Bellamy Surveying and Consultancy Services Ltd

Asbestos Management Survey for

Shorts Gardens LLP

at

60-72 Shorts Gardens/14-16 Betterton Street
London
WC2H 9BU

Project Number: 7452DB

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Bellamy Surveying and Consultancy Services Ltd

Names and Addresses

Client Name:

Shorts Gardens LLP
Span Group
7 Heathgate Place
75-83 Agincourt Road
London
NW3 2NT

Contact:
Phone: Fax:

Instructing Party:

Hush Project Management & Consulting Ltd
Blackwell House
Guildhall Yard
London
EC2V 5AE

Contact: Guy Meadows
Phone: 020 3056 8455 Fax:

Site Full Name:

60-72 Shorts Gardens/14-16 Betterton Street
London
WC2H 9BU

Contact: Guy Meadows
Phone: 020 3705 9711 Fax:

Report Author:

Bellamy Surveying and Consultancy Services Ltd
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Bellamy Surveying and Consultancy Services Ltd

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SECTION ONE

EXECUTIVE SUMMARY

Bellamy Surveying and Consultancy Services Ltd

Executive Summary

General Information:

Bellamy Surveying and Consultancy Services Ltd were instructed by Hush Project Management & Consulting Ltd to carry out an Asbestos Management Survey to inspect for the presence of asbestos containing materials (ACMs) at the following site:

60-72 Shorts Gardens/14-16 Betterton Street, London, WC2H 9BU

The survey was carried out on 21st November 2016 by Daryl Bellamy and Jack Stringer.

Scope of Works - Asbestos Management Survey

Within the scope of the survey, asbestos materials have been identified or strongly presumed / presumed. The incidences of asbestos containing materials (ACMs) and the recommended actions are summarised below.

Photo 1 - Skylight - Roof top - Do Not Disturb. Contractors To Be Aware.

Sample 8 - Lining Panel - Electrical cupboard/office - First floor - Apply Asbestos Warning Labels. Do Not Disturb.

Photo 2 - Electrical boxes - Electrical cupboard/office - First floor - Do Not Disturb. Contractors To Be Aware.

Sample 9 - Cement panel - Car park - Ground floor - Encapsulate & Apply Warning Labels. Do Not Disturb.

Photo 8 - Electrical boxes - Main area - Basement - Removal By Licensed Contractors.

(PLEASE NOTE: Sample References; 10, 11, 12, 13 and Photograph References; P3, P4, P5, P6, P7 are outside the clients responsibility, please disregard any reference to them in this report)

Please refer to the individual sample data sheets for identification of materials removed for laboratory bulk sampling analysis and notes.

Any asbestos materials remaining in the building must be encapsulated and/or labelled using recognised asbestos management materials and identification labels. A management system must be implemented to assess and manage the risks associated with asbestos materials at site. It is strongly advised that all staff and visiting contractors familiarise themselves with the asbestos management plan to ensure that asbestos materials at site are not disturbed or damaged. Refer to the Asbestos Acknowledgement Form and Asbestos Work Record.

We recommend that should you decide to refurbish areas which have not been investigated or to demolish whole or in part any areas of the building, that an asbestos refurbishment and demolition survey takes place prior to commencing works.

SECTION TWO

ASBESTOS REGISTER

Asbestos Register

Site Name: 60-72 Shorts Gardens/14-16 Betterton Street

Project Number: 7452DB

Location	Product type and name		Extent	Accessibility	Condition	Surface treatment	Asbestos Type	Sample	Sample no	Material Risk Score	Priority Risk Score	Total Score
Roof, External	Ropes and woven textiles	Skylight	Representative Skylight Reference	Difficult Accessibility	No visible damage	Enclosed sprays and lagging	Chrysotile	Presumed	Photo 1	4		N/A
Ground floor, Yard	Ropes and woven textiles	Rope Insulation	Representative Rope Insulation to Cables	Difficult Accessibility	Low damage	Enclosed sprays and lagging	Chrysotile	Strongly Presumed	Photo 15	5		N/A
First floor, Electrical cupboard	Ropes and woven textiles	Electrical Box	Representative Electrical Reference	Difficult Accessibility	No visible damage	Enclosed sprays and lagging	Chrysotile	Presumed	Photo 2	4		N/A
Basement, Main Area	Ropes and woven textiles	Electrical Box	Representative Electrical Reference	Easy Accessibility	High damage	Enclosed sprays and lagging	Chrysotile	Strongly Presumed	Photo 8	7		N/A
First floor, Electrical cupboard	Asbestos cement	Lining panel	2no	Difficult Accessibility	No visible damage	Asbestos cement sheets etc	Chrysotile	Identified	Sample 8	3		N/A
Ground floor, Car Park	Asbestos cement	Cement Panel	Approx 4m²	Medium Accessibility	Low damage	Asbestos cement sheets etc	Chrysotile	Identified	Sample 9	4		N/A

SECTION THREE

SURVEY OBJECTIVES

Bellamy Surveying and Consultancy Services Ltd

Survey Objectives

1 Instructions were received from Guy Meadows, Senior Project Manager, Hush, to provide an Asbestos Management Survey report in strict accordance with Asbestos: The Survey Guide HSG 264 for 60/72 Shorts Gardens/14-16 Betterton Street, London WC2H 9BU, in a database format, indicating areas containing identified and suspected asbestos based materials, including photographic records of asbestos occurrences where possible.

2 Scope of Works - Asbestos Management Survey

3 To carry out a survey to ascertain the presence of asbestos based materials.

4 To include a risk assessment for each individual Sample.
NADIS (No asbestos detected in sample)
ACM (Asbestos Containing Material)

Survey Objectives

5 Asbestos Management Surveys

An asbestos 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 will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This material assessment will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed. The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs.

However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e a material assessment). Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present. By presuming the presence of asbestos, the need for sampling and analysis can be deferred until a later time (e.g. before any work is carried out). However this approach has implications for the management arrangements. The duty holder bears potential additional costs of management for some non-ACMs. Any work carried out on 'presumed' materials would need to involve appropriate contractors and work methods in compliance with CAR 2012 irrespective of whether the material was actually an ACM or not. Alternatively, before any work starts, sampling and analysis can be undertaken to confirm or refute the presence of asbestos. The results will determine the work methods and contractors to be used. The 'presumption' approach has several disadvantages: it is less rigorous, it can lead to constant obstructions and delays before work can start, and it is more difficult to control. 'Default' presumptions may also lead to unnecessary removal of non-ACMs and their disposal as asbestos waste. Default presumptions may be suitable in some instances, e.g. 'small' or simple premises, as part of a client's management arrangements. Surveyors should always endeavour to positively identify ACMs. A sufficient number of samples should be taken to confirm the location and extent of ACMs. It is legitimate to reduce sample numbers where materials can be strongly presumed to be ACMs. However the default presumption option should be avoided where possible, as it can make managing asbestos more difficult for the duty holder. Default presumption should only be used in circumstances where it is requested by the client and/or where access genuinely cannot be obtained. When sampling is carried out as part of a management survey, samples from each type of suspect ACM should be collected and analysed. If the material sampled is found to contain asbestos, other similar materials used in the same way in the building can be strongly presumed to contain asbestos. Less homogeneous materials (e.g. different surfaces/coating, evidence of repair etc) will require a greater number of samples. The sample number should be sufficient to establish whether asbestos is present or not in the particular material. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out later as a separate exercise. All areas should be accessed and inspected as far as is reasonably practicable.

Areas should include under floor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. Surveying may also involve some minor intrusive work, such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling. Surveyors should come prepared to access such areas (i.e with the correct equipment etc). Management surveys are only likely to involve the use of simple tools such as screwdrivers and chisels. Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos must be clearly stated in the survey report and will have to be managed on this basis i.e maintenance or other disturbance work should not be carried out in these areas until further checks are made.

Survey Objectives

All ACMs should be identified as far as is reasonably practicable. The areas inspected should include: under floor coverings, above false ceilings (ceiling voids), lofts, inside risers, service ducts and lift shafts, basements, cellars, underground rooms, under crofts (this list is not exhaustive).

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. Refurbishment surveys will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive.

Refurbishment and demolition surveys
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 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). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. 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. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. 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. In these situations, there should be effective isolation of the survey area (e.g. full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (e.g. where there has been significant destruction), reassurance air sampling with disturbance. 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 maybe conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome. In such situations, the 'survey' will need extremely careful managing with personnel and equipment/furnishings being decanted and protected (as necessary), while the survey progresses through the building. Again, there should be

Survey Objectives

effective isolation of the survey areas and the 'surveyed' area must be shown to be fit for reoccupation before personnel reoccupy.

6 Surveying Company Details.

Bellamy Surveying and Consultancy Services Ltd
Cannon House
438 Baddow Road
Chelmsford
Essex CM2 9RB

Survey carried out by Daryl Bellamy and Jack Stringer

Report produced by Daryl Bellamy

Survey Date - 21st November 2016

Report Date - 23rd November 2016

Any material samples removed for laboratory bulk sampling analysis were sub contracted to an independent Ukas laboratory in line with HSG248 guidelines.

Environtec (Ukas 2030)
Environtec House
The Street
Hatfield Peverel
Chelmsford, Essex CM3 2EJ

SECTION FOUR

SURVEY TECHNIQUES

Bellamy Surveying and Consultancy Services Ltd

Survey Techniques

1 The sampling strategy is conducted in accordance with Bellamy Surveying & Consultancy Services Limited Code of Practice 3, based on Health and Safety Executive HSG264 Asbestos: The survey guide.

2 Samples from each type of suspect ACM were only occasionally sampled or assessed during the survey. If the material sampled is found to contain asbestos, other similar materials used in the same way in the building will be strongly presumed to contain asbestos.

3 Photographs were taken at all of the sample locations (unless otherwise stated).

4 Samples were analysed by an independent Ukas registered laboratory.

All Asbestos Bulk Sample Analysis is conducted by using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a transparent colourless particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre, and is viewed under a microscope using transmitted white light (based on HSE Publication HSG248).

SECTION FIVE

SURVEY CAVEAT

Bellamy Surveying and Consultancy Services Ltd

Survey Caveat

1 The survey took part to all areas of 60/72 Shorts Gardens/14-16 Betterton Street, London WC2H 9BU, where access was arranged and provided by Guy Meadows.

Note -
The buildings were occupied at the time of survey.
All electrics and services were live at the time of survey.

No access was gained to the following areas -

Roof Area -
Lift Motor Room, Plant Room to external roof top (via blocked ceiling hatch to office space 3rd floor).

2nd Floor -
Switch Gear Rooms/loading bay to Betterton Street elevation (no 72)
Below Fixed/laminate floors to office spaces

1st Floor -
Below Fixed/laminate floors to office spaces

Ground Floor -
Transformer Bays to Yard
Extractor room/void
Plant cupboard to Car Park, upper part (adjacent to basement entrance)
Good vibes Fitness Club

Basement -
Void Areas

Any areas of 'No Access' should be presumed to contain asbestos products until access can be gained and the material / area surveyed.

2 It should be clearly understood that an asbestos survey or re-inspection survey cannot guarantee to identify all asbestos materials present within a property. Bellamy Surveying and Consultancy Services Ltd will accept no responsibility for any financial loss that may arise from asbestos materials present within a property surveyed. No geo technical surveying took place to areas providing services below floor level unless access was provided.

3 Asbestos Management, Refurbishment and Demolition surveys or Re-inspection surveys will not include lift shafts/waiter shafts or any live plant machinery / facility or similar, that would require the attendance of a specialist engineer, i.e. boiler units, air conditioning units and plant.

4 Any lift shafts / waiter shafts present and/or plant machinery will only be included in the survey with the attendance of a specialist engineer.

5 Samples have not been taken where the act of sampling would endanger the surveyor, occupiers, tenants and visitors or effect the functional integrity of the item or the building's weather tightness or security. Where materials containing asbestos products are presumed or strongly presumed to be evident and where sampling was not possible, photographic samples are provided of such materials i.e. mechanical plant and building items etc. to make clients, contractors, staff and visitors aware, e.g. electrical fuse guards, gaskets, fire doors, glazing, skylights, power plant, etc.

Survey Caveat

6 Management Surveys and Re-inspection Surveys will provide only a limited inspection of pipework and other heating or supply services concealed by overlying non-asbestos insulations. Inspection of pipework has been restricted primarily to the insulation visible. The presence of debris to pipework, which is not readily visible or would require the removal and subsequent replacement of non-asbestos insulation has been considered outside the scope of this survey.

The same applies to live plant machinery and equipment i.e. Electrical Terminals.

7 Individual analysis and risk assessments have been applied to each representative sample removed for laboratory analysis. It is the responsibility of the licensed asbestos removal contractors', refurbishment contractors' or demolition contractor to satisfy themselves the extent of any asbestos materials or presumed asbestos materials identified at site.

8 In some instances photographic references are made of materials at roof level i.e. soffits fascias and flue pipes, flue pipe cowlings etc, that would require an access scaffold or elevated platform for access for sampling purposes. Contractors are to be aware that items and materials at roof or roof eaves level may be asbestos.

SECTION SIX

SURVEY NOTES

Bellamy Surveying and Consultancy Services Ltd

Survey Notes

1 Whilst every effort was made to locate the asbestos based products i.e. ceiling panels, wall partitions and insulation materials, which may have been constructed from asbestos boarding or asbestos based materials, none other than those detailed were found. Some may have been missed due to repairs, refurbishment works and alterations etc, where false and other finishes have been applied or where different specifications (including a possible mixture of asbestos and non-asbestos) panels have been used in the same area. Only by sampling each panel or item would the composition of all the materials be known. This was clearly not practical in terms of cost or time.

2 No air monitoring was carried out whilst the survey was undertaken, therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.

3 This report has been written with reference to the various Guidance Notes current at the date of this report, i.e. HSG264, and describes circumstances at the site on the date the investigation took place.

4 Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material. Only random sampling or assessment was carried out.

5 Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

6 Any diagrams provided / attached to this report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes. Any measurements shown are approximate only and not to be relied upon if the document is used for tendering purposes; contractors are advised to measure the items being reviewed for removal and / or encapsulation.

Any measurements shown do not allow for any gradients or areas concealed by the construction / design.

7 All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others, could require amendments based on local knowledge, change in legislation, change in use or indeed, other conditions of criteria.

8 Equipment, machinery, ducting etc were not moved, opened up or examined for the purpose of this investigation.

9 Asbestos Removal Contractors are advised to attend site prior to providing quotations to assess the current condition of the acm and make their own assessments. Bellamy Surveying and Consultancy Services Ltd will take no responsibility for any quotations submitted by licensed asbestos removal contractors.

SECTION SEVEN

MATERIAL ASSESSMENT (PHOTO)

Bellamy Surveying and Consultancy Services Ltd

Material Assessment (Photo)

Sorted by: Location ID

Site Address:	60-72 Shorts Gardens/14-16 Betterton Street, London, WC2H 9BU
Client Name:	Shorts Gardens LLP
Project Number:	7452DB

Location ID:	37936	Survey Type:	MS
Location Ref:	Sample 1	Product Type:	NADIS
Product:	Floor Screed	Damage:	NADIS
Area:	60-72 Short Gardens	Treatment:	NADIS
Floor:	Second floor	Asbestos Type:	NADIS
Room:	WC Lobby	Identification:	Identified
Surveyor Name:	Daryl Bellamy	Quantity:	Representative Flooring Sample
Drawing Ref:			
Asbestos ?	No		
Date:	21 November 2016		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: A sample of floor screed was removed for laboratory bulk sampling analysis from the to wc lobby, second floor level.

Bellamy Surveying and Consultancy Services Ltd

Material Assessment (Photo)

Sorted by: Location ID

Site Address:	60-72 Shorts Gardens/14-16 Betterton Street, London, WC2H 9BU
Client Name:	Shorts Gardens LLP
Project Number:	7452DB

Location ID:	37937	Survey Type:	MS
Location Ref:	Sample 2	Product Type:	NADIS
Product:	Floor covering	Damage:	NADIS
Area:	60-72 Short Gardens	Treatment:	NADIS
Floor:	Second Floor	Asbestos Type:	NADIS
Room:	Office	Identification:	Identified
Surveyor Name:	Daryl Bellamy	Quantity:	Representative Flooring Sample
Drawing Ref:			
Asbestos ?	No		
Date:	21 November 2016		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: A sample of floor covering (blue) was removed for laboratory bulk sampling analysis from the office (adjacent to lift), second floor level.

Bellamy Surveying and Consultancy Services Ltd

Material Assessment (Photo)

Sorted by: Location ID

Site Address:	60-72 Shorts Gardens/14-16 Betterton Street, London, WC2H 9BU
Client Name:	Shorts Gardens LLP
Project Number:	7452DB

Location ID:	37938	Survey Type:	MS
Location Ref:	Sample 3	Product Type:	NADIS
Product:	Window Putty	Damage:	NADIS
Area:	60/72 Short Gardens	Treatment:	NADIS
Floor:	Second Floor	Asbestos Type:	NADIS
Room:	Office	Identification:	Identified
Surveyor Name:	Daryl Bellamy	Quantity:	Representative Window Putty
Drawing Ref:			
Asbestos ?	No		
Date:	21 November 2016		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: A sample of window putty was removed for laboratory bulk sampling analysis from the office, second floor level.

Bellamy Surveying and Consultancy Services Ltd

Material Assessment (Photo)

Sorted by: Location ID

Site Address:	60-72 Shorts Gardens/14-16 Betterton Street, London, WC2H 9BU
Client Name:	Shorts Gardens LLP
Project Number:	7452DB

Location ID:	37939	Survey Type:	MS
Location Ref:	Sample 4	Product Type:	NADIS
Product:	Board	Damage:	NADIS
Area:	60-72 Short Gardens	Treatment:	NADIS
Floor:	Roof	Asbestos Type:	NADIS
Room:	External	Identification:	Identified
Surveyor Name:	Daryl Bellamy	Quantity:	Approx 4m²
Drawing Ref:			
Asbestos ?	No		
Date:	21 November 2016		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: A sample of board to lift motor room was removed for laboratory bulk sampling analysis from the external roof level.

Bellamy Surveying and Consultancy Services Ltd

Material Assessment (Photo)

Sorted by: Location ID

Site Address:	60-72 Shorts Gardens/14-16 Betterton Street, London, WC2H 9BU
Client Name:	Shorts Gardens LLP
Project Number:	7452DB

Location ID:	37940	Survey Type:	MS
Location Ref:	Photo 1	Product Type:	Ropes and woven textiles
Product:	Skylight	Damage:	No visible damage
Area:	60-72 Short Gardens	Treatment:	Enclosed sprays and lagging
Floor:	Roof	Asbestos Type:	Chrysotile
Room:	External	Identification:	Presumed
Surveyor Name:	Daryl Bellamy	Quantity:	Representative Skylight Reference
Drawing Ref:			
Asbestos ?	Yes		
Date:	21 November 2016		
Next Inspection:	21 November 2017		

Material Risk Score:	4
Material Risk Band:	Very Low Risk
Priority Risk Score:	N/A

Action: Do Not Disturb - Contractors to be Aware

Material Comments: A photograph reference of skylight presumed to contain asbestos i.e enclosed rope seals. Roof top.

Bellamy Surveying and Consultancy Services Ltd

Material Assessment (Photo)

Sorted by: Location ID

Site Address:	60-72 Shorts Gardens/14-16 Betterton Street, London, WC2H 9BU
Client Name:	Shorts Gardens LLP
Project Number:	7452DB

Location ID:	37941	Survey Type:	MS
Location Ref:	Sample 5	Product Type:	NADIS
Product:	Roof Tiles	Damage:	NADIS
Area:	60/72 Short Gardens	Treatment:	NADIS
Floor:	Roof	Asbestos Type:	NADIS
Room:	External	Identification:	Identified
Surveyor Name:	Daryl Bellamy	Quantity:	Approx 15m²
Drawing Ref:			
Asbestos ?	No		
Date:	21 November 2016		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: A sample of roof tile was removed for laboratory bulk sampling analysis from the external roof top.

Bellamy Surveying and Consultancy Services Ltd

Material Assessment (Photo)

Sorted by: Location ID

Site Address:	60-72 Shorts Gardens/14-16 Betterton Street, London, WC2H 9BU
Client Name:	Shorts Gardens LLP
Project Number:	7452DB

Location ID:	37949	Survey Type:	MS
Location Ref:	Sample 6	Product Type:	NADIS
Product:	Floor covering	Damage:	NADIS
Area:	14-16 Betterton Street	Treatment:	NADIS
Floor:	Third floor	Asbestos Type:	NADIS
Room:	Store cupboard	Identification:	Identified
Surveyor Name:	Daryl Bellamy	Quantity:	Approx 6m²
Drawing Ref:			
Asbestos ?	No		
Date:	21 November 2016		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: A sample of floor covering (red) was removed for laboratory bulk sampling analysis from the store cupboard, third floor (also noted to adjacent wcs).

Bellamy Surveying and Consultancy Services Ltd

Material Assessment (Photo)

Sorted by: Location ID

Site Address: 60-72 Shorts Gardens/14-16 Betterton Street, London, WC2H 9BU

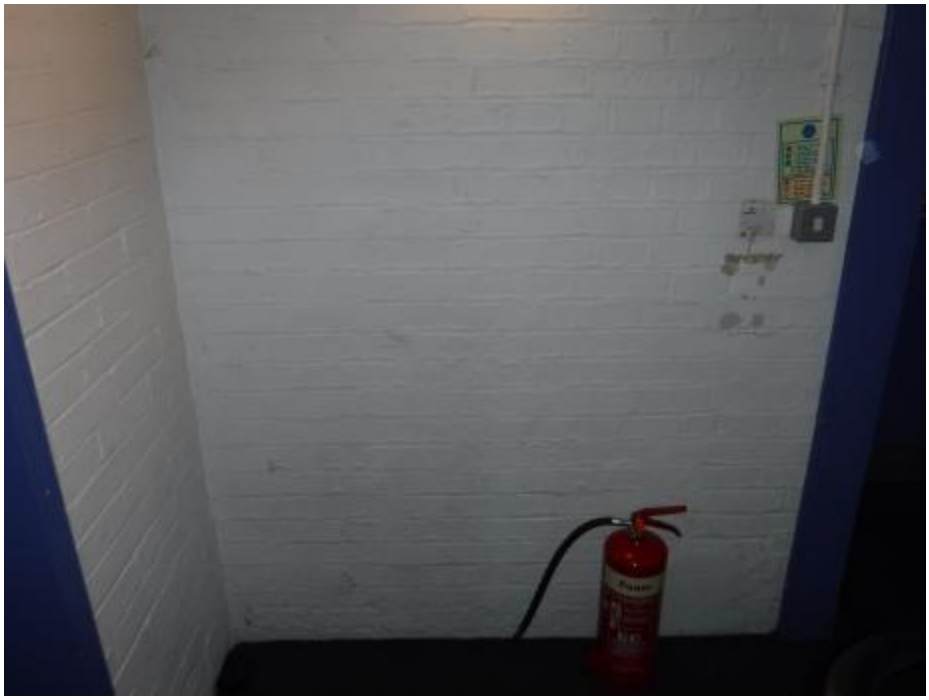
Client Name: Shorts Gardens LLP

Project Number: 7452DB

Location ID:	37950	Survey Type:	MS
Location Ref:	Sample 7	Product Type:	NADIS
Product:	Spray coating	Damage:	NADIS
Area:	14-16 Betterton Street	Treatment:	NADIS
Floor:	First floor	Asbestos Type:	NADIS
Room:	Stairs	Identification:	Identified
Surveyor Name:	Daryl Bellamy	Quantity:	Representative Spray Coat to Wall
Drawing Ref:			
Asbestos ?	No		
Date:	21 November 2016		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: A sample of spray coat to wall was removed for laboratory bulk sampling analysis from the stairs, first floor level. Noted throughout stair case.

Bellamy Surveying and Consultancy Services Ltd

Material Assessment (Photo)

Sorted by: Location ID

Site Address:	60-72 Shorts Gardens/14-16 Betterton Street, London, WC2H 9BU
Client Name:	Shorts Gardens LLP
Project Number:	7452DB

Location ID:	37951	Survey Type:	MS
Location Ref:	Sample 8	Product Type:	Asbestos cement
Product:	Lining panel	Damage:	No visible damage
Area:	60-72 Short Gardens	Treatment:	Asbestos cement sheets etc
Floor:	First floor	Asbestos Type:	Chrysotile
Room:	Electrical cupboard	Identification:	Identified
Surveyor Name:	Daryl Bellamy	Quantity:	2no
Drawing Ref:			
Asbestos ?	Yes		
Date:	21 November 2016		
Next Inspection:	21 November 2017		

Material Risk Score:	3
Material Risk Band:	Very Low Risk
Priority Risk Score:	N/A

Action: Apply Asbestos Warning Labels - Do Not Disturb

Material Comments: A sample of lining panel (beneath elec boxes) within electrical cupboard was removed for laboratory bulk sampling analysis from the office, first floor level.

Bellamy Surveying and Consultancy Services Ltd

Material Assessment (Photo)

Sorted by: Location ID

Site Address: 60-72 Shorts Gardens/14-16 Betterton Street, London, WC2H 9BU

Client Name: Shorts Gardens LLP

Project Number: 7452DB

Location ID:	37952	Survey Type:	MS
Location Ref:	Photo 2	Product Type:	Ropes and woven textiles
Product:	Electrical Box	Damage:	No visible damage
Area:	60-72 Short Gardens	Treatment:	Enclosed sprays and lagging
Floor:	First floor	Asbestos Type:	Chrysotile
Room:	Electrical cupboard	Identification:	Presumed
Surveyor Name:	Daryl Bellamy	Quantity:	Representative Electrical Reference
Drawing Ref:			
Asbestos ?	Yes		
Date:	21 November 2016		
Next Inspection:	21 November 2017		

Material Risk Score:	4
Material Risk Band:	Very Low Risk
Priority Risk Score:	N/A

Action: Do Not Disturb - Contractors to be Aware

Material Comments: A photograph reference of electrical boxes presumed to contain asbestos i.e enclosed rope seals. Office, first floor level.

Bellamy Surveying and Consultancy Services Ltd

Material Assessment (Photo)

Sorted by: Location ID

Site Address:	60-72 Shorts Gardens/14-16 Betterton Street, London, WC2H 9BU
Client Name:	Shorts Gardens LLP
Project Number:	7452DB

Location ID:	37964	Survey Type:	MS
Location Ref:	Sample 9	Product Type:	Asbestos cement
Product:	Cement Panel	Damage:	Low damage
Area:	60/72 Short Gardens	Treatment:	Asbestos cement sheets etc
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Car Park	Identification:	Identified
Surveyor Name:	Daryl Bellamy	Quantity:	Approx 4m²
Drawing Ref:			
Asbestos ?	Yes		
Date:	21 November 2016		
Next Inspection:	21 November 2017		

Material Risk Score:	4
Material Risk Band:	Very Low Risk
Priority Risk Score:	N/A

Action: Encapsulate & Apply Warning Labels. Do Not Disturb

Material Comments: A sample of cement panel (above plant cupboard) was removed for laboratory bulk sampling analysis from the car park, ground floor level.

Bellamy Surveying and Consultancy Services Ltd

Material Assessment (Photo)

Sorted by: Location ID

Site Address:	60-72 Shorts Gardens/14-16 Betterton Street, London, WC2H 9BU
Client Name:	Shorts Gardens LLP
Project Number:	7452DB

Location ID:	37987	Survey Type:	MS
Location Ref:	Sample 14	Product Type:	NADIS
Product:	Board	Damage:	NADIS
Area:	60-72 Short Gardens	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Stairs	Identification:	Identified
Surveyor Name:	Daryl Bellamy	Quantity:	Approx 8m²
Drawing Ref:			
Asbestos ?	No		
Date:	21 November 2016		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: A sample of board to wall was removed for laboratory bulk sampling analysis from the stairs (adjacent to short gardens basement entrance) ground floor.

Bellamy Surveying and Consultancy Services Ltd

Material Assessment (Photo)

Sorted by: Location ID

Site Address:	60-72 Shorts Gardens/14-16 Betterton Street, London, WC2H 9BU
Client Name:	Shorts Gardens LLP
Project Number:	7452DB

Location ID:	37988	Survey Type:	MS
Location Ref:	Sample 15	Product Type:	NADIS
Product:	Transom Panel	Damage:	NADIS
Area:	60-72 Short Gardens	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Stairs	Identification:	Identified
Surveyor Name:	Daryl Bellamy	Quantity:	Approx 1m²
Drawing Ref:			
Asbestos ?	No		
Date:	21 November 2016		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: A sample of board above door was removed for laboratory bulk sampling analysis from the stairs (adjacent to short gardens basement entrance) ground floor. Also noted to door.

Bellamy Surveying and Consultancy Services Ltd

Material Assessment (Photo)

Sorted by: Location ID

Site Address: 60-72 Shorts Gardens/14-16 Betterton Street, London, WC2H 9BU

Client Name: Shorts Gardens LLP

Project Number: 7452DB

Location ID:	37990	Survey Type:	MS
Location Ref:	Sample 16	Product Type:	NADIS
Product:	Debris	Damage:	NADIS
Area:	60-72 Short Gardens	Treatment:	NADIS
Floor:	Basement	Asbestos Type:	NADIS
Room:	Main Area	Identification:	Identified
Surveyor Name:	Daryl Bellamy	Quantity:	Representative Debris Sample
Drawing Ref:			
Asbestos ?	No		
Date:	21 November 2016		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: A sample of debris to floor was removed for laboratory bulk sampling analysis from the main area to the basement.

Bellamy Surveying and Consultancy Services Ltd

Material Assessment (Photo)

Sorted by: Location ID

Site Address: 60-72 Shorts Gardens/14-16 Betterton Street, London, WC2H 9BU

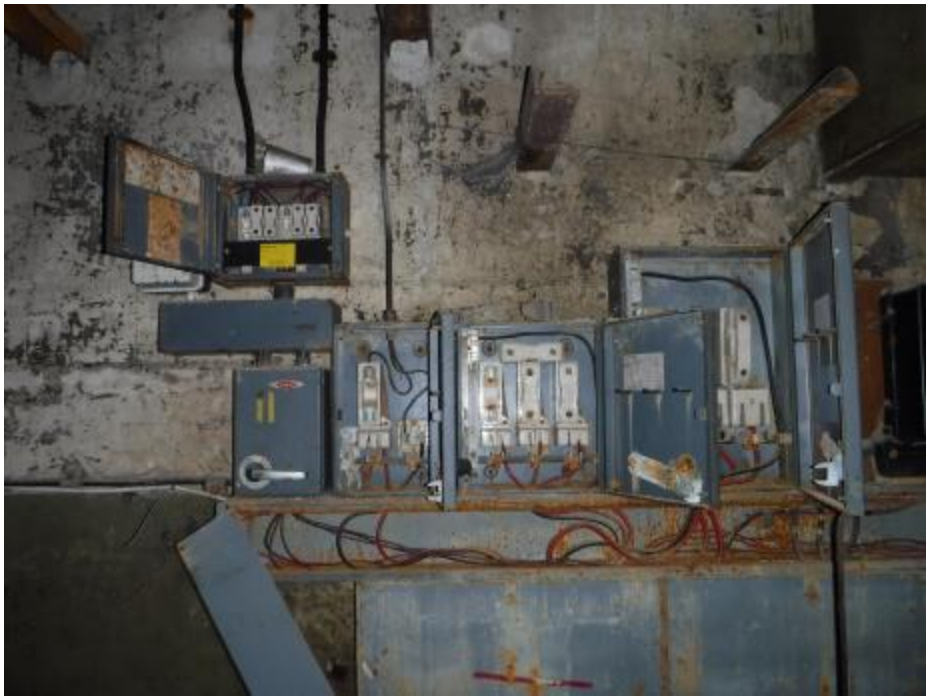
Client Name: Shorts Gardens LLP

Project Number: 7452DB

Location ID:	37991	Survey Type:	MS
Location Ref:	Photo 8	Product Type:	Ropes and woven textiles
Product:	Electrical Box	Damage:	High damage
Area:	60/72 Short Gardens	Treatment:	Enclosed sprays and lagging
Floor:	Basement	Asbestos Type:	Chrysotile
Room:	Main Area	Identification:	Strongly Presumed
Surveyor Name:	Daryl Bellamy	Quantity:	Representative Electrical Reference
Drawing Ref:			
Asbestos ?	Yes		
Date:	21 November 2016		
Next Inspection:	19 February 2017		

Material Risk Score:	7
Material Risk Band:	Medium Risk
Priority Risk Score:	N/A

Action: Removal By Licensed Contractors



Material Comments: A photograph reference of electrical boxes strongly presumed to contain asbestos i.e enclosed rope seals, paper linings, fuses. Main area, basement.

Bellamy Surveying and Consultancy Services Ltd

Material Assessment (Photo)

Sorted by: Location ID

Site Address:	60-72 Shorts Gardens/14-16 Betterton Street, London, WC2H 9BU
Client Name:	Shorts Gardens LLP
Project Number:	7452DB

Location ID:	38079	Survey Type:	MS
Location Ref:	Photo 15	Product Type:	Ropes and woven textiles
Product:	Rope Insulation	Damage:	Low damage
Area:	60-72 Short Gardens	Treatment:	Enclosed sprays and lagging
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Yard	Identification:	Strongly Presumed
Surveyor Name:	Daryl Bellamy	Quantity:	Representative Rope Insulation to Cables
Drawing Ref:			
Asbestos ?	Yes		
Date:	21 November 2016		
Next Inspection:	23 May 2017		

Material Risk Score:	5
Material Risk Band:	Low Risk
Priority Risk Score:	N/A

Action: Encapsulate & Apply Warning Labels. Do Not Disturb

Material Comments: A photograph reference of rope insulation to large electrical plant, strongly presumed to contain asbestos. Transformer bay to yard, ground floor level. (no access).

SECTION EIGHT

MATERIAL ASSESSMENT: SUMMARY BY RISK BAND

Material Assessment: Summary by Risk Band

Site Name: 60-72 Shorts Gardens/14-16 Betterton Street

Risk Band: Medium Risk

Project Number: 7452DB

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
21/11/16	Photo 8	37991		60/72 Short Gardens	Basement	Main Area	Chrysotile	Electrical Box	7	N/A	A photograph reference of electrical boxes strongly presumed to contain asbestos i.e enclosed rope seals, paper linings, fuses. Main area, basement.	Removal By Licensed Contractors	MS

Material Assessment: Summary by Risk Band

Site Name: 60-72 Shorts Gardens/14-16 Betterton Street

Project Number: 7452DB

Risk Band: Low Risk

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
21/11/16	Photo 15	38079		60-72 Short Gardens	Ground floor	Yard	Chrysotile	Rope Insulation	5	N/A	A photograph reference of rope insulation to large electrical plant, strongly presumed to contain asbestos. Transformer bay to yard, ground floor level. (no access).	Encapsulate & Apply Warning Labels. Do Not Disturb	MS

Material Assessment: Summary by Risk Band

Site Name: 60-72 Shorts Gardens/14-16 Betterton Street

Project Number: 7452DB

Risk Band: Very Low Risk

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
21/11/16	Sample 9	37964		60/72 Short Gardens	Ground floor	Car Park	Chrysotile	Cement Panel	4	N/A	A sample of cement panel (above plant cupboard) was removed for laboratory bulk sampling analysis from the car park, ground floor level.	Encapsulate & Apply Warning Labels. Do Not Disturb	MS
21/11/16	Sample 8	37951		60-72 Short Gardens	First floor	Electrical cupboard	Chrysotile	Lining panel	3	N/A	A sample of lining panel (beneath elec boxes) within electrical cupboard was removed for laboratory bulk sampling analysis from the office, first floor level.	Apply Asbestos Warning Labels - Do Not Disturb	MS
21/11/16	Photo 2	37952		60-72 Short Gardens	First floor	Electrical cupboard	Chrysotile	Electrical Box	4	N/A	A photograph reference of electrical boxes presumed to contain asbestos i.e enclosed rope seals. Office, first floor level.	Do Not Disturb - Contractors to be Aware	MS
21/11/16	Photo 1	37940		60-72 Short Gardens	Roof	External	Chrysotile	Skylight	4	N/A	A photograph reference of skylight presumed to contain asbestos i.e enclosed rope seals. Roof top.	Do Not Disturb - Contractors to be Aware	MS

Material Assessment: Summary by Risk Band

Site Name: 60-72 Shorts Gardens/14-16 Betterton Street

Project Number: 7452DB

Risk Band: NADIS

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
21/11/16	Sample 7	37950		14-16 Betterton Street	First floor	Stairs	NADIS	Spray coating	0	N/A	A sample of spray coat to wall was removed for laboratory bulk sampling analysis from the stairs, first floor level. Noted throughout stair case.	No Action Required	MS
21/11/16	Sample 6	37949		14-16 Betterton Street	Third floor	Store	NADIS	Floor covering	0	N/A	A sample of floor covering (red) was removed for laboratory bulk sampling analysis from the store cupboard, third floor (also noted to adjacent wcs).	No Action Required	MS
21/11/16	Sample 5	37941		60/72 Short Gardens	Roof	External	NADIS	Roof Tiles	0	N/A	A sample of roof tile was removed for laboratory bulk sampling analysis from the external roof top.	No Action Required	MS
21/11/16	Sample 3	37938		60/72 Short Gardens	Second Floor	Office	NADIS	Window Putty	0	N/A	A sample of window putty was removed for laboratory bulk sampling analysis from the office, second floor level.	No Action Required	MS
21/11/16	Sample 16	37990		60-72 Short Gardens	Basement	Main Area	NADIS	Debris	0	N/A	A sample of debris to floor was removed for laboratory bulk sampling analysis from the main area to the basement.	No Action Required	MS
21/11/16	Sample 14	37987		60-72 Short Gardens	Ground floor	Stairs	NADIS	Board	0	N/A	A sample of board to wall was removed for laboratory bulk sampling analysis from the stairs (adjacent to short gardens basement entrance) ground floor.	No Action Required	MS

Material Assessment: Summary by Risk Band

Site Name: 60-72 Shorts Gardens/14-16 Betterton Street

Project Number: 7452DB

Risk Band: NADIS

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
21/11/16	Sample 15	37988		60-72 Short Gardens	Ground floor	Stairs	NADIS	Transom Panel	0	N/A	A sample of board above door was removed for laboratory bulk sampling analysis from the stairs (adjacent to short gardens basement entrance) ground floor. Also noted to door.	No Action Required	MS
21/11/16	Sample 4	37939		60-72 Short Gardens	Roof	External	NADIS	Board	0	N/A	A sample of board to lift motor room was removed for laboratory bulk sampling analysis from the external roof level.	No Action Required	MS
21/11/16	Sample 2	37937		60-72 Short Gardens	Second Floor	Office	NADIS	Floor covering	0	N/A	A sample of floor covering (blue) was removed for laboratory bulk sampling analysis from the office (adjacent to lift), second floor level.	No Action Required	MS
21/11/16	Sample 1	37936		60-72 Short Gardens	Second floor	WC Lobby	NADIS	Floor Screed	0	N/A	A sample of floor screed was removed for laboratory bulk sampling analysis from the to wc lobby, second floor level.	No Action Required	MS

SECTION NINE

SURVEY RECOMMENDATIONS

Survey Recommendations

1 Material Assessment and Algorithm

The material assessment is an assessment of the condition of the ACM, or the presumed ACM and the likelihood of it releasing fibres in the event of it being disturbed in some way. This material assessment will give a good initial guide to the priority for management, as it will identify the materials which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action.

HSG 264 recommends the use of an algorithm chart to carry out the material assessment and contains an example. The algorithm chart is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be totaled to give a material assessment score. The use of algorithms is not infallible, but the assessment process is clear for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the root of the error. The algorithm chart shown in the HSG 264 considers four parameters that determine the risk from ACMs, that is the ability to release fibres if disturbed. These four parameters are:

Product type;
Extent of damage or deterioration;
Surface treatment; and
Asbestos type.

Each of the parameters is scored and added to give a total score between 2 and 12 inclusive:

Materials with scores of 10 or more should be regarded as high risk with a significantly high potential to release fibres if disturbed;

Those with a score between 7 and 9 inclusive are regarded as medium risk / potential;

Materials with a score of 5 and 6 are low risk / potential

Scores of 4 or less are very low risk / potential.

NADIS = No Asbestos Detected in Sample

THE RISK ASSESSMENT INCLUDES A MATERIAL ASSESSMENT.

THE MATERIAL ASSESSMENT LOOKS AT THE TYPE AND CONDITION OF THE ACM AND THE EASE WITH WHICH IT WILL RELEASE FIBRES IF DISTURBED.

The risk assessment can only be carried out with detailed knowledge of all the above. Although a surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, you, as the duty holder under Control of Asbestos Regulations 2012 are required to make the risk assessment, using the information given in the survey report and your detailed knowledge of the activities carried out within your premises. The risk assessment will form the basis of the management plan, so it is important that it is accurate.

The scores from the material assessment (i.e. the condition of the ACM or presumed ACM) are added to the scores of the priority assessment (the likelihood of disturbance), to give the overall risk assessment. Risk assessment scores for different ACMs can then be compared to develop your action plan. In many circumstances the scores will be similar, making decisions more difficult. For example a boiler house with asbestos pipe work insulation in poor condition may get the same or similar risk assessment score to an office with asbestos insulating board in reasonably good condition. This is simply because the ACM in the boiler

Survey Recommendations

house received a higher score than the ACM in the office because the ACM in the boiler house was in poor condition. However, the priority assessment for the office will get a higher score than the boiler house since the office is occupied more often. Add the scores together for the material and priority assessments, and you get similar scores. If this is the case then you may decide that the office needs doing first because it is used daily. On the other hand you may decide that the poor condition of the ACM in the boiler house means that it should be done first. If the office was a classroom, the young age of the occupants may be a deciding factor. Algorithms are provided to help you, but will require you to make your own additional judgments.

It may be the case that during the survey no samples were removed for analysis. This may be due to several factors, i.e. restrictive access to certain parts of the building, the building may have been the subject of a major refurbishment throughout, the building may be a new construction. In all cases the judgement to remove samples remains with the surveyor.

2 In cases of asbestos management, it is advised and recommended that asbestos management to identified materials is carried out on an annual basis or more frequently, as required, in line with the material location and condition.

Asbestos management can include encapsulation and labelling using approved sealing coating and asbestos warning labels and signs.

Material Assessment Algorithm

Sample variable	Score	Examples of scores
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 (eg 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 - less	Very low

Non-asbestos materials have no potential to release asbestos fibres

Asbestos Warning Labels

SECTION TEN

BULK IDENTIFICATION REPORT

Bellamy Surveying and Consultancy Services Ltd

BULK IDENTIFICATION REPORT

Client:	Shorts Gardens LLP	**Date Samples Received:**	21/11/2016
Client Address:	Span Group, 7 Heathgate Place, 75-83 Agincourt Road, London, NW3 2NT	**Date Samples Analysed:**	05/11/2016
Site Address:	60-72 Shorts Gardens/14-16 Betterton Street, London, WC2H 9BU		
F.A.O:	Guy Meadows		**Page 1 of 1**

METHOD STATEMENT:

Samples of material referenced below, have been examined to determine the presence of asbestos fibres, using a method of polarising light microscopy and centre stop dispersion staining, based on the HSG 248, Asbestos: The Analyst's guide for sampling analysis and clearance procedures". NOTE: We cannot be held responsible for the accuracy and competence of samples taken by third parties. Under these circumstances we cannot be held responsible for the interpretation of the results shown.

Location Ref	Location ID	Sample Location	Fibre Type-Quantity
Sample 1	37936	Second floor, WC Lobby, Floor Screed	NADIS Representative Flooring Sample
Sample 2	37937	Second Floor, Office, Floor covering	NADIS Representative Flooring Sample
Sample 3	37938	Second Floor, Office, Window Putty	NADIS Representative Window Putty
Sample 4	37939	Roof, External, Board	NADIS Approx 4m²
Sample 5	37941	Roof, External, Roof Tiles	NADIS Approx 15m²
Sample 6	37949	Third floor, Store cupboard, Floor covering	NADIS Approx 6m²
Sample 7	37950	First floor, Stairs, Spray coating	NADIS Representative Spray Coat to Wall
Sample 8	37951	First floor, Electrical cupboard, Lining panel	Chrysotile 2no
Sample 9	37964	Ground floor, Car Park, Cement Panel	Chrysotile Approx 4m²
Sample 14	37987	Ground floor, Stairs, Board	NADIS Approx 8m²
Sample 15	37988	Ground floor, Stairs, Transom Panel	NADIS Approx 1m²
Sample 16	37990	Basement, Main Area, Debris	NADIS Representative Debris Sample

REPORT RAISED BY:

Signed: …….. Print: ……..

Head Office:Environtec House, The Street, Hatfield Peverel, Chelmsford, Essex CM3 2EJ
email:enquiries@environtec.com website:www.environtec.com

CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

Client:	Bellamy Surveying & Consultancy Services Ltd (Essex)	Surveyor:	Bellamy Surveying & Consultancy Services Ltd
Client Address:	Cannon House, 438 Baddow Road, Chelmsford, Essex, CM2 9RB	Analysis Report No:	J351422
Attention of:	Lorraine Bellamy	Report Date:	24th November 2016
Site Address:	60/72 Shorts Gardens - 14/16 Betterton Street London, WC2H 9BU	Site Reference No:	N/A
Date Samples Taken:		No. of Samples:	19
Date Samples Received:	23rd November 2016	Obtained:	19
Date of Analysis:	24th November 2016		
Analysed By:	Andrew Biddulph Sadie Carr		

Method Statement
Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Environtec 'In House' documented technical method of transmitted/polarised light microscopy and centre stop dispersion staining, in accordance with our UKAS Accreditation, based on the HSG 248 Asbestos: The Analyst Guide. Calibration of equipment and general quality control procedures are in accordance with our in house quality control document. Sampling methods are in accordance with documented in-house procedures and UKAS Accreditation.
Disclaimer
If samples have been DELIVERED the site address and actual sample location or sample type is given by the client at the time of delivery. Environtec are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Environtec cannot be held responsible for the interpretation of the results shown. When the test certificate indicates that bulk samples were taken by the client, they are outside the scope of our UKAS Accreditation for sampling. Environtec takes responsibility of information reported, only when a staff member of Environtec takes the sample(s).

Sample Number	Client Ref	Sample Location / Sample Type	Fibre Type Detected
BS237143	1	Second Floor, WC Lobby, Floor Screed - Screed	NADIS
BS237144	2	Second Floor, Office, Adj Lift, Blue Floor covering - Vinyl Floor Tile	NADIS
BS237145	3	Second Floor, Office, Window Putty - Putty	NADIS
BS237146	4	External, Flat Roof, Lift Motor Room, Panel - Insulating Board	NADIS
BS237147	5	Externa,l Roof Tiles - Cement	NADIS
BS237148	6	Third Floor, Store Cupboard, Stairs, Pink Floor covering - Vinyl Floor Tile	NADIS
BS237149	7	First Floor, Stairs, Wall Coating - Spray Coating	NADIS
BS237150	8	First Floor, Office, Electric Cupboard, Lining Panel to Electric Boxes - Other	Chrysotile

Head Office:Environtec House, The Street, Hatfield Peverel, Chelmsford, Essex CM3 2EJ
email:enquiries@environtec.com website:www.environtec.com

Sample Number	Client Ref	Sample Location / Sample Type	Fibre Type Detected
BS237151	9	Ground Floor, Loading Bay, Panel above Electric Cupboard - Cement	Chrysotile
BS237152	10	Basement, Transformer Room, Rope To Cable - Rope	Chrysotile
BS237153	11	Basement, Transformer Room, Flooring - Thermoplastic Floor Tile	NADIS
BS237154	12	Basement, Transformer Room, Durasteel - Cement	Chrysotile
BS237155	13	Basement, Transformer Room, Floor Panel within Transformer Plant - Cement	Chrysotile
BS237156	14	Ground Floor, Stairs, Panel To Wall - Insulating Board	NADIS
BS237157	15	Ground Floor, Stairs, Transom Panel - Insulating Board	NADIS
BS237158	16	Basement, Factory Area, Debris To Floor - Putty	NADIS
BS237159	17	Second Floor, Control Room, Panel - Insulating Board	Amosite
BS237160	18	Second Floor, Stairs, Residue To Wire Case - Residue	Amosite
BS237161	19	Second Floor, Control Room, Brown Floro Covering - Vinyl Floor Tile	NADIS

Material type is a subjective opinion by the analyst based on asbestos content, appearance and experience. On rare occasions where there is an element of doubt for samples which are borderline or too insignificant to determine whether the material is asbestos insulation board or asbestos cement, you will be notified and offered a water absorption test. A water absorption test is a longer process undertaken to a supplement asbestos analysis and has a cost implication. We will advise you accordingly should this situation arise. Environtec Ltd cannot be held responsible for inaccuracies based on the material type opinion if a water absorption test has been offered and refused. Material type opinion falls outside the scope of our UKAS accreditation.

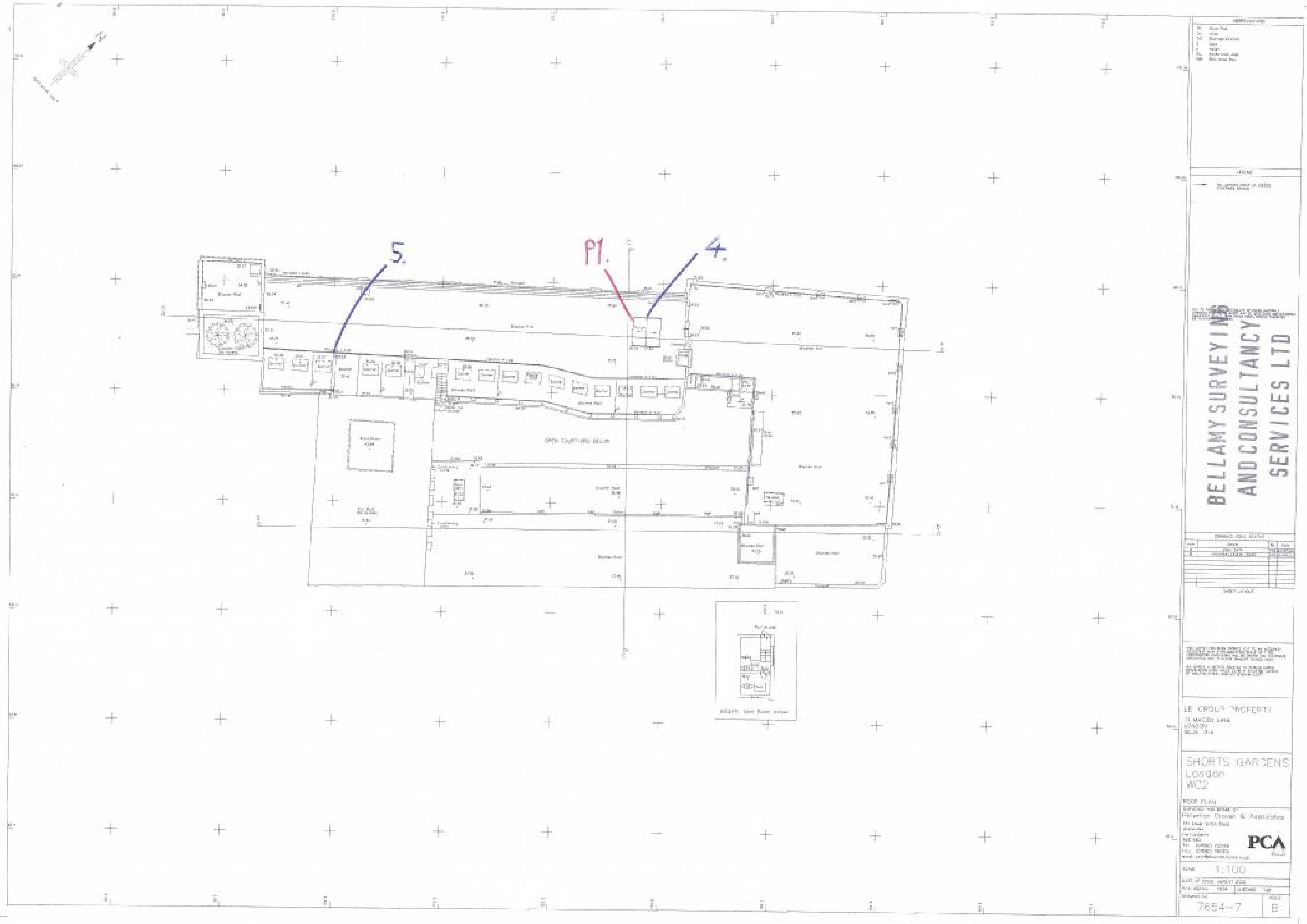
	NADIS	= NO ASBESTOS DETECTED IN SAMPLE
K	CROCIDOLITE	= Typically Known as Blue Asbestos (Amphibole Group)
	AMOSITE	= Typically Known as Brown Asbestos (Amphibole Group)
E	CHRYSOTILE	= Typically Known as White Asbestos (Serpentine Group)
	ANTHOPHYLLITE	= Asbestos (Amphibole Group)
	ACTINOLITE	= Asbestos (Amphibole Group)
Y	TREMOLITE	= Asbestos (Amphibole Group)

All samples will be retained in the laboratory for a minimum of 6 Months.

Typed By:	Andrew Biddulph Sadie Carr	Authorised Signatory:	L. Bell
Position:	Laboratory Technician Deputy Laboratory Manager	Print Name:	Laura Bell

UKAS/New AFI/Statements/EA

Certificate issued by 15-16 Bruce House, The Street, Hatfield Peverel CHELMSFORD, Essex, CM3 2DP.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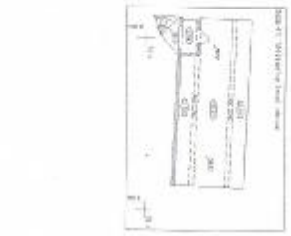

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AND CONSULTANCY
SERVICES LTD

SHORTS GARDENS
London
WC2

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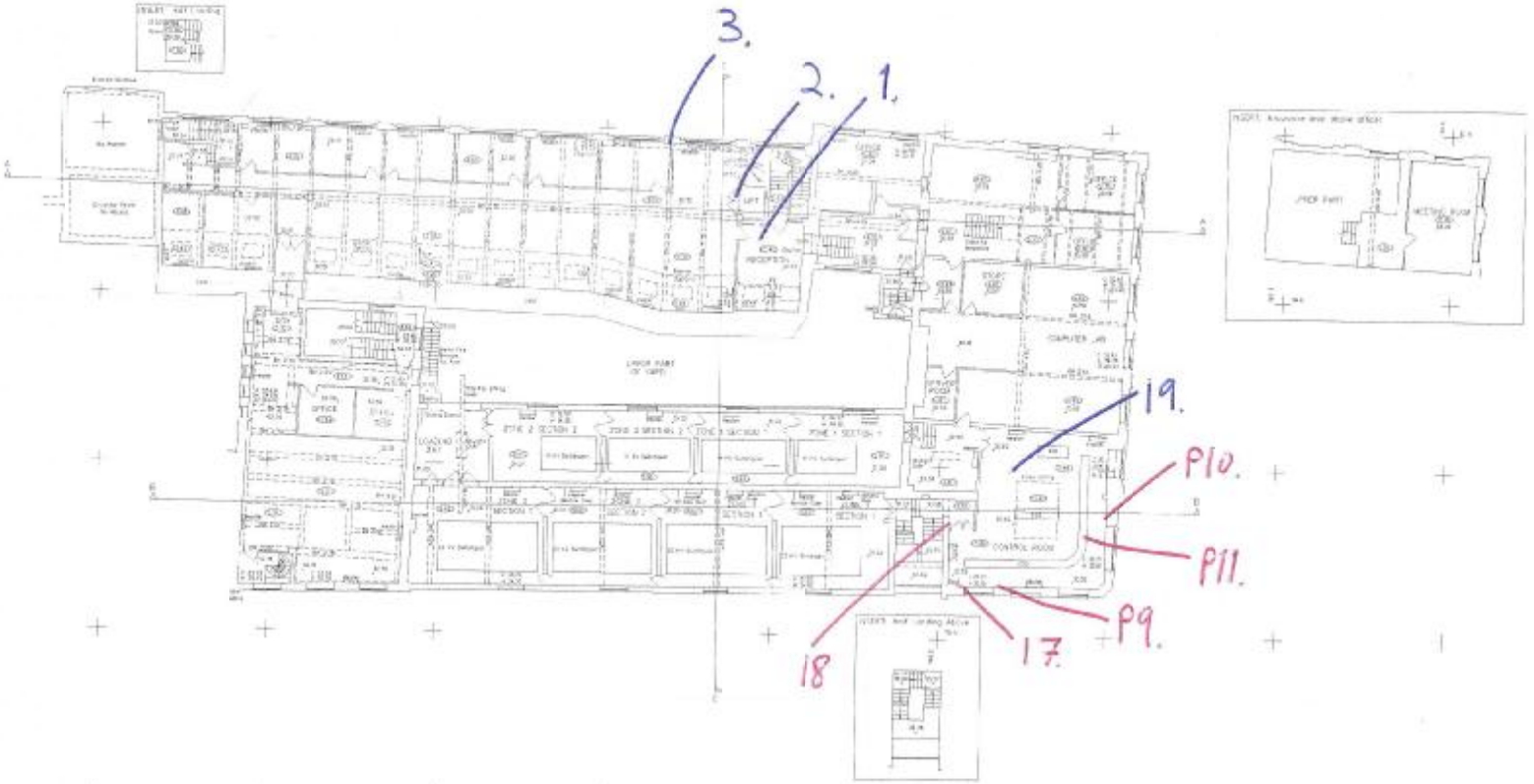

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LE GROUP PROPERTY

SHORTS GARDENS
London
WC2

SECOND FLOOR PLAN

PCA

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BELLAMY SURVEYING AND CONSULTANCY SERVICES LTD

LE GROUP PROPERTY

SHORTS GARDENS
London
WC2

FIRST FLOOR PLAN

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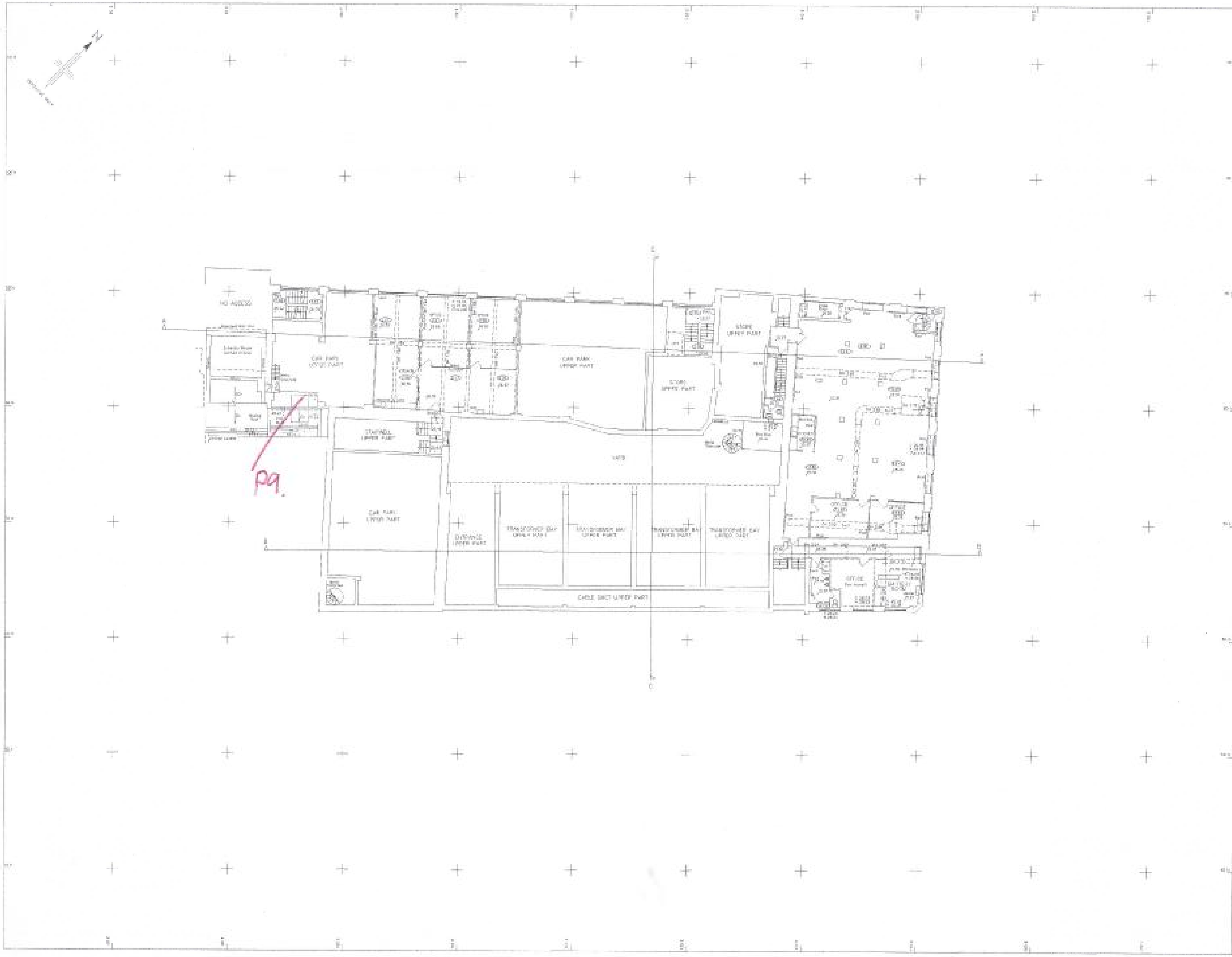


LB GROUP PROPERTY

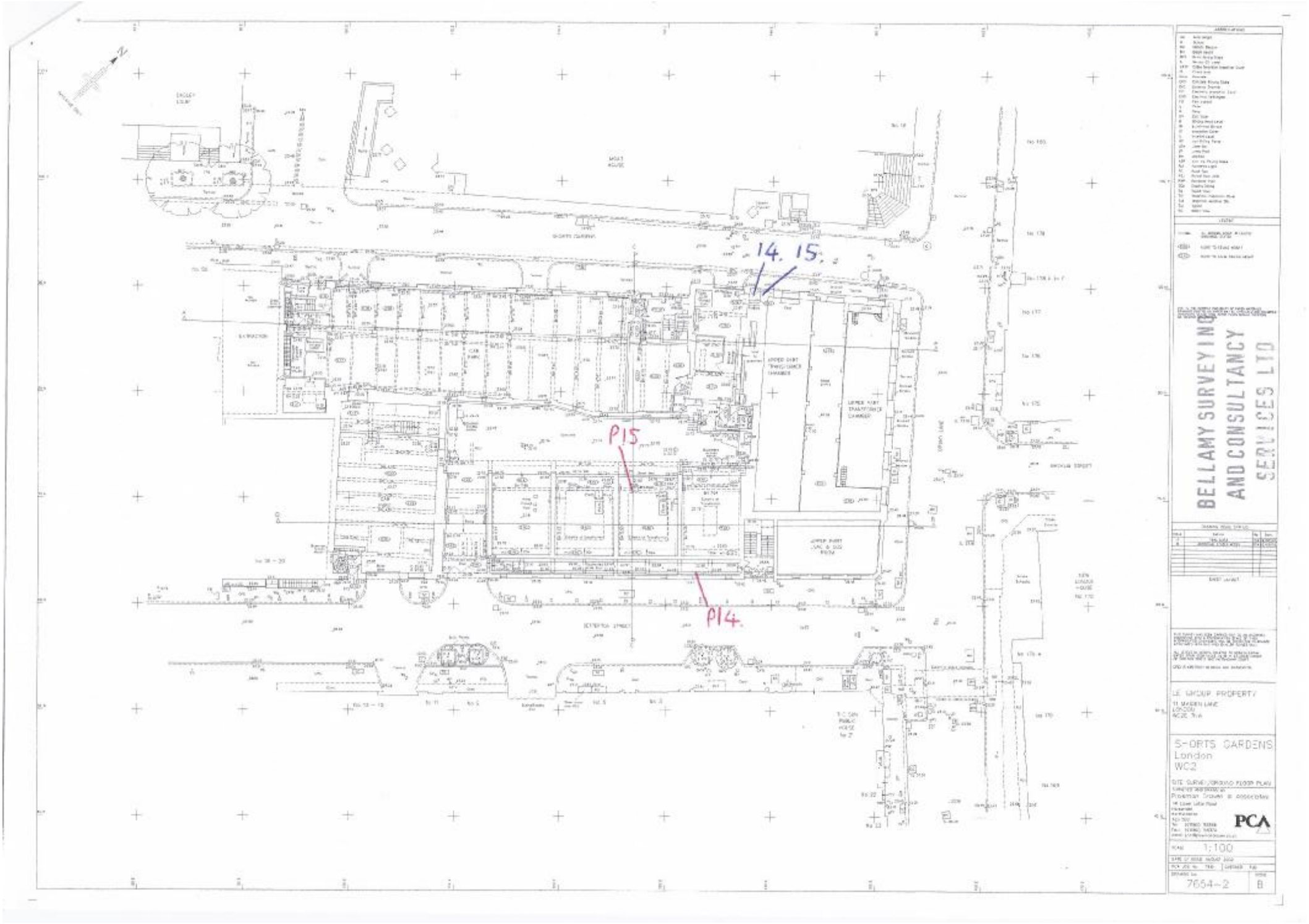
SHORTS GARDENS
London
WC2

MEZZANINE FLOOR PLAN

Scale 1:100

Drawing No. 7554-3

Issue B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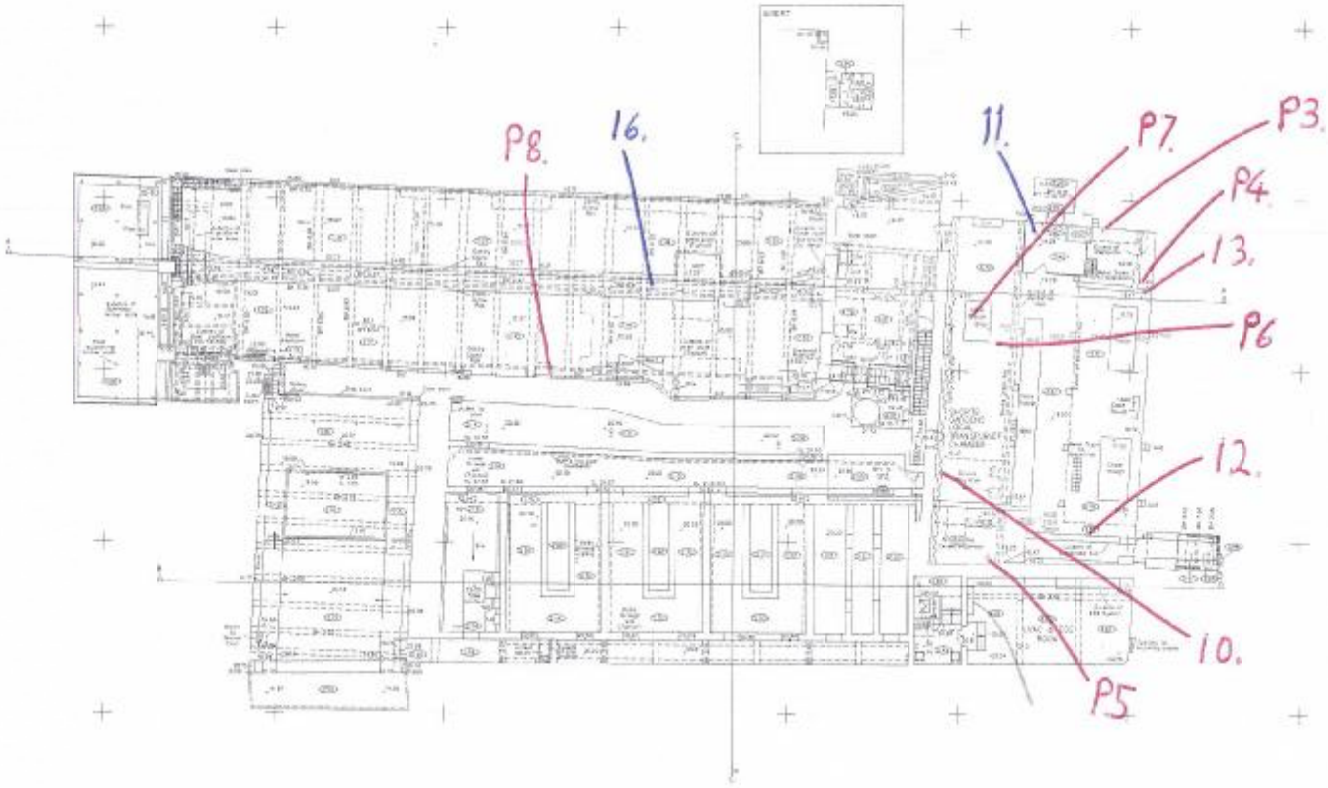
11 MADDEN LANE
LONDON
WC2E 7NA
5-ORTS GARDENS
London
WC2
SITE SURVEY ORIGINAL FLOOR PLAN
Robertson Graham & Associates
PCA
1:100
7654-2
B



BELLAMY SURVEYING AND CONSULTANCY SERVICES LTD

IF GROUP PROPERTY
11 MADDEN LANE
LONDON
WC2E 7NA

SHORTS GARDENS
London
WC2

PCA

1:100

7654-1

B

Bellamy Asbestos
Surveying, Consultancy & Project Management

Asbestos Register Acknowledgement Form

Any person undertaking works within this building should be told of the presence of Asbestos Materials.
This also applies to any other persons associated with the site, including staff, sub-contractors, emergency services and others.

Please read carefully the enclosed Asbestos Survey Report, and sign below to acknowledge you have read and fully understood the complete report.

Should this report highlight that the area you intend to work in contains Asbestos Containing Materials (ACMs) in any form, or you encounter ACMs during your work, please notify the Building Manager and Surveyor responsible for this building immediately prior to proceeding further.

Date	Name	Company	Signed	Area of working

Bellamy Asbestos
Surveying, Consultancy & Project Management

WORK RECORD

Record all re-inspection/reassessment, all removal work and all remedial work such as surface treatment, labelling, etc.

Indication must be made of name and contact number of persons deleting items from this register.

Copies of "Clearance Certificates" should be appended to the register to allow cross-reference of exact locations of works carried out.

DATE	DETAILS OF WORK AND ALTERATIONS MADE TO REGISTER	NAME AND CONTACT NUMBER

Bellamy Surveying and Consultancy Services Ltd. Cannon House 438 Baddow Road Chelmsford, Essex CM2 9RB
tel: 01245 478333 fax: 01245 478266