

Refurbishment Survey

102 Parkway
NW1 7AN



Inspectas Compliance Ltd

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WF17 9TD

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1.0 Executive summary:



HIGH RISK MATERIALS - SCORES 10+

Asbestos in poor condition, or asbestos debris/contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11, and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
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There were no results found.

MEDIUM RISK MATERIALS - SCORES 7-9

Asbestos containing materials, which are unsealed or damaged, have been identified within the following areas listed in the table below. It is recommended that remedial work to seal or remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
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There were no results found.

1.0 Executive summary:



LOW RISK MATERIALS - SCORES 1-6

Asbestos Containing Materials have been identified which are in good condition, A management policy and plan need to be implemented to manage these materials safely. The materials require labelling and the condition of these materials re-inspected at 6 monthly intervals.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
Back of Number 102	Ground	Lounge Diner G01	Corrugated cement roof to the main building	Asbestos Cement	LOW (5)	Remove
Back of Number 102	External	External E01	Corrugated cement roof [Numerous layers]	Asbestos Cement	LOW (6)	Inspection required

1.0 Executive summary:



PRESUMED ASBESTOS/NO ACCESS AREA

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection for accessibility at 6 monthly intervals.

Building	Floor	Room/Area	Recommendation
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There were no results found.


Surveyor Site Notes:

Internal notes: N/A

External notes: N/A

2.0 Contract Review:



Name and address of site:	102 Parkway		
Name and address of client:	CAS, Winston House, 2 Dollis Park, London		
Client contact:	Oliver		
Type of survey:	Refurbishment Survey (with MA only)		
Date of survey:	23 Feb 2018		
Report Revision Number:	1		
TEAMS internal job number:	J004645		
Lead surveyor[s]:	Craig Candlish	Signature:	
Technically reviewed by:	Craig Candlish	Signature:	
Report issue date:	28 Feb 2018		

Report QC Check			
Introduction to report covers all areas requested by the client	Yes	Conclusions and recommendations are appropriate	Yes
All data and MA checks are correct, including material type	Yes	Bulk Certificate present	Yes
Exec. Summary accurate and complete by risk band	Yes	Plans marked correctly and present and no access areas identified appropriately	Yes
Have any ACM's have been omitted from the report	No	Caveats are specific to the survey	Yes

3.0 Introduction/Objectives:



Inspectas Compliance Ltd received an order of confirmation to undertake a Refurbishment Survey from CAS - Contractor Accommodation Services. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a Refurbishment Survey of:

Site Address	Building Designation	Building Description	Age of building
102 Parkway	Back of Number 102	Commercial	1960s
	General Building Construction Type <small>*Individual room construction can be found within Appendix 3 of this report</small>		
	Mixed		

The survey was carried out by Craig Candlish.

The Type of survey selected / requested by the client was a Refurbishment Survey.

The reason for selecting this survey is to enable the client to identify asbestos in his premises so that it can be removed prior to major refurbishment

This survey was carried out in accordance with documented in house procedures, which are based on the HSE Guidance document HSG 264.

Purpose of Survey

The purpose of this Major Refurbishment Survey is to help the duty holder identify asbestos in these premises, prior to major refurbishment. It provides sufficient information to help the tendering process for removal works prior to any work starting. However it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend the appointed removal contractor should attend the site to confirm for themselves the quantities and location of asbestos to be removed, prior to costing.

Aim of Survey

The aim of the survey was to;

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of know or presumed ACM's
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance
4. Locate all ACM's within the fabric of the building prior to refurbishment.

3.0 Introduction/Objectives(Cont):

- Type of Survey



3.4 Type of Survey – Refurbishment Survey

The purpose of this major refurbishment survey is to identify ACM's to be removed prior to any major refurbishment work being carried out. This type of survey is used to locate and describe as far as is reasonably practicable all ACM's in the whole building if major refurbishment is planned.

Major refurbishment surveys are intended to locate all asbestos within the building. It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM's from the building prior to major refurbishment.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products, and building structures which are unsafe to fully access are potential locations.

It must be presumed that asbestos may remain unidentified to these type of areas and if suspect materials are uncovered during major refurbishment then samples should be taken for analysis.

4.0 Desk Top Review and Survey Planning:



4.1 Details of information requested from the Duty Holder by Inspectas Compliance Ltd in order to carry out a desk top review and plan the survey in accordance with HSG 264 were recorded on our pre-survey questionnaire, along with details of all the information that were provided by Oliver on behalf of the client.

The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of:

102 Parkway
NW1 7AN

The survey was carried out to all rooms/areas of the property including external areas.

Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey, and recorded within this report.

Detailed drawings were not provided by the client at the time of the survey.

A decontamination unit was not needed onsite during the survey.

Utilities and services were still live at the time of the survey.

Access equipment for working at heights was not required.

The survey did not involve confined space working.

The client did not inform Inspectas of any chemical/biological hazards.

No previous asbestos information was made available to Inspectas prior to the survey commencing.

5.0 Survey Method



This survey has been undertaken in accordance with HSG264 and Inspect Asbestos Solutions Ltd (IAS) in house procedures.

Clients of IAS that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

The information provided by the client or their representative are recorded in the planning document and has been used to define the scope of the survey.

Photographs of suspected ACM's will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACM's will not be identified with labels unless the client expressly requests otherwise.

All fibrous materials and item will be included in the survey unless, in the surveyors professional opinion, these items can be excluded (eg. Wood, wallpaper, man-made mineral fibre). Samples of all thermoplastic floor coverings will be taken unless, in the surveyors professional opinion, such items can be excluded. All textured coatings and novel bituminous will be sampled.

Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive summary (Inaccessible areas). Inaccessible areas are also shown on the plan drawings (Appendix 5)

Materials that could not be accessed and in the surveyors opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyors opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

The quantity of samples taken may have been minimised by using 'strongly presumed' as defined above. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey and referenced against the original sampled material.

Our surveyor has made every attempt to avoid causing damage during the management surveys whilst attempting to identify possible ACM's. Minor repairs will be made and any areas accessed will be left in a safe condition.

Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM's present until proven otherwise.

Non fibrous materials and item known not to contain asbestos (eg Breeze block, plaster, plasterboard plastics and non textured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyors professional opinion, such items can be excluded.

6.0 Exclusions and Caveats:



6.1 For safety reasons it is not possible to inspect internal areas of plant and machinery.

Where areas have been designated as 'no access' or 'restricted access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

It is recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb Asbestos Containing Materials that have remained inaccessible during this survey, this should be a refurbishment/demolition survey as described in HSG 264.

Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

Textured Coatings such as "Artex" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

6.2 – Specific caveats

It was agreed with the client that access above or behind known ACM's was not required within the survey.

It was agreed with the client that core boring into the concrete slabs was not required within the survey.

The client was advised that destructive inspection will involve that removal of a number of windows, which will be required making secure during/after the survey. The client has requested a less intrusive survey into these areas and for the window frames to remain in situ.

Underground services were not included in the survey.

It has been agreed with the client that there was not any unsafe structures on site.

7.0 Sampling and Analysis:



7.1 The object of bulk sampling is to identify the nature and extent of any visible ACM.

7.2 Bulk sampling is undertaken inline with the recognised safe procedures in order to cause minimal possible nuisance and potential risk to health of the building occupants and visitors. Bulk samples are taken in accordance with documented in house procedures, following guidelines detailed in HSG264 'The Survey Guide' and HSG248 'The Analyst Guide'. The quantity of samples taken will be minimised by using 'strongly presumed'. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey record and referenced against the original sampled material.

7.3 Bulk samples are returned to the appointed bulk analysis laboratory with the appropriate sample / report reference number. Where appropriate; a label will be left on site adjacent to the sample location.

7.4 The label will indicate the sample number and the date taken. This label can be used along with the report for cross reference purposes.

7.5 Bulk sample analysis is carried out in accordance with HSE document HSG 248 'The Analysts Guide'. Samples are examined under a low magnification stereomicroscope and the fibres teased apart. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining in accordance with HSG 248 'The Analysts Guide'.

7.6 The bulk sample description and analysis results can be found in Appendix 4 of this report – The analysis certificate.

Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

8.0 Survey Results - Interpretation:



Survey Results

8.1 The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (appendix 2), Asbestos Register (appendix 1) and General Building Construction by location (Appendix 3). Where asbestos containing material have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG 264 and reproduced in the table below:

8.2 Within the survey data sheets the individual scores in brackets, for each sample variable, are added together to form the final material risk assessment algorithm score.

8.3 The non asbestos general building construction materials identified by visual inspection are recorded in Appendix 3: General Building Construction. These items have not been sampled and consist of, non fibrous materials EG) Masonry, timber etc and fibrous materials that have not contained asbestos. EG) MMMF, plasterboard etc.

8.4 Suspected materials that were subject to bulk sampling which were confirmed as non asbestos are recorded individually within the survey data sheets: Appendix 1.

8.0 Survey Results - Interpretation (cont):



Material Risk Assessment Algorithm

Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper.
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

Asbestos Type

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

Material Risk Assessment Score

Risk Category	Risk	Score Range	Fibre release potential
A	HIGH	10 and above	High risk with a high potential to release fibres if disturbed
B	MEDIUM	Between 7 and 9	Medium risk with a medium potential to release fibres if disturbed
C	LOW	Between 5 and 6	Low risk with and having low potential to release fibres if disturbed
D	VERY LOW	4 and below	Very low risk with and having very low potential to release fibres if disturbed

Appendix 1 - Asbestos Register



Building	Floor	Location - Room - Item	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Surveyors Comments
Back of Number 102	Ground	Lounge Diner - G01 - Corrugated cement roof to the main building	S AS000041	Asbestos Cement	Medium Damage	Surface Sealed	Chrysotile	46m ²	Routinely disturbed	5	Remove	The area of the roof is based on the visible upper layer of the cement. There are numerous layers below which are only visible from the rear of the dry cleaners. To obtain an accurate cost for the removal of the cement, it is strongly recommended that a site visit is undertaken by the contractor to obtain an accurate cost.
Back of Number 102	External	External - E01 - Corrugated cement roof [Numerous layers]	As AS000041	Asbestos Cement	High Damage	Surface Sealed	Chrysotile	46m ²	Routinely disturbed	6	Inspection required	The area of the roof is based on the visible upper layer of the cement. There are numerous layers below which are only visible from the rear of the dry cleaners. To obtain an accurate cost for the removal of the cement, it is strongly recommended that a site visit is undertaken by the contractor to obtain an accurate cost.

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample


Appendix 2 – Survey Data Sheets



Service Type	Refurbishment Survey		
Report Revision Number	1	Surveyors	Craig Candlish
TEAMS Job Number	J004645	Survey Date	23 Feb 2018
Site Address:	102 Parkway NW1 7AN	Bulk Analysis Laboratory	nb analysis Ltd
		Sample Analysis Date	28 Feb 2018

Survey Data Sheets

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	23 Feb 2018	Craig Candlish	Refurbishment Survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	Back of Number 102	Lounge Diner - G01	Corrugated cement roof to the main building	46m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	S AS000041	Asbestos Cement (1)	Surface Sealed (1)	Medium Damage (2)	Routinely disturbed
	Material Risk Score				
Recommended action		Remove			
Surveyor comments		The area of the roof is based on the visible upper layer of the cement. There are numerous layers below which are only visible from the rear of the dry cleaners. To obtain an accurate cost for the removal of the cement, it is strongly recommended that a site visit is undertaken by the contractor to obtain an accurate cost.			


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	23 Feb 2018	Craig Candlish	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Back of Number 102	Lounge Diner - G01	Block and render walls to be removed	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	N/A	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			


KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)




	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	23 Feb 2018	Craig Candlish	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Back of Number 102	Lounge Diner - G01	Refurb location: Block and plaster walls	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	N/A	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action		No further action required			
Surveyor comments		N/A			


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	23 Feb 2018	Craig Candlish	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Back of Number 102	Lounge Diner - G01	Refurb location: Block and plaster walls	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	N/A	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

KEY:

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Survey Data Sheets (cont)


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	23 Feb 2018	Craig Candlish	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Back of Number 102	Lounge Diner - G01	Refurb location: Plasterboard partition	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	N/A	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action		No further action required			
Surveyor comments		N/A			


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	23 Feb 2018	Craig Candlish	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Back of Number 102	Lounge Diner - G01	Refurb location: Concrete floor	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	N/A	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Survey Data Sheets (cont)

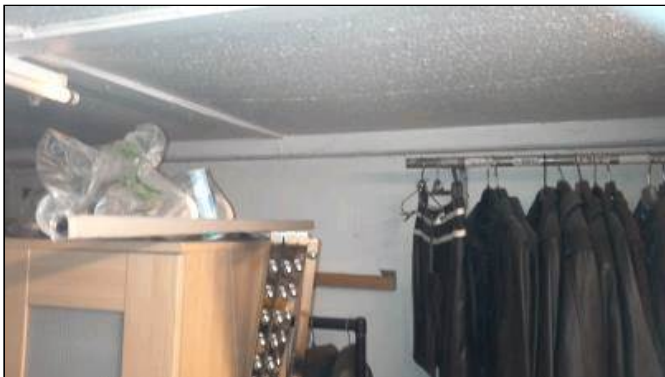
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	23 Feb 2018	Craig Candlish	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Back of Number 102	Store Room - G02	Refurb location: Wood walls	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	N/A	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action		No further action required			
Surveyor comments		N/A			


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	23 Feb 2018	Craig Candlish	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Back of Number 102	Store Room - G02	Refurb location: Block and plaster walls to the rear of wood partitions.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	N/A	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

KEY:

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Survey Data Sheets (cont)


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	23 Feb 2018	Craig Candlish	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Back of Number 102	Store Room - G02	Refurb location: Block and plaster walls	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	N/A	N/A	N/A	N/A	N/A
	Material Risk Score				
N/A					
Recommended action	No further action required				
Surveyor comments	N/A				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	23 Feb 2018	Craig Candlish	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Back of Number 102	Store Room - G02	Refurb location: Plasterboard partition	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	N/A	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action		No further action required			
Surveyor comments		N/A			

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Survey Data Sheets (cont)


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	23 Feb 2018	Craig Candlish	Refurbishment Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Back of Number 102	Store Room - G02	Refurb location: Concrete floor	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	N/A	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	23 Feb 2018	Craig Candlish	Refurbishment Survey	External	Chrysotile (1)
	Building	Room	Item	Quantity	
	Back of Number 102	External - E01	Corrugated cement roof [Numerous layers]	46m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AS000041	Asbestos Cement (1)	Surface Sealed (1)	High Damage (3)	Routinely disturbed
	Material Risk Score				
Recommended action		Inspection required			
Surveyor comments		The area of the roof is based on the visible upper layer of the cement. There are numerous layers below which are only visible from the rear of the dry cleaners. To obtain an accurate cost for the removal of the cement, it is strongly recommended that a site visit is undertaken by the contractor to obtain an accurate cost.			

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Survey Data Sheets (cont)

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	23 Feb 2018	Craig Candlish	Refurbishment Survey	External	N/A
	Building	Room	Item	Quantity	
	Back of Number 102	External - E01	Plasterboard ceiling in external store, block walls, solid floor with ceramic tiles.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	N/A	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	23 Feb 2018	Craig Candlish	Refurbishment Survey	External	N/A
	Building	Room	Item	Quantity	
	Back of Number 102	External - E01	Modern roof to bitumen to roof	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	N/A	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:

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Appendix 3 - General Building Construction by location



Building	Floor	Room No:	Room Type	Item
Back of Number 102	Ground Floor	G01	Lounge Diner	Plasterboard ceiling, brick and plaster walls, solid floor with wood covering.
Back of Number 102	Ground Floor	G02	Store Room	Plasterboard ceiling, brick and plaster walls, solid floor with wood covering.
Back of Number 102	External	E01	External	Block walls, cement roof.

Appendix 4 – Sample Certificates





23 Mark Street, Paddock, Huddersfield, HD1 4ST
T: 01484 430 205
E: nbro@sky.com

Bulk Analysis Test Report

Certificate Reference: B180999

Client: Inspectas Compliance Ltd
Suite 1.11
Woodhead House
Woodhead Road
Centre 27 Business Park
Birstall
WF17 9TD

Site Reference: J4645

Description: Analysis of bulk materials for the presence of asbestos

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

The test method used is as described in the in-house procedure NBG-02, based on HSG 248 (2005) for asbestos bulk analysis using stereo-microscopy, polarised light microscopy and dispersion staining techniques.

NB-Analysis Ltd is not responsible for sampling techniques or for the accuracy of information supplied for samples carried out by individual(s) not directly employed within the Company.

This Certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory.

Date: 28-02-18
Project Reference: CP-173037
Client Reference: J4645
Date Received: 27-02-18
Samples Taken By: Client
Issue Number: 1
Date Analysed: 28-02-18
Samples Analysed By: Ruksana Khalid

Laboratory Reference	Customer Reference	Sample Location & Description	Analysis Result
001	AS0041	Cement product	Chrysotile
- end of test report -			

Key: Amosite (Asbestos Grunerite) 'Brown asbestos', Crocidolite 'Blue asbestos', Chrysotile 'White asbestos'
Other asbestos types are Fibrous Tremolite, Fibrous Anthophyllite and Fibrous Actinolite

Authorised Signatory:

Position: Director

Print Name: NIGEL BROWN

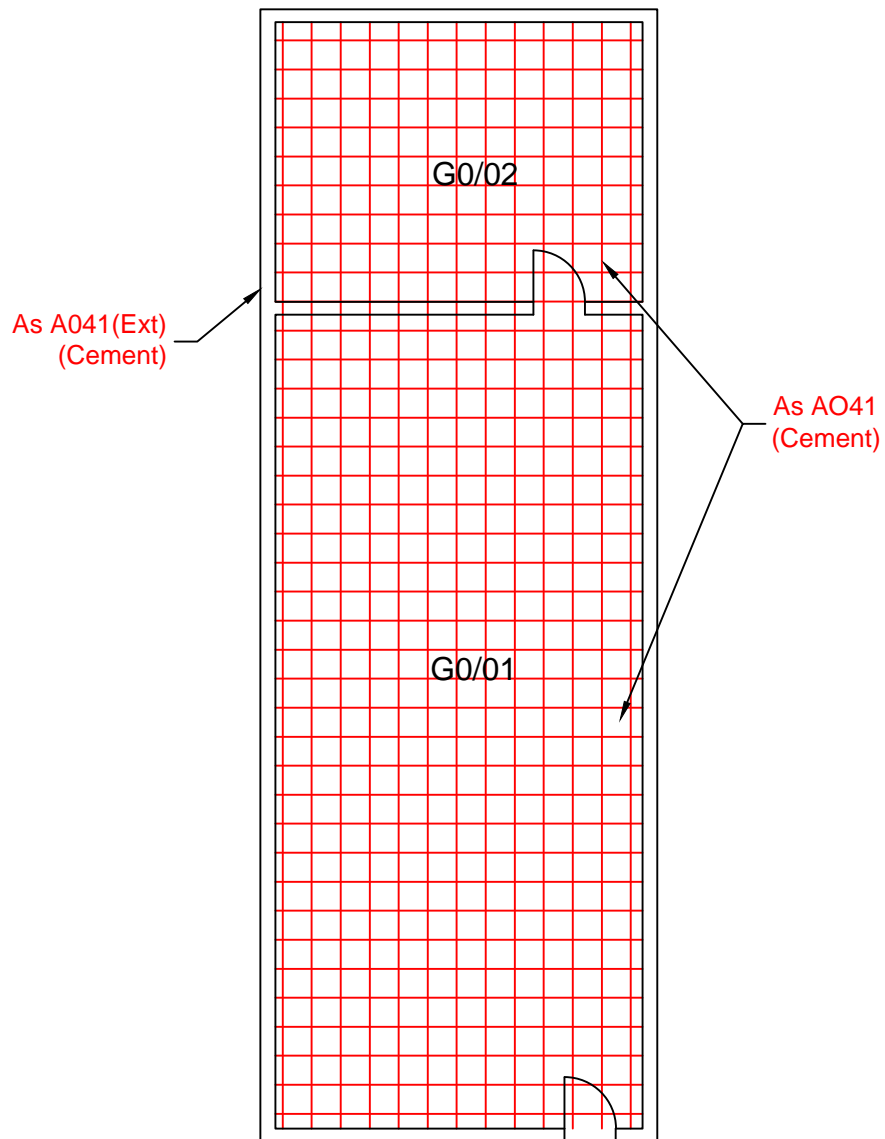
NGT-11 Bulk Sample Test Report
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Registered in England No. 7621429

Appendix 5 – Plans







KEY

AC001 POSITIVE SAMPLES

AC001 NEGATIVE SAMPLES

 AREAS OF NO ACCESS

 ACM PRESENTS

 OUTSIDE SCOPE OF WORK

G/01 ROOM NUMBERS

PLAN NOT TO SCALE

JOB REFERENCE: J04645

102 Parkway
NW1 7AN

Floor: Ground Floor

AUTHOR: BN

9.0 Recommendations:



9.1 To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

9.2 Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

9.3 The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 10 of the Control of Asbestos Regulations 2012.

9.4 Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

9.5 Instigate regular inspections, to record and update details of retained asbestos containing materials.

9.6 Review the arrangement under the management plan in accordance with regulation 4 of the CAR 2012.

9.7 During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

9.8 Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and or controlled to these areas in accordance with Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012.

9.9 If we have identified asbestos materials in poor condition, it is recommended that air monitoring is carried out within a number of areas where asbestos materials have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG 248 the Analyst Guide.

9.10 All identified asbestos to be appropriately identified and subject to risk assessment, management, and re-inspection.

9.11 Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

9.12 In accordance with the Control of Asbestos Regulations 2012 the removal of ACM's fall into one of the three categories below:

Licensed Asbestos Removal

Is defined as any work, which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm³. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

Notifiable Non Licensed Works

If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non Licensed Work (NNLW). Work of this type does not require an asbestos removal licence, but the company undertaking the work must have the following:

- Notification of the work to the relevant enforcing authority prior to the work commencing.
- Medical examinations to assess each worker's state of health to be carried out, before any possible – exposure to asbestos. Then re-examinations every three years.
- Insurance for working with asbestos containing materials.
- A register of work to be kept by the employer for each employee exposed to asbestos.

Non Notifiable Non Licensed work

-Non-Licensed Works Is defined as any work, which involves short, non-continuous maintenance activities, during which only nonfriable materials are removed. It can also involve the removal of non-friable materials for refurbishment purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact.

-If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:

-All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.

9.13 It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG.264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishment/demolition survey as documented in HSG264.

9.14 The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.