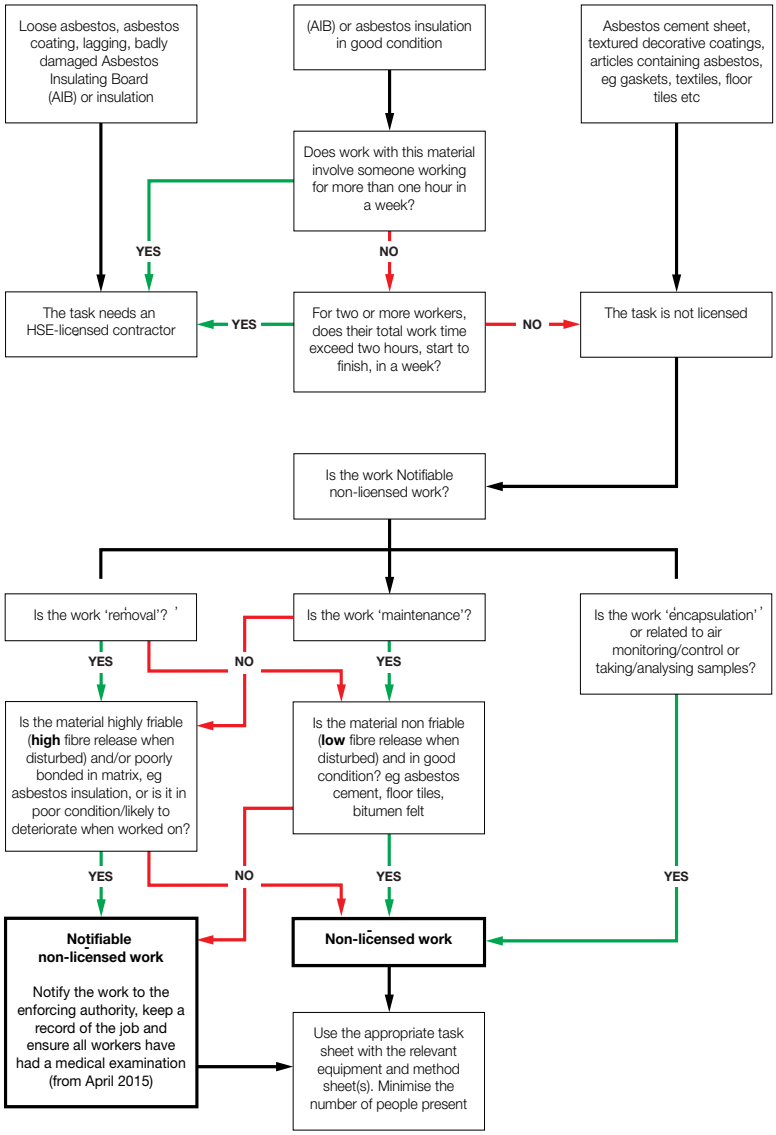
1.13 The Control of Asbestos Regulations 2012 (CAR) applies to most work situations involving risk of exposure to asbestos. CAR requires that employers:

- Take all reasonable steps to identify the locations of materials likely to contain asbestos.
- Assume that the identified materials contain asbestos, unless there is evidence to the contrary.
- Keep an up to date written record (an **Asbestos Register**) of the location of asbestos-containing materials.
- Monitor the condition of asbestos-containing materials.
- If any remedial / removal works are required it should be determined whether the work is licensed, notifiable non-licensed or non-licensed. This has to be determined in each case and will depend on the type of work being carried out, the type of material and its condition (as shown in the decision flow chart below).
    - Some non-licensed work needs to be notified to the relevant enforcing authority.
    - Brief written records should be kept of non-licensed work, which has to be notified e.g. copy of the notification with a list of workers on the job, plus the level of likely exposure of those workers to asbestos. This does not require air monitoring on every job, if an estimate of degree of exposure can be made based on experience of similar past tasks or published guidance.
    - By April 2015, all workers / self-employed carrying out notifiable non-licensed work with asbestos must be under health surveillance by a Doctor. Workers who are already under health surveillance for licensed work need not have another medical examination for non-licensed work. BUT medicals for notifiable non-licensed work are not acceptable for those carrying out licensed work
- Make a written assessment of the risk of exposure from asbestos.
- The Regulations require mandatory training for anyone liable to be exposed to asbestos fibres at work. This includes maintenance workers and others who may come into contact with or who may disturb asbestos as well as those involved in asbestos removal work.
- Prepare and implement a **management plan** to control asbestos-related health risks, including measures to ensure that:
    - Materials known or presumed to create a risk of exposure to asbestos is repaired or, if necessary removed.

- Materials known or presumed to contain asbestos, but which does not pose a risk of exposure, are maintained in a good state of repair.
- Information about the location and condition of materials known or presumed to contain asbestos are given to anyone likely to disturb them.

Decision flow chart

Use this simple flow chart to help you decide who needs to do the work:



2.0 REFERENCES

(1) HSG264 Asbestos: The Survey Guide
HSE Books

(2) HSG248 Asbestos: The analysts ' guide for sampling, analysis and clearance procedures.
Methods for the Determination of Hazardous Materials, HSE Books

(3) HSG227 A Comprehensive Guide to Managing Asbestos in Premises
HSE Books

(4) The Control of Asbestos Regulations 2012

(5) Working with materials containing Asbestos
Approved Code of Practice (CAR 2012)

Appendix A

Results of Laboratory Testing
(Bulk Sample Identification Certificates)

Airsafe

14 NORMANDY STREET, ALTON, HANTS, GU34 1BX

TEL: 01420 88883 / 89990 email: info@airsafe.org.uk

UKAS TESTING
4376

Certificate of Analysis

Job Number :	AA7280	Date :	05/04/16	Analyst :	AP

Name & Address of Client :	Site Address :
Merchant Land Investments	61 – 65 Charlotte Street
66 Leman Street	London
London	

Postcode :	E1 8EU	Tel :		Postcode :	W1T 4PF

Date Samples Taken :	31/03/16	Certificate Number :	1 of 2
Date Samples Received :	03/04/16	Total Number of Samples :	15
Date of Analysis :	05/04/16	Clients Representative :	Seamus Porter

Samples collected by the client are evaluated using information provided by the client at the time of delivery. Airsafe Analytical Limited are not responsible for the accuracy and / or competence of the sampling by third parties. Under these circumstances Airsafe Analytical Limited cannot be held responsible for the interpretation of the results shown.
All samples of material, detailed below, have been examined to determine the presence of Asbestos fibres using Polarised Light Microscopy and the McCrone Dispersion Staining Technique in accordance with Airsafe Analytical Limited's documented "in-house" procedures which are based on the HSE's guidance note HSG248 - Asbestos: The Analysts' guide for sampling analysis and clearance procedures.

AA Sample Reference	Client Sample Number	Sample Description / Material Type	Fibre Type Detected
B01		Flue pipe	CHRYSOTILE
B02		Riser panel	NADIS
B03		Boiler panel	NADIS
B04		Riser panel	NADIS
B05		Sink pad	CHRYSOTILE
B06		Lino	NADIS
B07		Fire place panel	CHRYSOTILE
B08		Toilet cistern	AMOSITE

NADIS = No Asbestos Detected In Sample

All samples will be retained by the laboratory for a minimum of 6 months from the date the samples were received.

Authorised By :	R. Wren	Date :	05/04/16	Time :	1544
Signature :					

ISSUE NUMBER	6	DATE	DEC 2015

Airsafe

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TEL: 01420 88883 / 89990 email: info@airsafe.org.uk

UKAS TESTING
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Certificate of Analysis

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AA Sample Reference	Client Sample Number	Sample Description / Material Type	Fibre Type Detected
B09		Under stairs panel	AMOSITE
B10		Sink pad	NADIS
B11		Door panel	NADIS
B12		Flashguards	CHRYSOTILE
B13		Light covers	NADIS
B14		Roof liner	NADIS
B15		Roof tiles	NADIS

NADIS = No Asbestos Detected In Sample

All samples will be retained by the laboratory for a minimum of 6 months from the date the samples were received.

Authorised By :	R. Wren	Date :	05/04/16	Time :	1546
Signature :					

ISSUE NUMBER	6	DATE	DEC 2015

Appendix B

Data Sheets

Sample Ref: B01 **Location:** No 65 - 3rd Floor, External

Material Sampled:	Asbestos Cement flue pipe (runs into ceiling void above flat)
Analysis Result:	**Chrysotile (white) Asbestos**
Approximate Quantity:	2 LM
Product Type:	**Asbestos Re-inforced Composites**
Condition:	**Good Condition**
Surface Treatment:	**Cement / Sealed AIB / Enclosed Lagging**
Material Assessment Score:	**3**

Remarks / Recommendations: Remove.

Sample Ref: B02 **Location:** No 65 - 3rd Floor, Stairwell

Material Sampled:	Board lining to riser
Analysis Result:	**No Asbestos Detected**
Approximate Quantity:	
Product Type:	
Condition:	
Surface Treatment:	
Material Assessment Score:	**0**

Remarks / Recommendations:

Sample Ref: B03 **Location:** No 65 - 3rd Floor, Flat Kitchen

Material Sampled:	Panel below boiler
Analysis Result:	**No Asbestos Detected**
Approximate Quantity:	
Product Type:	
Condition:	
Surface Treatment:	
Material Assessment Score:	**0**

Remarks / Recommendations:

Sample Ref: B04 **Location:** No 65 - 2nd & 1st Floors, Stairwell

Material Sampled: Board lining to riser

Analysis Result: **No Asbestos Detected**
Approximate Quantity:
Product Type:
Condition:
Surface Treatment:
Material Assessment Score: **0**

Remarks / Recommendations:

Sample Ref: B05 **Location:** No 65 - 1st Floor, Flat Kitchen

Material Sampled: Asbestos Composite sink pad

Analysis Result: **Chrysotile (white) Asbestos**
Approximate Quantity: <1 Sqm
Product Type: **Asbestos Re-inforced Composites**
Condition: **Good Condition**
Surface Treatment: **Composite Materials**
Material Assessment Score: **2**

Remarks / Recommendations: Remove.

Sample Ref: B06 **Location:** No 65 - GF, Hallway

Material Sampled: Floor lino

Analysis Result: **No Asbestos Detected**
Approximate Quantity:
Product Type:
Condition:
Surface Treatment:
Material Assessment Score: **0**

Remarks / Recommendations:

Sample Ref: B07 **Location:** No 65 - GF, Shop

Material Sampled: Asbestos Cement panels to former fire place (located behind wooden panels)
Analysis Result: **Chrysotile (white) Asbestos**
Approximate Quantity: 3 Sqm
Product Type: **Asbestos Re-inforced Composites**
Condition: **Good Condition**
Surface Treatment: **Cement / Sealed AIB / Enclosed Lagging**
Material Assessment Score: **3**

Remarks / Recommendations: Remove.

Sample Ref: B08 **Location:** No 65 - GF, Shop, Rear External WC

Material Sampled: Asbestos Composite toilet cistern
Analysis Result: **Amosite (brown) Asbestos**
Approximate Quantity: 1 Item
Product Type: **Asbestos Re-inforced Composites**
Condition: **Good Condition**
Surface Treatment: **Composite Materials**
Material Assessment Score: **3**

Remarks / Recommendations: Remove.

Sample Ref: B09 **Location:** No 65 - Basement, Stairwell

Material Sampled: Asbestos Insulation Board lining under stairs
Analysis Result: **Amosite (brown) Asbestos**
Approximate Quantity: 3 Sqm
Product Type: **AIB / Millboards / Textiles**
Condition: **Good Condition**
Surface Treatment: **Cement / Sealed AIB / Enclosed Lagging**
Material Assessment Score: **5**

Remarks / Recommendations: Remove.
This form of Asbestos can only be removed by a licensed contractor.

Sample Ref: B10 **Location:** No 63 - GF, Shop

Material Sampled: Bitumen lining to sink

Analysis Result: **No Asbestos Detected**
Approximate Quantity:
Product Type:
Condition:
Surface Treatment:
Material Assessment Score: **0**

Remarks / Recommendations:

Sample Ref: B11 **Location:** No 63 - 1st Floor, Stairwell

Material Sampled: Door panel (to rear of door)

Analysis Result: **No Asbestos Detected**
Approximate Quantity:
Product Type:
Condition:
Surface Treatment:
Material Assessment Score: **0**

Remarks / Recommendations:

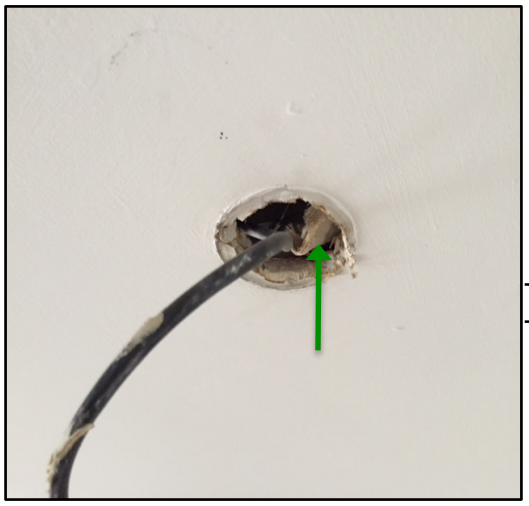
Sample Ref: B12 **Location:** No 63 - GF, Hallway

Material Sampled: Asbestos Textile flash guards within switch gear

Analysis Result: **Chrysotile (white) Asbestos**
Approximate Quantity: <1 Sqm
Product Type: **AIB / Millboards / Textiles**
Condition: **Good Condition**
Surface Treatment: **Composite Materials**
Material Assessment Score: **3**

Remarks / Recommendations: Remove.

Sample Ref: B13 **Location:** No 61 - 1st Floor, Throughout



Material Sampled: Textile covers to ceiling down lights

Analysis Result: **No Asbestos Detected**
Approximate Quantity:
Product Type:
Condition:
Surface Treatment:
Material Assessment Score: **0**

Remarks / Recommendations:

Sample Ref: B14 **Location:** No 61 - GF, Rear Gallery

Material Sampled: Bitumen roof liner

Analysis Result: **No Asbestos Detected**
Approximate Quantity:
Product Type:
Condition:
Surface Treatment:
Material Assessment Score: **0**

Remarks / Recommendations:

Sample Ref: B15 **Location:** No 61 - GF, Rear Gallery

Material Sampled: Roof tiles

Analysis Result: **No Asbestos Detected**
Approximate Quantity:
Product Type:
Condition:
Surface Treatment:
Material Assessment Score: **0**

Remarks / Recommendations:

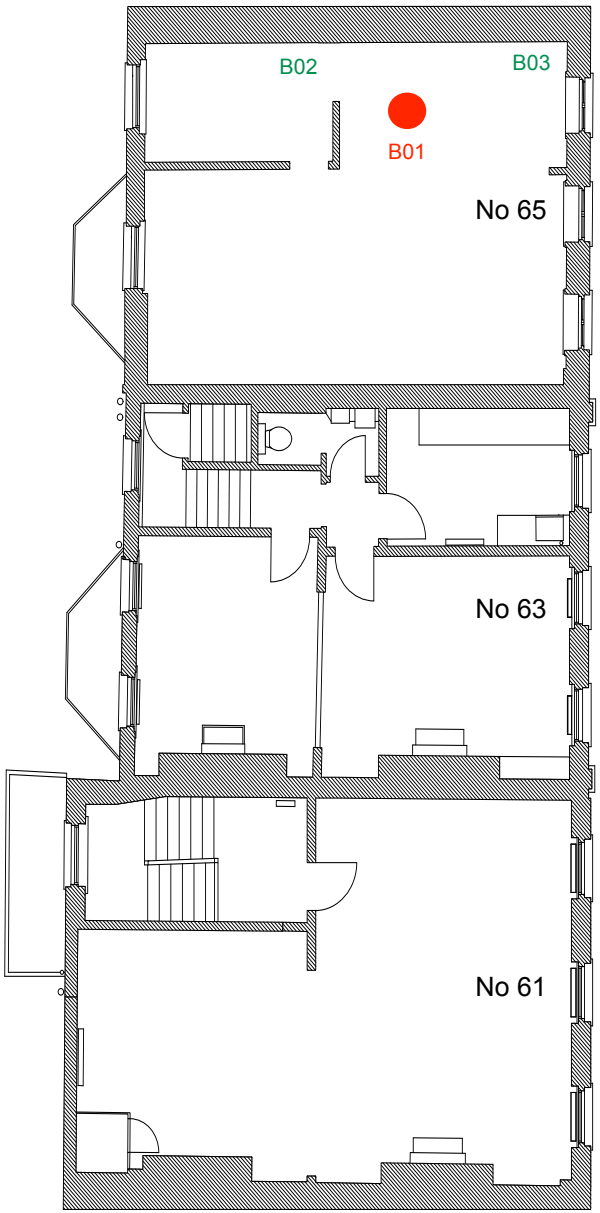
Appendix C

Summary of Findings

No	Location	Material Sampled	Asbestos Content	Quantity
B01	No 65 - 3rd Floor, External	Asbestos Cement flue pipe	Chrysotile (white) Asbestos	2 LM
B02	No 65 - 3rd Floor, Stairwell	Board lining to riser	No Asbestos Detected	N/A
B03	No 65 - 3rd Floor, Flat Kitchen	Panel below boiler	No Asbestos Detected	N/A
B04	No 65 - 2nd & 1st Floors, Stairwell	Board lining to riser	No Asbestos Detected	N/A
B05	No 65 - 1st Floor, Flat Kitchen	Asbestos Composite sink pad	Chrysotile (white) Asbestos	<1 Sqm
B06	No 65 - GF, Hallway	Floor lino	No Asbestos Detected	N/A
B07	No 65 - GF, Shop	Asbestos Cement panels to former fire place	Chrysotile (white) Asbestos	3 Sqm
B08	No 65 - GF, Shop, Rear External WC	Asbestos Composite toilet cistern	Amosite (brown) Asbestos	1 Item
B09	No 65 - Basement, Stairwell	Asbestos Insulation Board lining under stairs	Amosite (brown) Asbestos	3 Sqm
B10	No 63 - GF, Shop	Bitumen lining to sink	No Asbestos Detected	N/A
B11	No 63 - 1st Floor, Stairwell	Door panel (to rear of door)	No Asbestos Detected	N/A
B12	No 63 - GF, Hallway	Asbestos Textile flash guards within switch gear	Chrysotile (white) Asbestos	<1 Sqm
B13	No 61 - 1st Floor, Throughout	Textile covers to ceiling down lights	No Asbestos Detected	N/A
B14	No 61 - GF, Rear Gallery	Bitumen roof liner	No Asbestos Detected	N/A
B15	No 61 - GF, Rear Gallery	Roof tiles	No Asbestos Detected	N/A

Appendix D

Asbestos Location Plan



3rd Floor

Airsafe Surveys Ltd
14 Normandy St
Alton, Hants
GU34 1BX
01420 89990
andy@airsafe.org.uk

Client

Merchant Land Investments Ltd

Site

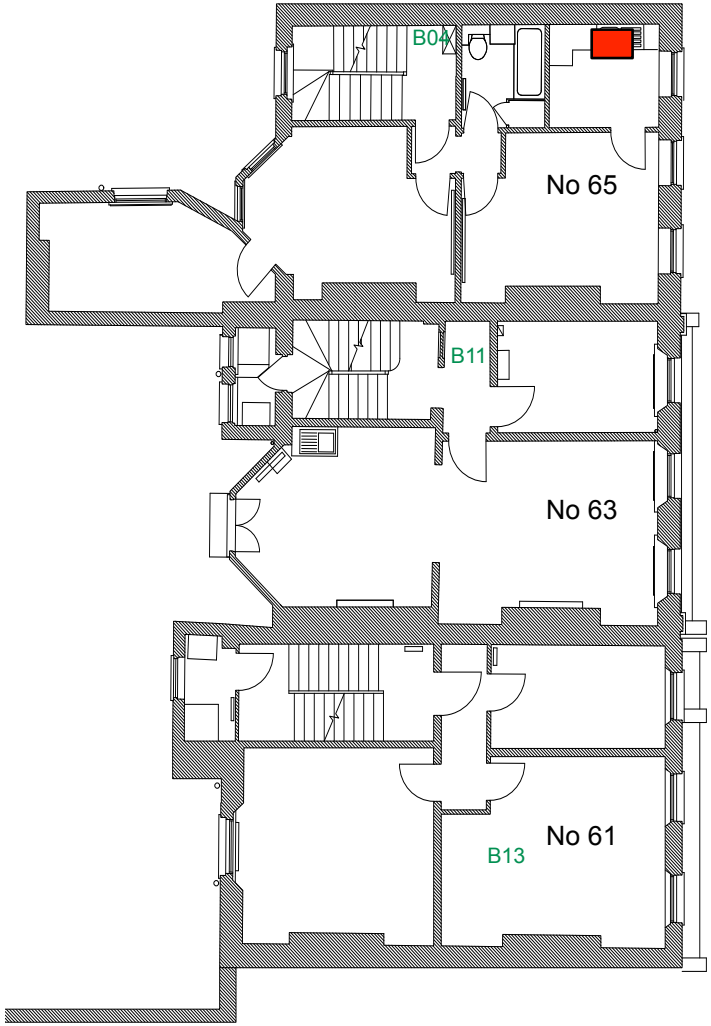
61 - 65 Charlotte Street
London

Key

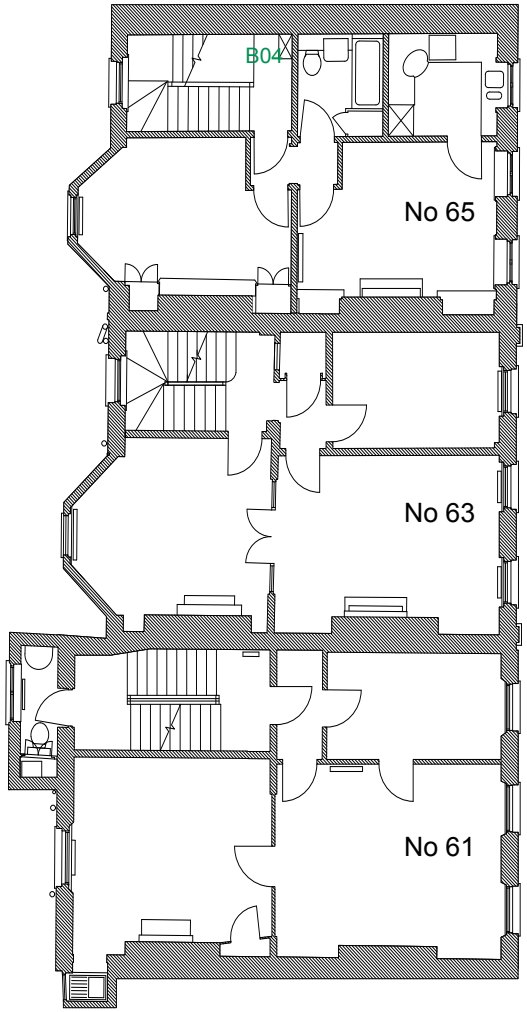
Asbestos Cement flue pipe

B**
Denotes NADIS sample

Not to Scale



01 First Floor Plan
Scale 1:50@A1, 1:100@A3



02 Second Floor Plan
Scale 1:50@A1, 1:100@A3

Airsafe Surveys Ltd
14 Normandy St
Alton, Hants
GU34 1BX
01420 89990
andy@airsafe.org.uk

Client

Merchant Land Investments Ltd

Site

61 - 65 Charlotte Street
London

Key

Asbestos Composite sink pad

B**
Denotes NADIS sample

Not to Scale

Airsafe Surveys Ltd
14 Normandy St
Alton, Hants
GU34 1BX
01420 89990
andy@airsafe.org.uk

Client

Merchant Land Investments Ltd

Site

61 - 65 Charlotte Street
London

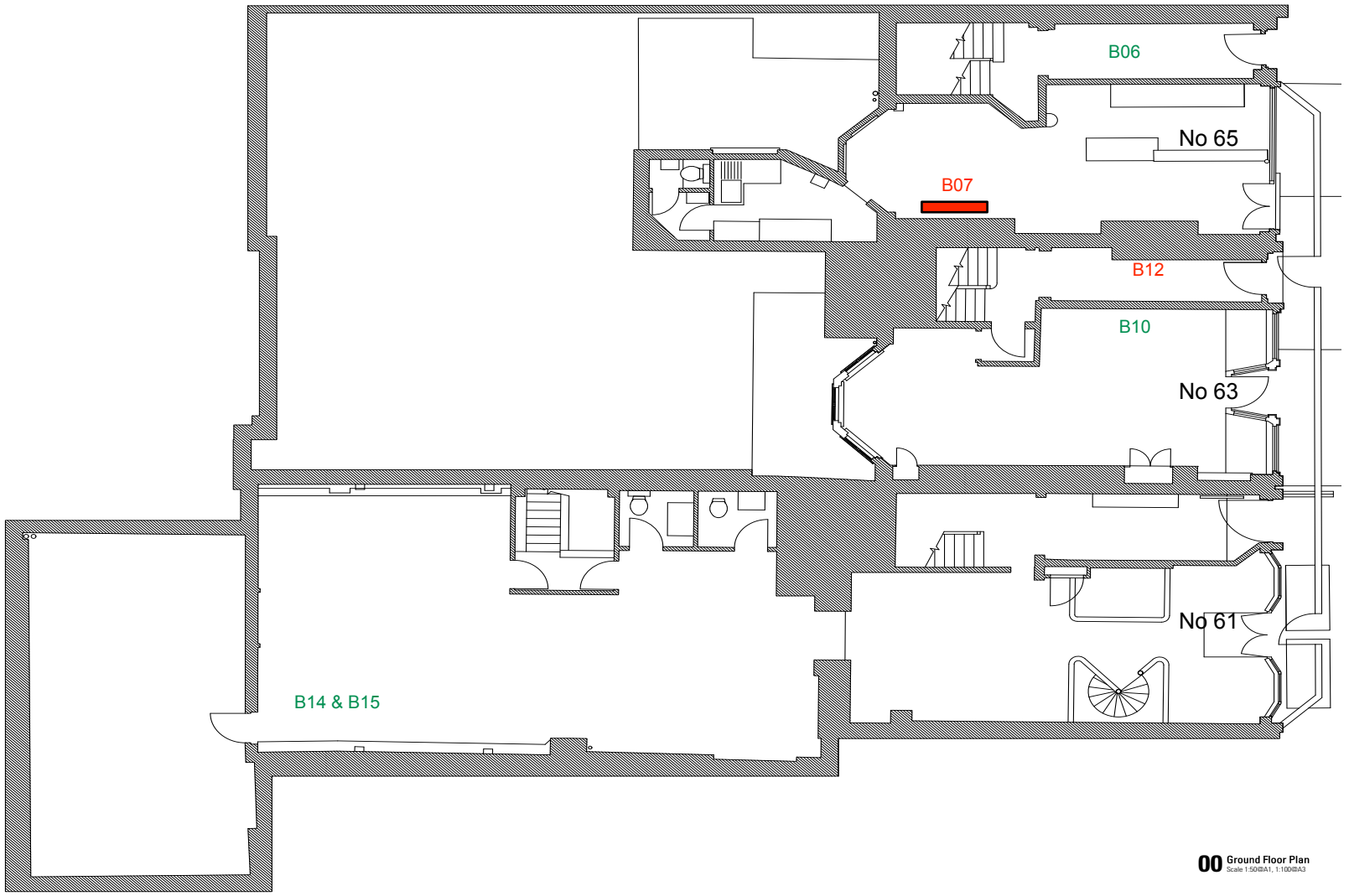
Key

Asbestos Cement fire place panels

B12
Asbestos Textile flash guards

B**
Denotes NADIS sample

Not to Scale



Airsafe Surveys Ltd
14 Normandy St
Alton, Hants
GU34 1BX
01420 89990
andy@airsafe.org.uk

Client

Merchant Land Investments Ltd

Site

61 - 65 Charlotte Street
London

Key

Asbestos Insulation Board to under stairs

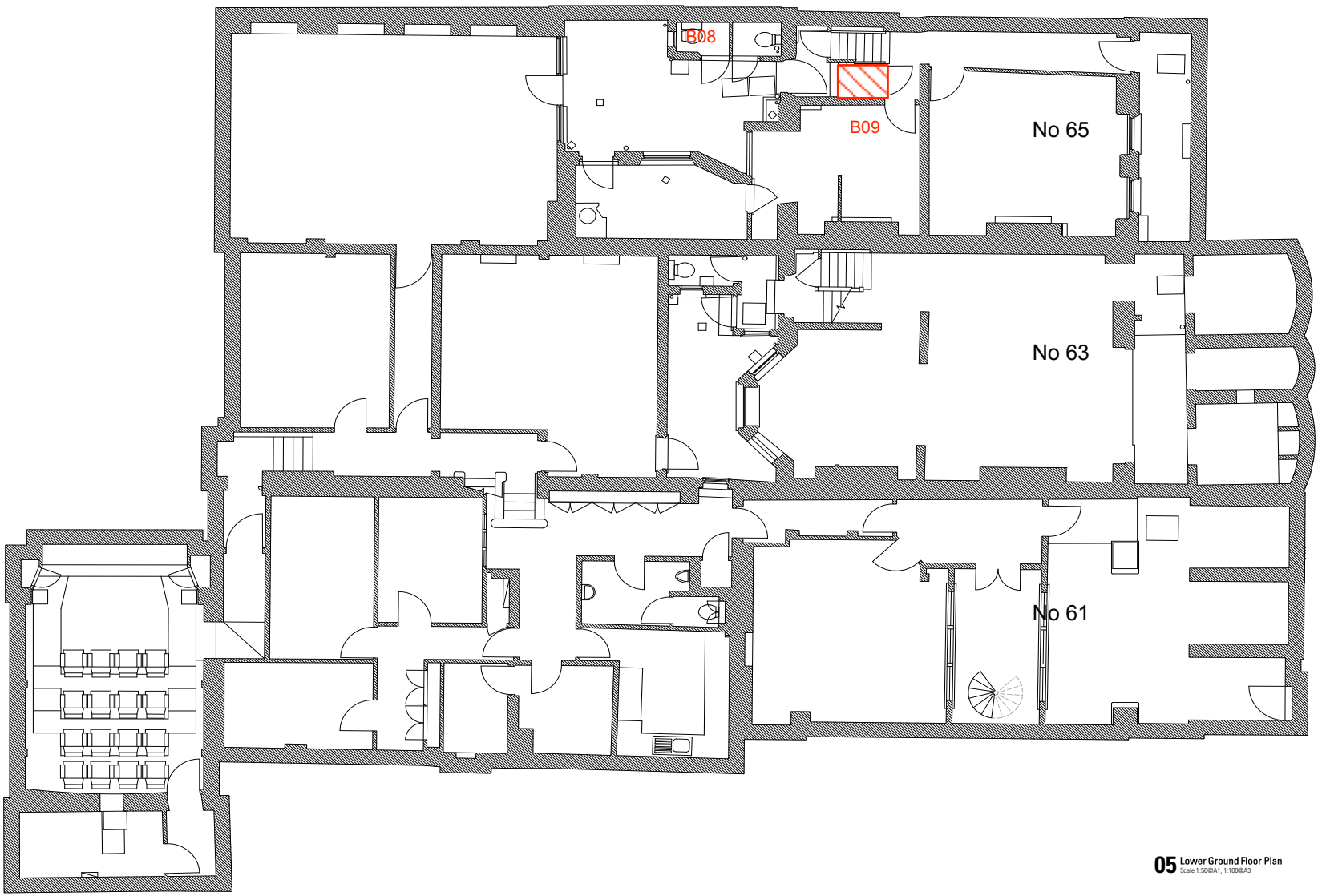
B08

Asbestos Composite toilet cistern

B**

Denotes NADIS sample

Not to Scale



05 Lower Ground Floor Plan
Scale 1:50@A1, 1:100@A3