



Asbestos Surveys and Removal

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Refurbishment and Demolition Asbestos Survey

Magnet
65-67 Holmes Road
London
NW5 3AU

Ref: ACE1842

28th November 2016

Sample Analysis by Independent UKAS Accredited Laboratory



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1.0 SUMMARY

Ace Asbestos Limited was requested by Embassy Demolition to undertake a Refurbishment and Demolition Asbestos Survey of the premises at Magnet, 65-67 Holmes Road, London, NW5 3AU as the property is going to be redeveloped.

Mr Dave Ritchie carried out the survey on 28th November 2016.

Ace Asbestos Limited is a specialist Asbestos Surveying Consultancy providing a comprehensive service to professionals active in the property management and development sectors in accordance with the 'Control of Asbestos Regulations 2012.

1.1 *Locations where asbestos has been detected*

Ace Asbestos Limited has undertaken a Refurbishment and Demolition Asbestos Survey.

A register of inspections has been provided. The purpose of this section is to assign one of following three status reports for each location within the building:

- a) Asbestos Detected, with the type of material identified in red,
- b) No Asbestos Detected
- c) No access provided. These locations should be treated as if asbestos was detected.



1.2 *Ace Asbestos Limited - Brief Profile*

Ace Asbestos Limited operates from offices in Central London. We are an Asbestos Surveying Consultancy that has tailored its services to provide cost effective solutions to the Health and Safety problems caused by Asbestos within buildings.

Following Regulation 4 of the Control of Asbestos Regulations (CAR) 2012, every non-domestic property has a duty to manage Asbestos in the workplace; this regulation has been implemented.

We will identify where asbestos is present in your building and provide risk assessments in accordance with government guidelines (HSG 264 and HSG 227).

We will provide you guidance in clear English and assist you in the implementation of the management plan.

Where asbestos is in such poor condition that the reasonable course of action is for it to be removed, we can help you find the right Asbestos removal contractor to undertake the project. Where asbestos is in good condition and can remain in situ, we offer an annual re-inspection plan.

The purpose of the re-inspection is to monitor the condition to ensure that the asbestos has not deteriorated over time (typically through impact or accidental damage) and that the statutory risk assessment associated with asbestos is up to date.



1.3 *Contact Points at Ace Asbestos:*

In the event of any queries please do not hesitate to contact us:

Dave Ritchie Technical Director	Mobile: 07832 110 482 Email: dave@aceasbestos.com
Office	Tel: 020 8492 3910/ 020 3002 0447 Email: info@aceasbestos.com

Report prepared by

Handwritten signature of Dave Ritchie in black ink.

Director

Report Reviewed by

Handwritten signature of the Office Manager in black ink.

Office Manager



2.0 SURVEY OBJECTIVES

The Health and Safety Executive has published a document entitled "Asbestos: The Survey Guide, HSG264". This supports the Control of Asbestos Regulations 2012, which introduce an **explicit** duty to manage the risk from asbestos containing materials in premises.

This document contains practical guidance on surveying for asbestos containing materials in workplace premises and identifies three distinct categories of asbestos surveys:

Asbestos surveys within buildings are conducted as either part of the safe management of the day-to-day maintenance activities within the facility (i.e. Management Survey) or as part of the planned demolition or refurbishment of the building (i.e. Refurbishment and Demolition Surveys).

2.1 *Management Survey*

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

Management surveys should cover routine and simple maintenance work. However, it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. **A refurbishment survey will be required for all work which disturbs the fabric of the building** in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the duty holder.

2.2 *Refurbishment and Demolition Survey*

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when



more intrusive maintenance and repair work will be carried out or for plant removal or dismantling

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc). In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure.

Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

There may be some circumstances where the building is still 'occupied' (i.e. in use) at the time a 'demolition' survey is carried out. For example, in the educational sector, refurbishment/demolition surveys may be conducted in schools or colleges during one closure period (e.g. holidays) and the work not undertaken until the next holiday period. Also, a demolition survey may be conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome.



3.0 TYPE OF ASBESTOS SURVEY TO BE UNDERTAKEN

For the purposes of this project, we have undertaken a Refurbishment and Demolition Survey.

Given the eventual and substantial refurbishment of this site, we have not undertaken any re-instatement or made any reasonable damage to non-asbestos materials that may have occurred in the pursuit of our project objectives. It is also assumed that all asbestos containing materials that have been detected will be removed, and therefore risk assessments have not been prepared.

3.1 *Elements surveyed within the building*

In the absence of a specific brief from the client, the standard areas for inspection were:

<i>Internal partitions</i>	<i>Roof linings</i>
<i>Boiler Flues</i>	<i>Ceiling tiles</i>
<i>Beam casings</i>	<i>Ceiling return panels</i>
<i>Soffits</i>	<i>Fire cells</i>
<i>Thermal insulation</i>	<i>Windowsills</i>
<i>Riser shafts</i>	<i>Heater units</i>
<i>False ceilings</i>	<i>Bulkheads</i>
<i>Door Panels</i>	<i>Seals and gaskets</i>
<i>External roofs and gutters</i>	<i>Drain pipes</i>
<i>Roof Spaces</i>	<i>Floor Spaces</i>
<i>Artex Coatings</i>	<i>Thermoplastic Floor Tiles</i>

3.2 *Areas and structures not included in the survey*

Given the way in which asbestos containing materials have been used in concealed and composite structures during the construction of buildings, asbestos may only be detected during the course of subsequent demolition or refurbishment. We take no responsibility for any asbestos containing materials found in this way.



Care should be exercised during the demolition of ceiling, cavity walls and removal of floorboards, in case concealed features, such as piped services and fire-resistant linings are present.

Fire doors

Some fire doors may contain an inner sandwich layer of asbestos that is not often visible without partially dismantling doors. As this is not often possible, this should be borne in mind during fire door replacement, especially doors on boiler rooms, etc.

Floorboards

Areas beneath floorboards will not normally be accessed, unless specific arrangements are made with the client.

Residues/Debris

Due to the nature of asbestos residues and debris that may be found within the scope of the survey being conducted, it is not possible to identify all asbestos residues/debris or areas of cross-contamination without extensive sampling as these residues are not normally visible to the naked eye. Where residues occur this is usually indicative of a poorly supervised asbestos removal; in this instance it would be prudent to ensure that clearance air monitoring arrangements are in place.

Soil pipes

In some circumstances, asbestos has been used as a packing/jointing material to pipe collars. These are difficult to detect unless they are systemically and destructively tested.

Electrical switch gear, electrical storage heaters & old boilers

It is common for heavy-duty fuse boxes to contain woven asbestos materials as a backing behind the fuses. Similarly, storage heaters & old boilers can contain asbestos materials. For safety reasons these are not usually sampled unless safe to do so but will be visually assessed where possible.

Height Access Restrictions

Areas above a 3-metre height will not be examined unless the client provides safe access.

4.0 ASBESTOS SURVEY METHODOLOGY

The objective was to identify asbestos materials by visual examination and where appropriate obtain representative samples for analysis. Analysis was achieved by employing standard polarised light microscopy and dispersion staining at the



premises of our preferred Laboratory partner, in accordance with accreditation under the United Kingdom Accreditation Scheme (UKAS). Details can be provided upon request.

4.1 Bulk Sampling

Careful sampling procedures and techniques are important if the survey is going to be executed in a successful and safe manner.

It is important that the sampling activity is undertaken in such a manner that the following objectives are achieved:

- *A representative sample of the material is obtained. For example, with respect to thermal insulation, it is important that complete core samples, rather than superficial samples are obtained.*
- *Sampling is undertaken in such a way that cross-contamination is prevented and erroneous results are not produced.*
- *Sampling is undertaken in a manner that does not place the surveyor or any third party at risk. Careless sampling will give rise to the unnecessary release of asbestos.*

Further details on sampling and safety protocols are established in our "Code of Practice for Asbestos Surveying".

5.0 REGISTER OF INSPECTIONS

The Register of Inspections identifies the location by either room number or literal description, the area or element investigated and provides one of three status reports for each location within the building survey: a) asbestos detected, b) no asbestos detected and c) no access provided.

For the purposes of the safe management of the site, a no access provided report should be treated as presumed asbestos required.

6.0 ASBESTOS REGISTER

The Asbestos Register is provided with Management Surveys only and therefore does not apply to this survey report. The Register itemises those areas where asbestos containing materials have been detected and provides recommendations regarding subsequent management and remediation where required. Post survey, this facility can be provided, in the form of a follow-on re-inspection service combined with an annual up-date of the register.



7.0 SAMPLE LIST

Sample reference 01 – Ceiling tiles

The bulk sample of tile taken from the ceiling located in the side store has proven negative to contain asbestos, ***no asbestos detected***, therefore no further action is required for this material.

Sample reference 02 – Bitumen adhesive

The bulk sample of bitumen adhesive taken from the floor located in the offices has proven negative to contain asbestos, ***no asbestos detected***, therefore no further action is required for this material.

Sample reference 03 – Flaking paint

The bulk sample of flaking paint taken from the wall located in the plant area has proven negative to contain asbestos, ***no asbestos detected***, therefore no further action is required for this material.

Sample reference 04 – Thermal insulation

The bulk sample of thermal insulation taken from the heater unit located in the plant room has proven negative to contain asbestos, ***no asbestos detected***, therefore no further action is required for this material.

Sample reference 05 – Sink pad

The bulk sample of the acoustic sink pad taken from the kitchen sink has proven negative to contain asbestos, ***no asbestos detected***, therefore no further action is required for this material.

Sample reference 06 – Debris

The bulk sample of debris taken from the floor located in the warehouse has proven negative to contain asbestos, ***no asbestos detected***, therefore no further action is required for this material.

8.0 PHOTOS



Sample 01 – Ceiling tiles – ***No asbestos detected.***



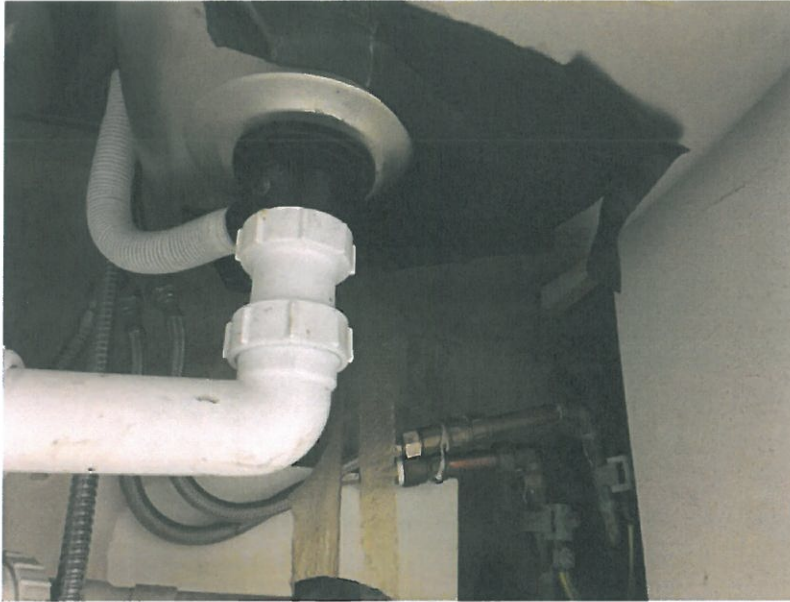
Sample 02 – Bitumen adhesive to floor – ***No asbestos detected.***



Sample 03 – Flaking paint to wall – *No asbestos detected.*



Sample 04 – Thermal insulation to heater unit – *No asbestos detected.*



Sample 05 – Acoustic sink pad – *No asbestos detected.*



Sample 06 – Debris to floor – *No asbestos detected.*

APPENDIX A: REGISTER OF INSPECTIONS

Register of Inspections



Client	Embassy Demolition			
Site Details	Magnet			
	65-67 Holmes Road			
	London, NW5 3AU			
Date of Survey	28 th November 2016			
Surveyor	Dave Ritchie	Page 1 of 1	Survey Type	Refurbishment and Demolition

Location Ref	Location Description	Sample No. / Element Inspected	Type of Asbestos Detected	Notes
GROUND FLOOR				
01	SIDE STORE	<i>Sample 01 – Ceiling tiles – Approx. 10 square metres</i>	NO ASBESTOS DETECTED	No further action is required for this material
02	SHOWROOM	ALL ELEMENTS	NO ASBESTOS DETECTED	N/A
03	TRADE COUNTER	ALL ELEMENTS	NO ASBESTOS DETECTED	N/A
04	OFFICES	<i>Sample 02 – Bitumen adhesive to floor – Approx. 40 square metres</i>	NO ASBESTOS DETECTED	No further action is required for this material
05	PLANT AREA	<i>Sample 03 – Flaking paint to wall – Approx. 50 square metres</i>	NO ASBESTOS DETECTED	No further action is required for this material
		<i>Sample 04 – Thermal insulation to heater unit – Approx. 10 square metres</i>	NO ASBESTOS DETECTED	No further action is required for this material
06	TOILET	ALL ELEMENTS	NO ASBESTOS DETECTED	N/A
07	KITCHEN	<i>Sample 05 – Acoustic sink pad</i>	NO ASBESTOS DETECTED	No further action is required for this material
08	WAREHOUSE	<i>Sample 06 – Debris to floor – Approx. 1 square metre</i>	NO ASBESTOS DETECTED	No further action is required for this material
<i>Whilst every effort was made to detect asbestos containing materials (ACM), it is possible for hidden ACM's to be uncovered during subsequent refurbishment/demolition works (see 3.2)</i>				

APPENDIX B: ASBESTOS LEGISLATION - OVERVIEW

Following the Control of Asbestos Regulations 2012 (CAR 2012), there is a specific requirement for all non-domestic property owners to have registers prepared for their premises. This regulation has been implemented and there is an **explicit duty** for premises to hold a current asbestos register. This regulation places the following duties on persons in control of non-domestic premises to:

- Take reasonable steps to determine the location of materials likely to contain asbestos
- Presume materials to contain asbestos unless a reasoned argument to the contrary can be made
- Make and maintain a written record of the location of asbestos and presumed asbestos materials. It will be a requirement to maintain this register, in that the condition of asbestos materials should be kept under regular review.
- Monitor the condition of asbestos and presumed asbestos materials
- Assess the risk of exposure from asbestos and presumed asbestos materials and document the action necessary to ensure:

Any material known or presumed to contain asbestos, which may create a risk of exposure because of its state and location, is repaired or if necessary removed

Any material known or presumed to contain asbestos is maintained in a good state of repair

Information about the location and condition of material known or presumed to contain asbestos is given to anyone likely to disturb it

Procedures and arrangements are in place so that work may disturb material known or presumed to contain asbestos complies with all other requirements of the asbestos regulations.

APPENDIX C: CERTIFICATE(S) OF ANALYSIS



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD	<input type="checkbox"/>
PREMIUM	<input type="checkbox"/>
EMERGENCY	<input type="checkbox"/>

Client:	ACE ASBESTOS LIMITED
Address:	FINCHLEY HOUSE BUSINESS CENTRE 707 HIGH ROAD FINCHLEY LONDON N12 0BT
Attention:	DAVE RITCHIE
Site Address:	MAGNET 65-67 HOLMES ROAD KENTISH TOWN LONDON NEW 3AU
Date sample taken:	28/11/16
Date sample received:	30/11/16
Date of Analysis:	30/11/16

Analysis Report No.	SCO/16/27357		
Report Date.	30/11/16		
Site Ref No.	N/A		
Page No:	1	Of	1
No. of Samples:	6		
Obtained:	DELIVERED		

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248. If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown.

SCOPE SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	1	GROUND FLOOR – SIDE STORE – CEILING TILES	NADIS
2	2	GROUND FLOOR – OFFICES – BITUMEN ADHESIVE	NADIS
3	3	GROUND FLOOR – PLANT AREA – FLAKING PAINT	NADIS
4	4	GROUND FLOOR – PLANT AREA – THERMAL INSULATION	NADIS
5	5	GROUND FLOOR – KITCHEN – ACOUSTIC SINK PAD	NADIS
6	6	GROUND FLOOR – WAREHOUSE – DEBRIS	NADIS

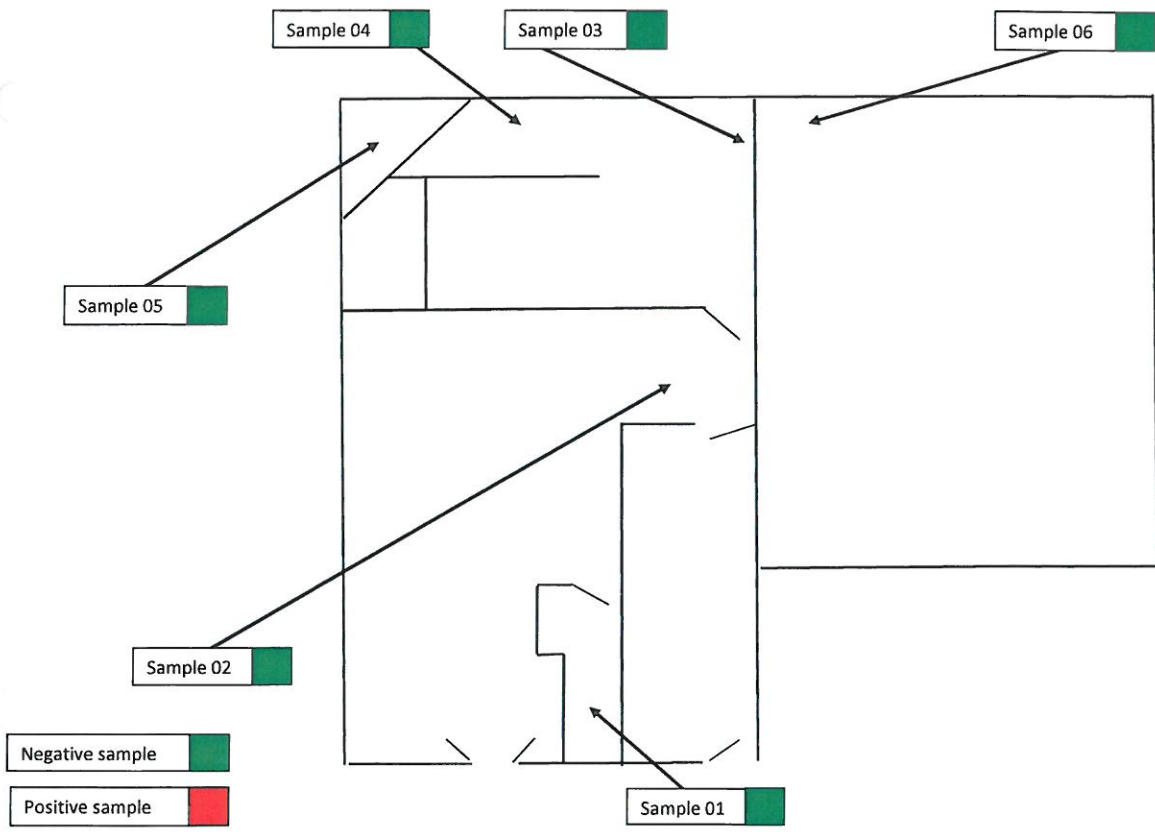
KEY: NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.

Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Analysed by:	C GOROMBEI	Authorised signatory:	
		Print name:	S BOLTON- Q.C.M
BULK 001-VER 5 12-AUGUST-09-QCM			

APPENDIX D: FLOOR PLAN / SAMPLE DIAGRAM





Your Safety is Our Concern!

Finchley House Business Centre, 707 High Road, London N12 0BT



Asbestos Surveys and Removal

Finchley House Business Centre
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Tel: 020 8492 3910 / 020 3002 0447 Email: info@aceasbestos.com

Embassy Demolition
O' Doherty House
29 Nobel Road
Edmonton
London
N18 3BH

INVOICE

Date	02/12/16	Report & Invoice No.	ACE1842	Survey Date	28/11/16
Refurbishment and Demolition Survey: Magnet,65-67 Holmes Road, London, NW5 3AU					£950.00
Bank Details	Barclays, West Hampstead		Sub Total	£950.00	
	Account No:	50128538	VAT @ 20%	£190.00	
	Sort Code:	20-74-63	Total	£1,140.00	
<p>Payment is due on receipt of invoice. If you wish to pay by debit/credit card please contact our office. If paying by Bank transfer, please ensure you state the invoice number and send confirmation of payment.</p>					

