



Airsafe Surveys Ltd

Demolition / Refurbishment Asbestos Survey Report

Comissioned By

Linea Homes

Site Address

Former Pub

317 – 319 Finchley Rd

London

NW3 6EP

Survey Conducted

27th January 2016



Survey Conducted By

Surveyors: A Porter

Report Production

Report Prepared by: A Porter

Date: 28th January 2016

Signature:



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

Date: 28th January 2016

Signature:



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Mr Andrew Porter
(*Survey Manager*)

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Asbestos Insulation (lagging / sprayed insulation)

- N/A

Asbestos Insulation Board

- N/A

Asbestos Cement Products

- B01: High Level, External – Slate tiles to roof elevations
- B07: 1st Floor, Lobby by Ladies WC – Slate roof tile debris to floor

Asbestos Composite Materials

- N/A

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

- B02: 2nd Floor, Stairs to 3rd Floor – Floor lino
- B03: Stairs to 2nd Floor – Nosing strips to steps
- B04: Throughout Pub Areas (LGF, GF & 1st) – Fibrous plasterboard to walls
- B05: Throughout Pub Areas (LGF, GF, 1st) – Fibrous plasterboard to ceilings
- B06: 1st Floor, Gents WC – Loose panel in riser
- B08: 1st & 2nd Floor, Roof Line – Bitumen lining to roof
- B09: Stairs to LGF – Nosing strips to steps

Demolition / Refurbishment Asbestos Survey – Areas Accessed	
Area	Comments
Roof	Asbestos Cement slate tiles to roof elevations
Loft Spaces	MMMF insulation, Wooden flat roof
Soffits	Wooden
Fascias	Wooden
Rain Water Goods	Plastic
Flues / Cowls	Metal
Cavity Walls	Brick / Block, plasterboard lined
Partition Walls	Plasterboard
Ceilings	Plasterboard
Window / Door Frames	No Suspect Materials
Floor Voids	Bare copper pipe work
Concealed Risers / Voids	Bare copper pipe work, plastic down pipes
Electrical Switchgear	No Suspect Materials
Plant / Equipment	No Suspect Materials
Locked Areas	None

Areas excluded from the scope of this survey

- Voids beyond known or suspected asbestos containing materials were not accessed.
- Soil and land testing is not covered in the remit of this survey.

Background

- 1.1 Asbestos has been used extensively in the building industry for over one hundred years and has proved to be an excellent product for a variety of uses, having many qualities such as insulation, fire and chemical resistance. Its suitability across a wide range of uses and its relatively cheap cost made it very popular, with over 3,000 different asbestos products having been recorded.
- 1.2 The use of asbestos containing materials (ACM's) was most prevalent between the 1950's and 1970's when it provided an economic, easy to use and versatile material. Unfortunately, given the constitution and make up of asbestos it can give rise to microscopic airborne fibres being released into the working environment. The fibres have carcinogenic properties, which, when inhaled can lodge in the lining of the lungs causing disease and death.
- 1.3 For this reason the use of asbestos has receded and its use in buildings was eventually banned in 1999. Despite its ban, millions of tonnes of ACM's are still present in properties and buildings throughout the UK.

Scope and Purpose

- 1.4 Linea Homes has commissioned Airsafe Surveys Ltd to undertake a Demolition / Refurbishment Asbestos Survey of Former Pub, 317 – 319 Finchley Rd, London, NW3 6EP. The aim of the survey was to locate and identify the presence of ACM's or suspected ACM's, as far as is reasonably practicable. This report provides a record and assessment of the extent and characteristics of ACM's. It is assumed that all ACMs identified will be removed to enable demolition / refurbishment, therefore priority assessment scores are not given.
- 1.5 This type of survey employs the use of destructive sampling techniques of an unfamiliar site. Although every effort is made to locate all asbestos containing materials, it cannot be ruled out that undiscovered ACMs may be present in inaccessible areas due to the way that ACMs were used during construction. Therefore we cannot give assurances that all asbestos containing materials have been located and as such we recommend that further sampling be undertaken, should any suspect material become accessible during the course of any demolition / refurbishment works.

Site Description & Survey Purpose

The building surveyed is a former public house with accommodation above. This building is to be demolished.

Sources of Data

Background Information

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

Inspection, sampling and testing

- 1.7 Airsafe Surveys Ltd carried out a visual inspection of the buildings. The purpose of the inspection was to identify locations where the presence of asbestos is suspected, and to make arrangements for the recovery and testing of representative samples, where practicable. The inspection also enabled informed judgements to be made about the likelihood of asbestos being present in situations where samples could not be recovered.
- 1.8 Based on the findings of the visual inspection, representative bulk samples of materials suspected of containing asbestos were recovered. During the sampling process, care was taken to verify that the recovered samples were representative of the situation and the medium in which asbestos contamination was suspected. The sampling protocol that was used is as specified in HSG264 (Asbestos: The Survey Guide), published by the Health & Safety Executive.
- 1.9 The recovered samples were subsequently examined by Airsafe Analytical Ltd (UKAS number: 4376) to establish their asbestos content, in accordance with their in-house procedures and HSG248 (Asbestos: The analysts' guide for sampling, analysis and clearance procedures), published by the Health & Safety Executive. The analysis certificate is presented in Appendix A.

Presentation of Findings

Data Sheets

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

Plans

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

Material Assessment Algorithm

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

Sample Variable	Score	Examples of scores
Product Type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes & woven textiles, asbestos paper & felt.
	3	Thermal insulation (e.g. pipe & boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses & packing.
Extent of Damage / Deterioration	0	Good Condition
	1	Low Damage
	2	Medium Damage
	3	High Damage
Surface Treatment	0	Composite materials (reinforced plastics, resins, vinyl tiles)
	1	Enclosed sprays & lagging, AIB (with exposed face painted or encapsulated), asbestos cement
	2	Unsealed AIB, or encapsulated lagging & sprays
	3	Unsealed lagging & sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite
Score		Potential to release fibres
10 or more		High
7 – 9		Medium
5 – 6		Low
4 or less		Very Low

Control of Asbestos Regulations

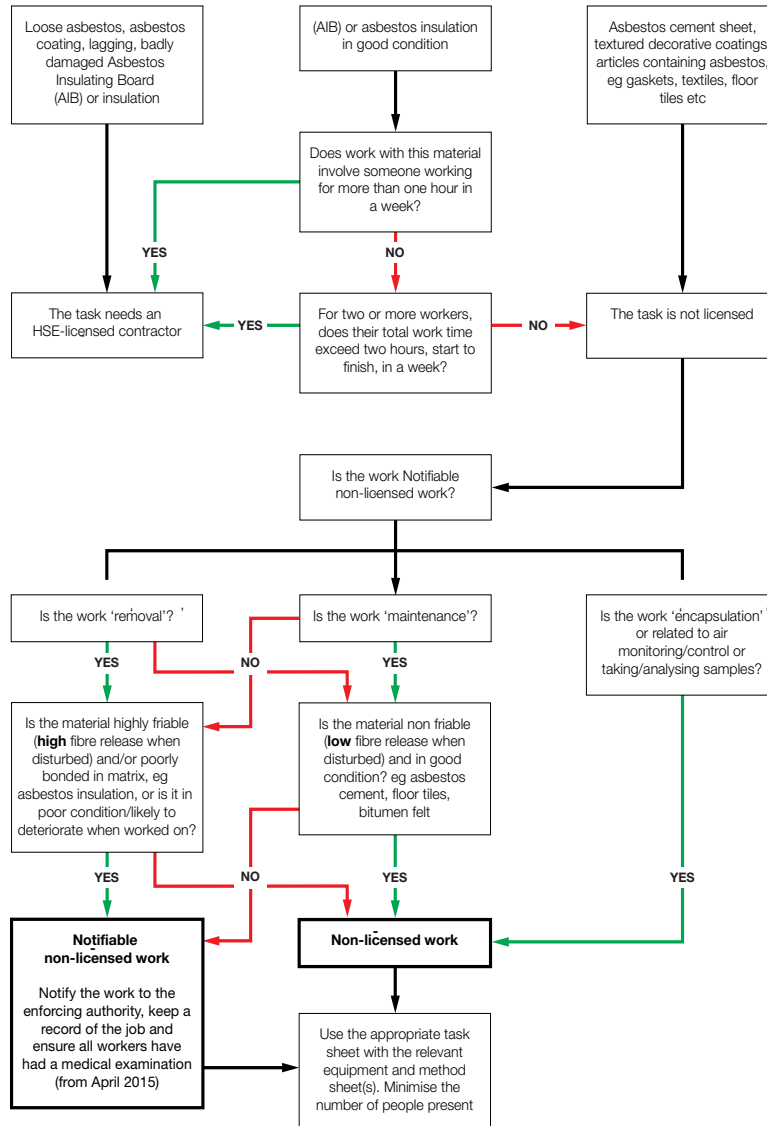
1.13 The Control of Asbestos Regulations 2012 (CAR) applies to most work situations involving risk of exposure to asbestos. CAR requires that employers:

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

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

Decision flow chart

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



2.0 REFERENCES

- (1) HSG264 Asbestos: The Survey Guide**
HSE Books
- (2) HSG248 Asbestos: The analysts ' guide for sampling, analysis and clearance procedures.**
Methods for the Determination of Hazardous Materials, HSE Books
- (3) HSG227 A Comprehensive Guide to Managing Asbestos in Premises**
HSE Books
- (4) The Control of Asbestos Regulations 2012**
- (5) Working with materials containing Asbestos**
Approved Code of Practice (CAR 2012)

Appendix A

Results of Laboratory Testing
(Bulk Sample Identification Certificates)

Certificate of Analysis

Job Number :	AA6869	Date :	27/01/16	Analyst :	RW
Name & Address of Client :			Site Address :		
Linea Homes			Former Pub		
7 Lodge Lane			317 – 319 Finchley Road		
London			London		
Postcode :	N12 8JG	Tel :		Postcode :	NW3 6EP
Date Samples Taken :	27/01/16	Certificate Number :	1 of 1		
Date Samples Received :	27/01/16	Total Number of Samples :	9		
Date of Analysis :	27/01/16	Clients Representative :	Ellen Dyer		

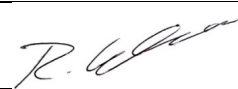
Samples collected by the client are evaluated using information provided by the client at the time of delivery. Airsafe Analytical Limited are not responsible for the accuracy and / or competence of the sampling by third parties. Under these circumstances Airsafe Analytical Limited cannot be held responsible for the interpretation of the results shown.

All samples of material, detailed below, have been examined to determine the presence of Asbestos fibres using Polarised Light Microscopy and the McCrone Dispersion Staining Technique in accordance with Airsafe Analytical Limited's documented "in-house" procedures which are based on the HSE's guidance note HSG248 - Asbestos: The Analysts' guide for sampling analysis and clearance procedures.

AA Sample Reference	Client Sample Number	Sample Description / Material Type	Fibre Type Detected
B01		Roof slate	CHRYBOTILE
B02		Floor lino	NADIS
B03		Stair nosing	NADIS
B04		Fibrous plasterboard	NADIS
B05		Fibrous plasterboard	NADIS
B06		Loose panel	NADIS
B07		Roof slate debris	CHRYBOTILE
B08		Bitumen roof liner	NADIS
B09		Stair nosing	NADIS

NADIS = No Asbestos Detected In Sample

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

Authorised By :	R. Wren	Date :	27/01/16	Time :	1623
Signature :					
ISSUE NUMBER	6	DATE	DEC 2015		

Appendix B

Data Sheets

Sample Ref: B01

Location: High Level, External



Material Sampled: Asbestos Cement slate tiles to roof elevations

Analysis Result: **Chrysotile (white) Asbestos**

Approximate Quantity: 60 Sqm

Product Type: **Asbestos Re-inforced Composites**

Condition: **Good Condition**

Surface Treatment: **Cement / Sealed AIB / Enclosed Lagging**

Material Assessment Score: **3**

Remarks / Recommendations: Remove.

Damage has occurred resulting in roof slate debris to the floor of the rear elevation.

Sample Ref: B02

Location: 2nd Floor, Stairs to 3rd Floor



Material Sampled: Floor lino

Analysis Result: **No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0**

Remarks / Recommendations:

Sample Ref: B03

Location: Stairwell, 1st Floor to 2nd Floor



Material Sampled: Nosing strips to steps

Analysis Result: **No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0**

Remarks / Recommendations:

Sample Ref: B04

Location: Throughout Pub Areas (LGF, GF & 1st)



Material Sampled: Fibrous plasterboard to walls

Analysis Result: **No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0**

Remarks / Recommendations:

Sample Ref: B05

Location: Throughout Pub Areas (LGF, GF & 1st)



Material Sampled: Fibrous plasterboard to ceilings

Analysis Result: **No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0**

Remarks / Recommendations:

Sample Ref: B06

Location: 1st Floor, Gents WC



Material Sampled: Loose panel in boxing

Analysis Result: **No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0**

Remarks / Recommendations:

Sample Ref: B07

Location: 1st Floor, Lobby adj Ladies WC



Material Sampled: Asbestos Cement roof slate debris to floor

Analysis Result: **Chrysotile (white) Asbestos**

Approximate Quantity: 3 Sqm

Product Type: **Asbestos Re-inforced Composites**

Condition: **High Damage**

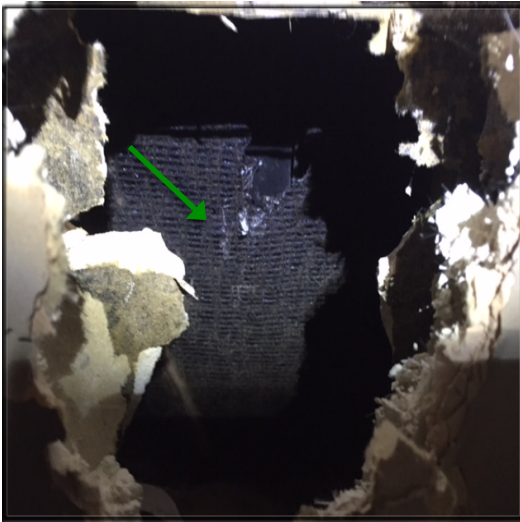
Surface Treatment: **Cement / Sealed AIB / Enclosed Lagging**

Material Assessment Score: **6**

Remarks / Recommendations: Remove.

Sample Ref: B08

Location: 1st & 2nd Floor, Roof Line



Material Sampled: Bitumen lining to roof

Analysis Result: **No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0**

Remarks / Recommendations:

Sample Ref: B09

Location: Stairwell, GF to LGF



Material Sampled: Nosing strips to steps

Analysis Result: **No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0**

Remarks / Recommendations:

Appendix C

Summary of Findings

No	Location	Material Sampled	Asbestos Content	Quantity
B01	High Level, External	Asbestos Cement slate tiles to roof elevations	Chrysotile (white) Asbestos	60 Sqm
B02	2nd Floor, Stairs to 3rd Floor	Floor lino	No Asbestos Detected	N/A
B03	Stairwell, 1st Floor to 2nd Floor	Nosing strips to steps	No Asbestos Detected	N/A
B04	Throughout Pub Areas (LGF, GF & 1st)	Fibrous plasterboard to walls	No Asbestos Detected	N/A
B05	Throughout Pub Areas (LGF, GF & 1st)	Fibrous plasterboard to ceilings	No Asbestos Detected	N/A
B06	1st Floor, Gents WC	Loose panel in boxing	No Asbestos Detected	N/A
B07	1st Floor, Lobby adj Ladies WC	Asbestos Cement roof slate debris to floor	Chrysotile (white) Asbestos	3 Sqm
B08	1st & 2nd Floor, Roof Line	Bitumen lining to roof	No Asbestos Detected	N/A
B09	Stairwell, GF to LGF	Nosing strips to steps	No Asbestos Detected	N/A

Appendix D

Asbestos Location Plan

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

Client

Linea Homes

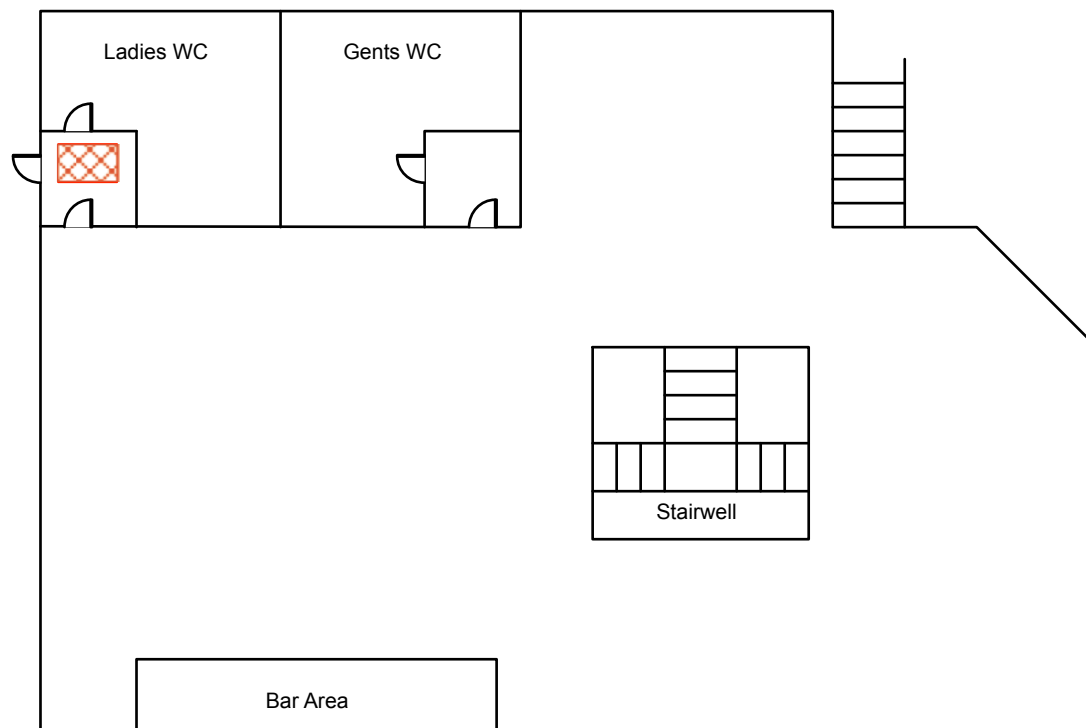
Site

1st Floor
317-319 Finchley Rd
London

Key



Asbestos Cement roof
slate debris



Not to Scale

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

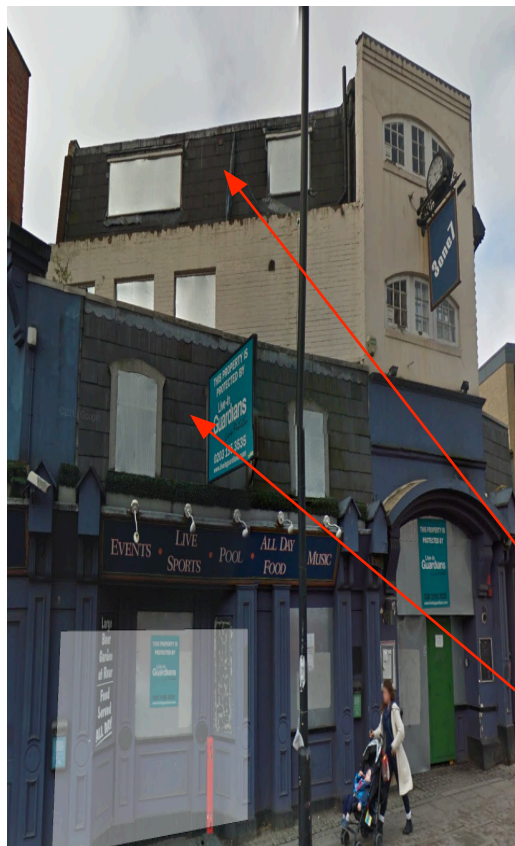
Client

Linea Homes

Site

External
317-319 Finchley Rd
London

Key



Asbestos Cement slates to roof elevations

Not to Scale