Asbestos Survey Report
Project Ref. No: 112972
Kiln Place
Demolition survey

ML-11418-0027-1

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Neilcott Construction

Kiln Place

UPRN:	0027
Survey Type:	Demolition survey
Survey Commissioned Date:	05/04/2017
Survey Completed Date::	05/04/2017
Project Reference Number:	112972
Survey Date:	05/04/2017 to 05/04/2017
Surveyor:	Lee Payne
Report Print Date:	19/04/2017
Report Authorised By:	Lee Payne - Analyst Surveyor
Signature:	_____

Rowan House, Delamare Road, Cheshunt, Herts EN8 9SP

Report created using Environmental Management Program Release 3

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Executive Summary

A demolition survey for asbestos was carried out at all reasonably accessible locations. For reporting purposes the building has been split into readily identifiable compartments.

The executive summary must be read in conjunction with the full survey report. Manestream cannot be held responsible for omissions in this section that are stated elsewhere in the main report body. The executive summary is intended to provide a summary and brief description of the most important information.

Areas Accessed

The survey included inspections at the following compartments. If an area or room is not specified below below it should be assumed that it has not been surveyed.

Inspec. type	Building	Floor	Room/Area
Demolition	Main	ground floor	Plot 1
Demolition	Main	ground floor	Plot 3
Demolition	Main	ground floor	Plot 4
Demolition	Main	ground floor	Plot 5.1
Demolition	Main	ground floor	Plot 5.2
Demolition	Main	ground floor	Plot 6

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Executive Summary (Cont'd...)

Non-accessed areas

The following compartments or items within them could not be inspected and must be presumed to contain asbestos until proven otherwise. Non-accessed parts are fully detailed in section 7 of this report.

Inspec. type	Building	Floor	Room/Area

All compartments were accessed.

Asbestos Containing Materials

Asbestos containing materials (ACM) were found or presumed to be present in the following locations. Recommendations for remedial actions are also included.

Ref. No.	Location	ACM	Action

No asbestos containing materials were found.

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Report edition history

Type of report	Edition number	Date(s)
Survey	Edition 1	05/04/2017 to 05/04/2017

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Kiln Place

1.0 Contact Information

Client		
Neilcott Construction Ltd Excell House Cray Avenue Orpington Kent BR5 3ST	**Contact:** **Telephone:** **Fax:** **E-Mail:**	Gary Edwards 01689 832 199 01689 832 199 newhamnelson@neilcott.co.uk

Site Address		
Kiln Place	**Contact:** **Telephone:** **Fax:** **E-Mail:**	n/a n/a n/a n/a

Report Author		
Manestream Rowan House Delamare Road Cheshunt Herts EN8 9SP	**Contact:** **Telephone:** **Fax:** **E-Mail:**	Lee Payne 01992 780300 01992 780348 enquiries@manestream.co.uk

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2.0 Site Description

General Information

Site Description
- Building type - Block of flats.
- Construction method - Brick and concrete.
- Floors surveyed out of total floors - 1 of 1.
- Approximate age - 1960's. Entrance lobbys and ware added in 1990's.
- Purpose built.
- Usage - Domestic.
- Attached buildings, whether included in scope

The following provides a definitive list of all areas included within our scope, both accessed and non accessed areas. Please refer to section 7 for further details of non accessed areas.
All ACM found during the survey have either been sampled for analysis, referenced to an identical sampled material (mastered) or visually identified if sampling was not reasonably practicable. Non-asbestos materials have not been reported except where identified through laboratory analysis.

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2.0 Site Description (Cont'd...)

Site Areas

No.	Insp. type	Building, floor, room / area	Acc.	Comments
1	Demolition	Main, ground floor, Plot 1	Yes	Samples did not contain asbestos.
2	Demolition	Main, ground floor, Plot 3	Yes	Samples did not contain asbestos.
3	Demolition	Main, ground floor, Plot 4	Yes	Samples did not contain asbestos.
4	Demolition	Main, ground floor, Plot 5.1	Yes	Samples did not contain asbestos.
5	Demolition	Main, ground floor, Plot 5.2	Yes	Samples did not contain asbestos.
6	Demolition	Main, ground floor, Plot 6	Yes	Samples did not contain asbestos.

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3.0 Survey Brief

To undertake a Demolition Survey of Plot 1, Plot 3, Plot 4, Plot 5.1 and Plot 5.2.

A demolition survey is required before any demolition work is carried out. The survey is to be used to locate and describe, as far as reasonably practicable, all ACM in the area where the demolition work will take place. The survey was intended to be fully intrusive and involved destructive inspection as necessary, to gain access to all areas, including those that may have been difficult to reach.
There is a specific requirement in CAR2012 (regulation 7) for all ACM to be removed as far as reasonably practicable before major demolition takes place. Removing ACM is also appropriate in other smaller demolition situations which involve structural or layout changes to buildings.
Representative samples were collected and analysed for the presence of asbestos. Samples from each type of suspected ACM found, were collected and analysed to confirm asbestos type and content. Where the materials sampled were found to contain asbestos, other similar homogeneous materials used in the same way have been strongly presumed to contain asbestos.

In addition, Manestream have:

Attempted to investigate all agreed areas, any exclusions are listed in Sections 6 and 7.
Assessed the condition of the ACM.
Provided a Material assessment for each ACM.
Produced a report to identify areas of known or presumed ACM.
Provided the basis for an asbestos register for the site.
Provided the basic information from which an effective asbestos management plan can be developed.
Highlighted the requirement for urgent action to reduce the risk of exposure to asbestos fibres.
Referenced any fibrous materials which were considered to be non-asbestos, but may be mistaken for ACM by other persons.
It is the policy of Manestream to issue demolition survey reports watermarked as DRAFT in the first instance.

Manestream strongly recommends that the contents of the DRAFT report are formally reviewed with our senior project management staff who will explain any practical limitations and consequences. This will be carried out at no further cost to you.

The senior project manager involved in this survey will be happy to arrange a meeting at your earliest mutual convenience to discuss the contents of the report with you. After this meeting a fully authorised report will be issued.

The fully authorised report shall remain valid for a period of no more than 90 days after issue, after which Manestream will, at your request carry out a further review of this report against your proposed scope of works. There is no cost to you for this final stage of our contract review, however if your proposed scope of works has altered since the survey was carried out then further investigations will be required. Manestream will only charge you for any investigations required that are additional to the original scope of the survey.

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4.0 Survey Techniques

All areas within the survey brief were inspected for ACM and representative samples taken for confirmation. Access beyond normally accessible surfaces was gained using destructive techniques in order to locate and identify concealed ACM.

Existing access hatches or demountable panels were used to gain access to any service ducts or other hidden areas. Access panels or false coverings were only de-mounted where practical and safe to do so. Areas such as voids of solid construction, or where decorative or functional finishes would be impaired, were not investigated.
Every reasonable effort was made to investigate all aspects of specified areas. Destruction techniques were only employed in the areas agreed with the client to gain access to false finishes, walls, voids, floors or other hidden areas where it was practical and safe to do so.

Refurbishment / Demolition surveys should be conducted in unoccupied areas, where this is not possible, Manestream will have agreed the limitations with the client prior to commencement.

All areas within the survey brief were assessed on completion of survey works to ensure there is no risk to future occupants of the building from surveying activities. Areas where low risk ACM were found, were visually assessed. Areas where higher risk ACM were found, may have been subject to either reassurance air testing or four stage clearance procedures as appropriate. Reoccupation reports are appended to this survey, if applicable.

Photographs were taken of all presumed or identified ACM (unless otherwise stated).

There were no deviations from the standard methods as listed.

Manestream is a Type C Inspection Body accredited by UKAS (United Kingdom Accreditation Service) to BS EN ISO/IEC 17020:2012 for the 'Surveying of Asbestos in Premises', Re-Inspection of identified or suspected ACM and Priority Assessment.
Manestream is a testing laboratory accredited by UKAS to BS EN ISO 17025:2005 for the sampling and analysis of asbestos in bulk materials and asbestos air testing including 4 stage clearance testing and Site Certification for Reoccupation.
Manestream is registered for operating a Quality Management System that complies with ISO 9001:2015.
The scope of accreditation includes Management survey: (domestic, commercial & industrial premises); Refurbishment and demolition survey: (domestic, commercial & industrial premises), Re-Inspection of identified or suspected ACM and Priority Assessment: (domestic, commercial & industrial premises). Surveys and, where applicable, Priority Assessment are carried out in accordance with our UKAS accredited documented in-house procedures (based on requirements included in the Health and Safety Executive guides HSG 264 (2012) and HSG 227 (2004).
Priority Assessment may only be claimed as an accredited activity if there is direct and traceable Client involvement in the process. Any other method of priority assessment is outside the scope of UKAS accreditation and carries appropriate disclaimers.

The asbestos survey/inspection records state information recorded at the time of the survey only, based on visual assessment and the following inspection criteria:

- Asbestos Product Type
- Extent of Damage / Deterioration

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4.0 Survey Techniques (Cont'd...)

- Surface Treatment
- Asbestos Fibre Type

A material risk evaluation has been provided for the identified ACM based on an algorithm derived by applying numerical values to the above criteria.

The final risk terms (**None, Very Low, Low, Medium, High**) have been based on interpretation of current legislation and guidance; the evaluations and associated terms shall require review when other considerations, such as; future legislation or building use, come into effect.

These risk terms should be considered as a guide to the overall probability of the ACM to release asbestos fibre. Changes to any of the above criteria shall necessitate the need for reassessment of the risk value.

In addition Manestream have gathered the following information to aid the production of Priority Assessments should these be required. The information gathered relates to the Likelihood of Disturbance section of the Priority Assessment as described in HSG227 A Comprehensive Guide to the Management of Asbestos in Premises and includes

- Location
- Accessibility
- Extent / Amount

Descriptions for locations were obtained from site signs or site users; where no descriptions were available, suitable terms have been used for this report and accompanying drawings.

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5.0 Sample Analysis and Referencing

Asbestos bulk sample analysis is conducted using polarised light and dispersion staining techniques, based on HSG 248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures' - current version).

Formal analysis results are shown within Appendix B.

All samples were analysed in a UKAS accredited base laboratory.

Sample references shown within the Asbestos Sample Records are to be interpreted as follows:

05a..... Analysed Sample
05m01.....The first sample referenced to sample 05a
05vis..... No sample taken, visual reference only
NA001..... No access area or area of limited access

Where a material is not sampled, but have been visually identified or mastered the asbestos type will be presumed as crocidolite, unless:

- Sample analysis of similar materials within the building show a different asbestos type (mastered samples).
- Or there is reasoned argument that another type of asbestos was almost always used and will be based on professional judgement and experience.

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6.0 Reservations

During the course of the survey all reasonable efforts were made to identify the presence of materials containing asbestos within the areas of the building, but it is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so therefore it must be borne in mind that ACM may be uncovered during demolition works and operatives working on the building must be trained in accordance with CAR2012 Reg 10 (1 and 2) in preparation for such an eventuality.

Asbestos may be concealed beneath or hidden from view by other materials which have been used for over-cladding, in-filling, alteration and refurbishment work which, has taken place in the past, may also hide or obscure ACM's. Attempts have been made to access all such areas through the adoption of destructive surveying techniques. However, the requirement to maintain structural integrity of the property may have limited their implementation. Some installations may not have been inspected internally for safety reasons (e.g Lift shafts, live electrical switchgear, escalators, voids of solid construction etc.) and should be suspected to contain asbestos until such time as it is proven otherwise. Where certificates of isolation have been provided and a safe system of work devised for access then such installations will have been inspected and documented accordingly within this report.

Any additional areas not inspected during the course of this survey are listed within section 7 and included within the sample records in Appendix A with accompanying photographs.

Where ACM's have been identified or presumed it is possible that past degradation or future deterioration may contaminate localised areas. The presence or extent of which may require an additional visit to identify using airborne fibre monitoring and swab sampling techniques unless visible debris was present at the time of the survey. This would be subject to further charges.

This report should not be used as a detailed scope of specification for the purposes of remediation projects.

Any diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes. Any persons involved in remediation works must satisfy themselves of the accuracy of all measurements and dimensions of any identified ACM prior to undertaking such works.

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7.0 Limitations and Areas of No Access

All non-accessed items or areas must be presumed to contain asbestos. No works should proceed in these areas until a suitable and sufficient assessment has been made for the presence of ACM and any ACM identified made safe.

There were no specific reservations applicable to this survey.

Non-accessed items or areas must be suitably and sufficiently assessed by a competent asbestos surveyor prior to works which may disturb any ACM likely to be contained in them; including routine maintenance. It is reasonably foreseeable that failure to do this will result in uncontrolled asbestos release into the breathing zones of persons working on such equipment and into the surrounding environment in contravention of the Control of Asbestos Regulations 2012.

Where works are planned in areas concealed by asbestos insulation board, asbestos cement or textured coating then further investigations will be required. This will normally take the form of a competent asbestos surveyor accompanied by a Licensed Asbestos Removal Contractor to forge safe access beyond the ACM. Where the ACM is AIB or asbestos cement is present within the building, this work will be notifiable to the relevant enforcing authority 14 days in advance of commencement of any works that may disturb these products.

The management recommendations within this report are based on the condition of the ACM. If the material is likely to be disturbed during any refurbishment work then the ACM must be removed.

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8.0 Recommendations for Management Actions

GENERAL

All known or presumed ACM must be included in an asbestos management plan. Guidance is given in HSE document HSG227 *a comprehensive guide to the management of asbestos in premises.* Periodic condition inspections shall be a prerequisite of any successful asbestos management plan.

All works must be conducted in accordance with the Control of Asbestos Regulations.

If any materials are found that could potentially contain asbestos, that are not included in this report, Manestream should be contacted immediately for guidance.

For materials in poor condition remedial works including encapsulation or removal may be required. Access to areas containing asbestos in poor condition may need to be restricted until remedial measures have been completed.

The key legislative documents relating to works with asbestos materials are:
The Health and Safety at Work Act *(1974)*
The Control of Asbestos Regulations *(2012)*
The Management of Health and Safety at Work Regulations *(1999)*

Recommendations for action have been made based on the risk evaluation indicated in the appropriate survey record. In general the following will be applicable; exceptions will be made where specific circumstances apply.

MATERIAL ASSESSMENTS

For each sample/ inspection, a material assessment has been compiled using an algorithm. A point score (weighting) is allocated on the basis of the examination of a number of parameters as detailed below. The value assigned to each of these parameters is added together to give a total score, the higher scores indicating high risk materials.

The assessment reflects the condition of the ACM at the time of the survey, it is the dutyholder's responsibility to ensure all ACM are monitored and the assessments are maintained up to date.

This system follows the method described in HSE Guidance document HSG264 - Asbestos: The survey guide

Sample Variable Score	**PRODUCT TYPE (or debris from product)**
1	Composite plastic; Composite resin; Composite mastic; Composite roofing felt; Thermoplastic floor tile; Putty; Mastic; Adhesive; Vinyl floor tile; Vinyl flooring; Stair-nosing; Bitumen; Bituminous felt; Semi-rigid paint; Decorative finish; Textured coating; Plaster; Roofing felt; Damp-proof membrane; Thermoplastic skirting; Toilet cistern; Toilet seat; Windowsill - fully compressed asbestos cement; Cement sheet; Cement panel; Moulded cement product; Fire cement

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8.0 Recommendations for Management Actions (Cont'd...)

2 Insulating board; Millboard; Low density insulating board; Paper coated; insulating board; Woven textile; Gasket; Rope; String; Paper; Felt (non-bituminous); Paper backed vinyl floor covering

3 Thermal insulation; Hand applied coating; Sprayed coating; Loose fill; Mattresses; Packing; Pugging bag; Raw material

EXTENT OF DAMAGE/ DETERIORATION

0 Good condition, no visible damage

1 Low damage (a few scratches or surface marks)

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 coatings and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.

2 Unsealed AIB, or encapsulated lagging and coating.

3 Unsealed lagging and coating.

ASBESTOS TYPE

1 Chrysotile alone.

2 Amphiboles or mixtures not including crocidolite.

3 Crocidolite or mixtures containing crocidolite.

The total score is calculated from the sum of the score for product type, damage, surface treatment and asbestos type and a guide to the potential for releasing fibres is assigned as detailed below.

Materials Assessment Score	**Risk of Fibre Release**
10, 11, 12	**High Risk**
7, 8, 9	**Medium Risk**
5, 6	**Low Risk**
2, 3, 4	**Very Low Risk**

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8.0 Recommendations for Management Actions (Cont'd...)

The Materials Assessment score has been calculated for each ACM identified and the degree of risk from the material assessment alone is included in this report.

Attention is drawn to all occurrences of asbestos identified with a score of **10** or above. Asbestos materials within the aforementioned scoring category will, in most cases, require immediate action to reduce risk of exposure.

PRIORITY ASSESSMENT

Priority Assessment for ACM must be carried out in order to prioritise the effective management of any ACM identified. Priority Assessment can only be carried out by persons with intimate knowledge of the usage of the building concerned. For this reason UKAS will only permit the gathering of data relating to Likelihood of disturbance, the other parameters which require assessment are Normal Occupant Activity; Human Exposure Potential and Maintenance activity which must be assessed by the client, although Manestream is accredited by UKAS to assist in this process and offer this service as an additional exercise.

Likelihood of disturbance data collected during the survey is as follows

LOCATION

0 Outdoors

1 Large rooms or well ventilated areas

2 Rooms up to 100m2

3 Confined spaces

ACCESSIBILITY

0 Usually inaccessible or unlikely to be disturbed

1 Occasionally likely to be disturbed

2 Easily disturbed

3 Routinely disturbed

EXTENT/ AMOUNT

0 Small amounts or items (eg strings, gaskets etc)

1 <=10m2 or <=10m pipe run

2 >10m2 to >=50m2 or >10m to >=50m pipe run

3 >50m2 or > 50m pipe run

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8.0 Recommendations for Management Actions (Cont'd...)

The asbestos risk assessment system adopted must concentrate solely on the likelihood of fibre release from asbestos based materials into the breathing zone of persons at risk. This is the singular most important factor in assessing the likelihood of that person being exposed to asbestos fibres which may be injurious to their health.

If any ACM are identified in areas directly affected by construction, installation, refurbishment or demolition the ACM must either be removed in advance or the risk from ACM should be designed out of the project. (CAR2012 regulation 5).

For all but the simplest low risk ACM, removal or remediation works must be carried out by a Licensed Asbestos Removal Contractor who has been checked to ensure they are competent to undertake the type of works required.

No licensable asbestos work may begin until the statutory 14 day notification period to the relevant enforcing authority (HSE or EHO) has elapsed. Waivers of the 14 day notification period may be accepted by the enforcing authority should there be a genuine health and safety consideration; however it should be noted that the enforcing authorities normally thoroughly investigate such waiver requests as the most common cause is deficiencies in asbestos management leading to the waiver request.

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9.0 Asbestos Register

Asbestos containing materials (ACM) were found or presumed to be present in the following locations. Recommendations for remedial actions are also included.

Ref. No.	Location	ACM	Action	Risk

No asbestos containing materials were found.

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Asbestos Sample Record - 01a

Main, Ground floor, Plot 6

General

Inspection Dates:	05/04/2017 to 05/04/2017	**Reference No.:**	01a
Surveyor:	LP		
Component:	Thermal insulation		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

Risk Analysis

Condition:	N/A	**Accessibility:**	N/A
Friability:	N/A	**Exposure:**	N/A
Surface:	N/A	**Amount:**	N/A
Position:	N/A	**RISK:**	**NONE**

Comments

Non asbestos insulation to pipes. (<2 sqm.)

Remedial / Management Action Required

Action required:	None		
Next action due date:	N/A	**Approx cost:**	

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Asbestos Sample Record - 02a

Main, Ground floor, Plot 6

General

Inspection Dates:	05/04/2017 to 05/04/2017	**Reference No.:**	02a
Surveyor:	LP		
Component:	Thermal insulation		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

Risk Analysis

Condition:	N/A	**Accessibility:**	N/A
Friability:	N/A	**Exposure:**	N/A
Surface:	N/A	**Amount:**	N/A
Position:	N/A	**RISK:**	**NONE**

Comments

Non asbestos insulation to pipes. (<2 sqm.)

Remedial / Management Action Required

Action required:	None		
Next action due date:	N/A	**Approx cost:**	

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Asbestos Sample Record - 03a

Main, Ground floor, Plot 5.1

General

Inspection Dates:	05/04/2017 to 05/04/2017	**Reference No.:**	03a
Surveyor:	LP		
Component:	Bitumen		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

Risk Analysis

Condition:	N/A	**Accessibility:**	N/A
Friability:	N/A	**Exposure:**	N/A
Surface:	N/A	**Amount:**	N/A
Position:	N/A	**RISK:**	**NONE**

Comments

Non asbestos bitumen roof. (20 sqm.)

Remedial / Management Action Required

Action required:	None		
Next action due date:	N/A	**Approx cost:**	

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Asbestos Sample Record - 04a

Main, Ground floor, Plot 5.1

General

Inspection Dates:	05/04/2017 to 05/04/2017	**Reference No.:**	04a
Surveyor:	LP		
Component:	Bitumen		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

Risk Analysis

Condition:	N/A	**Accessibility:**	N/A		
Friability:	N/A	**Exposure:**	N/A		
Surface:	N/A		**Amount:**	N/A	
Position:	N/A		**RISK:**	**NONE**	

Comments

Non asbestos damp proof course. (20 sqm.)

Remedial / Management Action Required

Action required:	None		
Next action due date:	N/A	**Approx cost:**	

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Asbestos Sample Record - 05a

Main, Ground floor, Plot 1

General

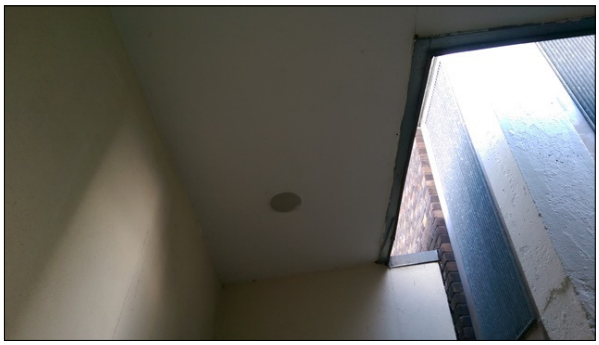
Inspection Dates:	05/04/2017 to 05/04/2017	**Reference No.:**	05a
Surveyor:	LP		
Component:	Textured coating		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

Risk Analysis

Condition:	N/A	**Accessibility:**	N/A
Friability:	N/A	**Exposure:**	N/A
Surface:	N/A	**Amount:**	N/A
Position:	N/A	**RISK:**	**NONE**

Comments

Non asbestos sandtex to ceiling. (20 sqm.)



Remedial / Management Action Required

Action required:	None		
Next action due date:	N/A	**Approx cost:**	

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Asbestos Sample Record - 05m01

Main, Ground floor, Plot 3

General

Inspection Dates:	05/04/2017 to 05/04/2017	**Reference No.:**	05m01
Surveyor:	LP		
Component:	Textured coating		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

Risk Analysis

Condition:	N/A	**Accessibility:**	N/A
Friability:	N/A	**Exposure:**	N/A
Surface:	N/A	**Amount:**	N/A
Position:	N/A	**RISK:**	**NONE**

Comments

Non asbestos sandtex to ceiling. (20 sqm.)

Remedial / Management Action Required

Action required:	None		
Next action due date:	N/A	**Approx cost:**	

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Kiln Place

Asbestos Sample Record - 05m02

Main, Ground floor, Plot 4

General

Inspection Dates:	05/04/2017 to 05/04/2017	**Reference No.:**	05m02
Surveyor:	LP		
Component:	Textured coating		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

Risk Analysis

Condition:	N/A	**Accessibility:**	N/A
Friability:	N/A	**Exposure:**	N/A
Surface:	N/A	**Amount:**	N/A
Position:	N/A	**RISK:**	**NONE**

Comments

Non asbestos sandtex to ceiling. (20 sqm.)

Remedial / Management Action Required

Action required:	None		
Next action due date:	N/A	**Approx cost:**	

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enquiries@manestream.co.uk

UKAS INSPECTION 0282

Asbestos Sample Record - 05m03

Main, Ground floor, Plot 5.2

General

Inspection Dates:	05/04/2017 to 05/04/2017	**Reference No.:**	05m03
Surveyor:	LP		
Component:	Textured coating		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

Risk Analysis

Condition:	N/A	**Accessibility:**	N/A		
Friability:	N/A	**Exposure:**	N/A		
Surface:	N/A		**Amount:**	N/A	
Position:	N/A		**RISK:**	**NONE**	

Comments

Non asbestos sandtex to ceiling. (20 sqm.)

NO IMAGE AVAILABLE

Remedial / Management Action Required

Action required:	None		
Next action due date:	N/A	**Approx cost:**	

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Certificate No.
ML / 17 / 02495

O C Consulting (UK) Ltd t/a Manestream, Rowan House, Delamare Road, Cheshunt, Herts EN8 9SP

UKAS INSPECTION
2329

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

Client:	Neilcott Construction	**Report Date:**	18/04/2017
Client Address:	Excel House, Cray Avenue Orpington Kent BR5 3ST	**Site Address:**	Kiln Place

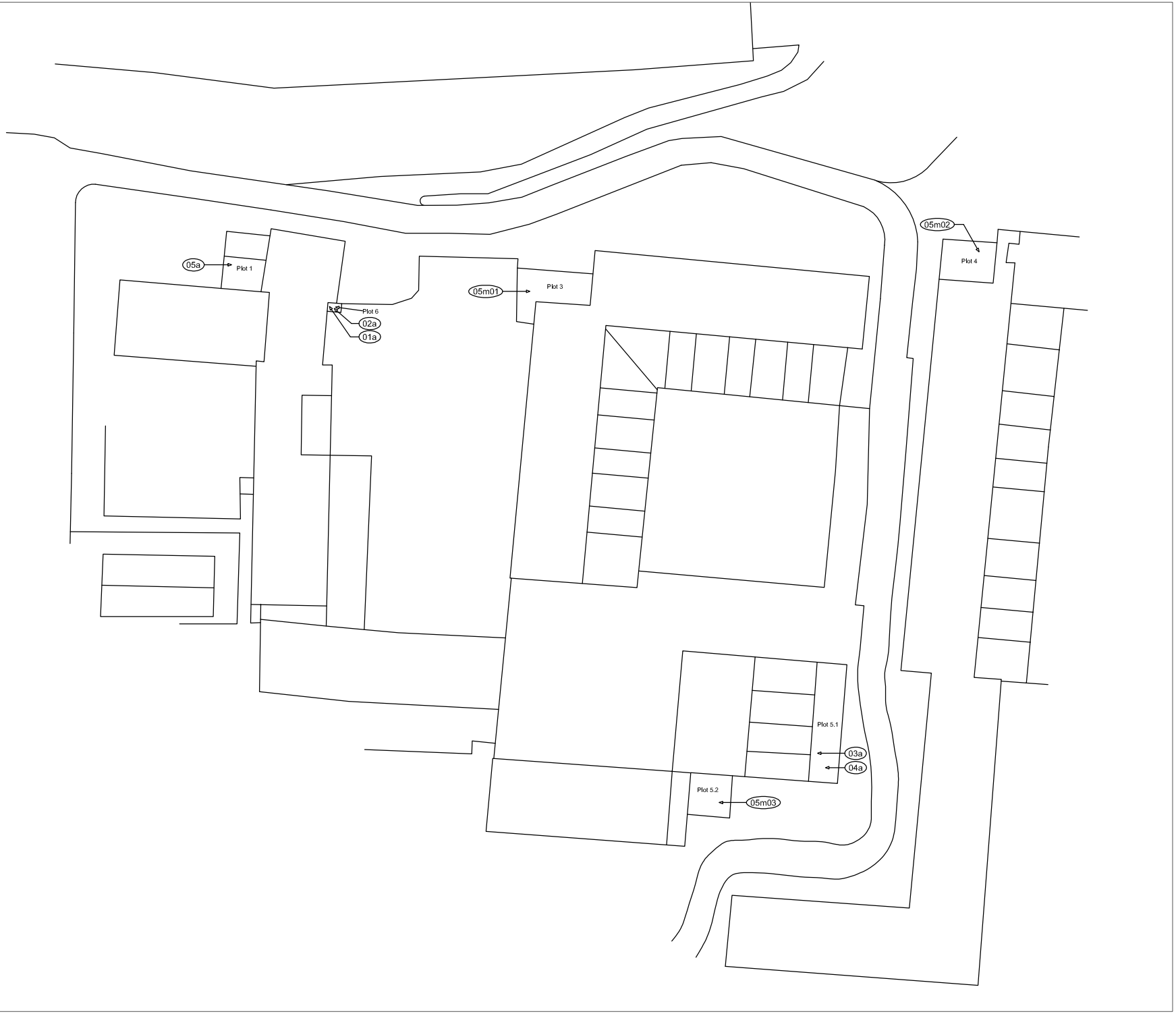
Sampled By:	ML	**Sample/s Received:**	12/04/2017	**ML Proj. Ref.:**	112972/0027
No. Samples:	5	**Sample/s Analysed:**	18/04/2017 to 18/04/2017	**Page:**	1 of 1

All analysis is conducted in accordance with Manestream in-house method PRO-02 and HSG248 Asbestos: 'The analysts' guide for sampling, analysis and clearance procedures'. Manestream is not responsible for interpretation or validity of sampling of materials undertaken by anyone other than Manestream staff. Manestream is not responsible for the validity of sample location and material type by anyone other than Manestream Some textured coating and bitumen products may contain a low proportion of asbestos, commonly Chrysotile, which is so finely divided so as not to be detected by the dispersion staining method in accordance with HSG248. In this instance Manestream recommend that a proportion of the samples be analysed using Scanning Electron Microscopy to verify any asbestos content.

Ref No.	Client Ref No.	Sample Location	Asbestos Type(s) Present
01a	-	Main, ground floor, Flat 6, Insulation	N.A.D.I.S.
02a	-	Main, ground floor, Flat 6, Insulation	N.A.D.I.S.
03a	-	Main, ground floor, Plot 5.1, Bitumen	N.A.D.I.S.
04a	-	Main, ground floor, Plot 5.1, Bitumen	N.A.D.I.S.
05a	-	Main, ground floor, Plot 1, Textured Coating	N.A.D.I.S.

Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.
NADIS = No Asbestos Detected in Sample.

Analysed By:	Nurudeen Kallon	**Authorised By:**	Nurudeen Kallon	**Authorised Signature:**	
		Position:	Laboratory Technician		



Client:-

Nellcott Construction

Project No:-

112972

Site:-

Kiln Place

Title:-

Drawing: 1 of 1

Building: Main
Floor: Ground Floor

Date: 05/04/2017

Revisions:-

Notes:-

=DENOTES AREA OUTSIDE SCOPE OF SURVEY

=DENOTES EXTENT OF KNOWN OR PRESUMED ASBESTOS CONTAINING MATERIAL(S)

=DENOTES AREA OF LIMITED/NO ACCESS OR AREA EXCLUDED FROM SURVEY BRIEF

=DENOTES AREA OF FLOOR TILES

=DENOTES AREA OF CEMENT PANELS & INSULATING BOARD

=DENOTES EXTENT OF TEXTURED COATING

01a =DENOTES SAMPLES TESTED POSITIVE FOR ASBESTOS CONTENT

01a =DENOTES SAMPLES TESTED NEGATIVE FOR ASBESTOS CONTENT

=DENOTES NOT ACCESSED AREA PRESUMED ASBESTOS

=DENOTES NO ACCESS BENEATH FITTED FLOORING

=DENOTES NO ACCESS TO CEILING DUE TO HEIGHT OR NO ACCESS WITHIN CEILING VOID SEE SECTION 7

Drawn By:- JG

Report No:-

ML-11418-0027-1

Scale:- NTS

MANESTREAM

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