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32 FERNCROFT AVENUE
LONDON
NW3 7PE

DEMOLITION/REFURBISHMENT SURVEY FOR ASBESTOS

Report No: JE/161206/1	*Name*	*Signature*	*Date*
Report by:	**David Mosapoor Surveyor**		**06/12/16**
Authorised & checked for issue by:	**John England Director**		**07/12/16**

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SITE SURVEY FOR ASBESTOS

INTRODUCTION

This report complies with the regulations within the Asbestos Survey Guide HSG264. We carried out a Demolition/Refurbishment survey at: **32 Ferncroft Avenue, London NW3 7PE** at the request of **Alan Everett** of **Knowles & Associates Ltd** in order to locate and identify materials which contain asbestos within the property.

The site survey was carried out on the **6th December 2016** with **NO** samples taken for analysis.

The nature of the survey is to visually inspect the building on that would possibly determine the presence of asbestos containing materials, to take samples if feasible and report findings. Certain limitations apply to such a survey however; these are discussed in more detail later in the report. In theory, there may be no limit to the number of samples but with due regard to the cost considerations, the minimum number of samples considered to be representative of a site of this size and type were taken. In order to achieve these criteria certain assumptions have been made about the analysis of materials similar to that already sampled or noted elsewhere.

In view of the above conditions, the survey report lists the results of all samples taken and also the materials, which are likely to contain asbestos, which for the reasons detailed above, were not sampled.

SITE SURVEY FOR ASBESTOS

TERMS OF REFERENCE

The comments and opinions given in this document and any opinions expressed are based upon accessibility of the buildings at the time of the survey, along with the results obtained in the laboratory.

There may be however conditions obtaining within the site, which have not been disclosed, and which could not therefore taken into account.

Any alterations, additions or amendments to this report shall not be the responsibility of England Environmental Services Limited.

The report contents, findings and recommendations remain confidential and shall not be disclosed without the permission of our client.

The report is designed to be for information purposes only and not for the tendering of asbestos removal work. Should a specification for asbestos removal and documentation for tendering purposes be required please do not hesitate in contacting us?

SITE SURVEY FOR ASBESTOS

RISK ASSESSMENTS

For each sample / inspection, a Risk Assessment should be compiled. A point's score is allocated on the basis of the examination of a number of parameters.

This system is based on the method as described in a Specialist Module S301-Asbestos and other fibres, and has been adopted by local authorities for their Asbestos Survey Assessments

FRIABILITY:

Asbestos Cement is usually of low friability except when in poor condition.
Asbestos Insulation Board when damaged or inadequately encapsulated can be extremely friable. Asbestos Insulation can vary greatly in its friability.
Asbestos spray coatings, if not adequately encapsulated, are extremely friable and hazardous.

Low = 0
Medium = 1
High = 4

SURFACE TREATMENT / DAMAGE:

The likelihood that fibres contained within the asbestos product will become airborne. Sealed or encapsulated surfaces do not release fibres. Damaged or bare surfaces may.

None = 0
Sealed = 0
Poor Seal = 2
Unsealed = 4

ACCESSIBILITY:

A greater hazard is expected when persons have reason to be close to the asbestos product. The use of tools or machinery in the vicinity may give rise to greater concern
Difficult Access = 0
Medium Access = 1
Easy Access = 2

SITE SURVEY FOR ASBESTOS

CONDITION:

The condition of the material is a good indicator of the risk / hazard.
Loose asbestos board or asbestos insulation can be extremely hazardous.

Good = 0
Fair = 1
Poor = 4
Debris = 6
Broken falling debris = 7

AIR MOVEMENT / POSITION:

Both these factors may increase the likelihood of airborne fibre release.
Damage or disturbance in these circumstances may be particularly hazardous. However, small amounts of airborne asbestos fibre released into a large volume of air are less hazardous than a similar release in a small area.

External = 0
Internal = 1
Induced vent = 2

ASBESTOS TYPE:

No Asbestos = 0
No Asbestos Suspected = 0
No Asbestos Detected in Sample = 0
Chrysotile = 1
Actinolite = 2
Amosite = 2
Chrysotile/Amosite = 2
Anthophylite = 2
Tremolite = 2
Crocidolite = 3
Chrysotile/ Crocidolite = 3
Amosite/ Crocidolite = 3
Amosite/Chrysotile/ Crocidolite = 3

SITE SURVEY FOR ASBESTOS

ANALYSIS CONTENT:

Low (2-15%) Trace = 1
Assumed Trace (<2%) = 1
Assumed Low (2-15%) = 1
Low (2-15%) = 1
Trace (<2%) = 1
Assumed Medium (15-50%)/ Trace (<2%) = 2
Medium (15-50%)/Trace =2
Assumed Medium (15-50%) = 2
Medium (>50%) = 3
High (>50%)/Trace (<2%) = 3
Assumed High (>50%) = 3
High (>50%) = 3

Where the analysis is based upon the surveyors visual inspection rather than laboratory analysis, the values are prefixed "Assumed".

The hazard assessment system adopted must concentrate solely on the likelihood of fibre release from asbestos based materials into breathing zone of persons at risk. This is the singular most important factor in accessing the likelihood of that person being exposed to the fibre concentration injurious to their health. Although recommendations, which are issued, will vary according to each individual situation, it is desirable that some standardisation of action is achieved to allow Property and Engineering Managers to identify areas that require immediate attention, and to instigate planned preventive maintenance and management of asbestos containing materials.

RISK BAND A:

18 Points or more

HIGH RISK MATERIAL REQUIRING URGENT ATTENTION:
The Potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal of the asbestos containing material. If the delay of removal is likely to occur the asbestos should be sealed / encapsulated and approved warning labels positioned to prevent accidental damage to the material.

RISK BAND B:

14-17 Points
MEDIUM RISK MATERIAL REQUIRING NEAR TERM ATTENTION:
This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore all asbestos should be removed on a programmed basis within a specified time scale – normal

12 months. The condition of the asbestos material should be regularly monitored and, where necessary, sealed / re-encapsulated until the removal takes place. Approved warning labels should be positioned to prevent accidental damage to the material.

RISK BAND C:

9-13 Points

LOW RISK MATERIAL REQUIRING REGULAR INSPECTION:
This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age / accidental damage. It is recommended that the asbestos in this category be visually inspected on a six monthly basis to ascertain any change in condition. Where such a change occurs, re-prioritisation to Risk Band B will be necessary. Approved warning labels should be positioned to prevent accidental damage to the material.

RISK BAND D:

1-8 Points

MINOR RISK MATERIAL REQUIRING ANNUAL INSPECTION:
This category indicates Low Priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs, re-prioritisation to Risk Band C or B will be necessary. Approved warning labels should be positioned to prevent accidental damage to the material.

RISK BAND E:

0 Points

NO ACTION REQUIRED

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CLIENT: KNOWLES & ASSOCIATES LTD 6TH DECEMBER 2016

SITE SURVEY FOR ASBESTOS

DESCRIPTION OF SITE

Address: **32 Ferncroft Avenue, London NW3 7PE.** The property surveyed was a semi detached residential dwelling.

We only surveyed the **Basement floor**

The age of the building is unknown.

The construction of the building is brick; other materials such as wood and concrete were used within the structure.

On our survey we checked the building for asbestos materials. We checked for asbestos sprayed coatings, thermal insulation, asbestos boards, paper, felt and cardboard, textiles, friction products, bitumen and cement products.

SITE SURVEY FOR ASBESTOS

SUMMARY OF SURVEY

The survey revealed **NO** Asbestos materials have been identified upon inspection of the building.
A summary of the asbestos containing materials identified throughout the building is detailed below:

Asbestos Insulation Board

NO ASBESTOS INSULATION BOARD WAS IDENTIFIED

Asbestos Insulation

NO ASBESTOS INSULATION WAS IDENTIFIED

Asbestos Cement Products

NO CEMENT PRODUCTS WERE IDENTIFIED

Asbestos Textile Products

NO ASBESTOS TEXTILE MATERIALS WERE IDENTIFIED

Asbestos Plastic Products

NO ASBESTOS PLASTIC PRODUCTS WERE IDENTIFIED

Asbestos Textured Coatings

NO ASBESTOS TEXTURED COATING WAS IDENTIFIED

Asbestos Bitumen Products

NO ASBESTOS BITUMEN WAS IDENTIFIED

Asbestos Bitumen Products

NO ASBESTOS BITUMEN WAS IDENTIFIED

NON ASBESTOS

ASBESTOS MATERIALS IDENTIFIED

PRESUMED TO CONTAIN ASBESTOS MATERIALS

RECOMMENDATIONS ANALYSIS

Risk Band A	**High Risk – Material requiring urgent attention**
	N/A
Risk Band B	**Medium Risk – Material requiring near term attention**
	N/A
Risk Band C	**Low Risk – Material requires regular inspection**
	N/A
Risk Band D	**Minor Risk – Material requires annual inspection**
	N/A
Risk Band E	**No Action Required**
	N/A

NADIS –No Asbestos Detected In Sample

RECOMMENDATIONS

Legislation states as a requirement that any building controller must manage the asbestos materials in their building(s) to prevent risk of exposure to its employees or tenants from asbestos and to prevent the spread of asbestos. Predominately this will involve identification, assessment and management measures. This survey report identifies and assesses the asbestos highlighted and this section is tailored to advice as to how the management of the materials present is ensured.
Recommendations made in this report are made in relation to items or findings identified on site during the inspection of the premises and are made in line with the algorithm and the surveyor's recommendation. Recommendations made are based on current guidance issued by the Department of the Environment, Transport and the Regions and the Health and Safety Executive.
A quantified risk assessment of fibre release has been made using an algorithm, which takes into account factors relevant to the item. Recommended actions will normally involve one or more of the actions described below.

i. *Removal*. Items vulnerable to damage or in such poor condition that removal is the only practicable option or where refurbishment or demolition works are planned that will disturb the materials.

ii. *Enclosure or encapsulation (Sealing) and / or repair.* Where the material is in poor condition, vulnerable to damage or unpainted and the risk of fibre release requires one or more of these actions.

iii. *Manage.* Management of asbestos materials were not in poor condition OR vulnerable to damage. Consider labeling, registering and annual inspection. Restrict access as necessary. Such management should be undertaken to comply with the employers' duty of care, required by the Health and Safety at Work Act 1974 and Control of Asbestos at Work Regulations 2012.

Specific Recommendations

No specific recommendations

SITE SURVEY FOR ASBESTOS

LIMITATIONS OF THE SURVEY

The following areas could not be inspected at the time of the survey:-

- Inside solid concrete floors, where cement boarding shuttering may have been used.

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CLIENT: KNOWLES & ASSOCIATES LTD 6TH DECEMBER 2016

ANALYSIS CERTIFICATE

Address: **32 Ferncroft Avenue, London NW3 7PE.** The samples below have been analysed qualitatively for asbestos by polarised light and dispersion staining as described on the following page.

NO SAMPLES TAKEN FOR ANALYSIS

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CLIENT: KNOWLES & ASSOCIATES LTD 6TH DECEMBER 2016

INFORMATION ON ANALYSIS AND SAMPLING OF ASBESTOS

(1) Portions of the sample were prepared and examined by low power binocular microscope. Fibres found in the sample or small portions of the sample were mounted on glass slides in specific refractive index liquids (chosen to match individual asbestos types) and examined using polarised light and dispersion staining microscopy. Fibres were identified by comparison of their optical properties with those of standard asbestos minerals and published data.

(2) It is important that the sample provided for analysis is representative of the original material. Lagging materials in particular may vary greatly in composition from the place to place on the insulation is often applied in layers and therefore core samples are preferable.

(3) The sample must be submitted for analysis should be of a reasonable size to ensure that trace constituents are detected. The equivalent of a small handful of material is sufficient.

(4) Samples should be sealed in impermeable containers (e.g. plastic bags), double packed carefully to avoid rupture of the container during transport. The outside of the package should be marked clearly "SAMPLES FOR ANALYSIS".

(5) England Asbestos Services accepts responsibility only for results obtained from samples as received. No responsibility is accepted for errors which may have arisen during sampling or transportation of samples by clients.

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CLIENT: KNOWLES & ASSOCIATES LTD 6TH DECEMBER 2016

<table>
<tr><td colspan="3">Environmental Inspection Record</td><td colspan="3">32 FERNCROFT AVENUE
LONDON NW3 7PE</td></tr>
<tr><td colspan="2">Location</td><td colspan="2">Component</td><td colspan="2">Inspection Ref</td></tr>
<tr><td colspan="2" rowspan="3">BASEMENT
B.01</td><td colspan="2" rowspan="3">PAINTED LATH & PLASTER CEILING
PAINTED PLASTERED BRICK WALLS
MODERN VINYL FLOOR TILES ONTO SCREED
CONCRETE FLOOR</td><td>Surveyor:</td><td>D. MOSAPOOR</td></tr>
<tr><td colspan="2">PICTURE 1</td></tr>
<tr><td>Date:</td><td>06/12/16</td></tr>
<tr><td>Condition:</td><td>N/A</td><td>Access:</td><td>N/A</td><td colspan="2">Asbestos? NO
Re Inspection Date: N/A</td></tr>
<tr><td>Friability:</td><td>N/A</td><td>Amount:</td><td>NOT MEASURED</td><td>Type:</td><td>NON ASBESTOS</td></tr>
<tr><td>Damage:</td><td>N/A</td><td>Exposure:</td><td>OCCUPANTS</td><td>Analysis:</td><td>N/A</td></tr>
<tr><td>Position:</td><td>B.01</td><td>Risk Factor 0
Risk Band E</td><td>Priority Assessment:</td><td colspan="2">NO RISK</td></tr>
<tr><td colspan="6">  </td></tr>
<tr><td colspan="2">Recommended Action</td><td colspan="4">NO ASBESTOS MATERIALS IDENTIFIED</td></tr>
</table>

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Environmental Inspection Record				32 FERNCROFT AVENUE LONDON NW3 7PE		
Location		***Component***		***Inspection Ref***		
BASEMENT B.01		**TIMBER FLOORING ABOVE TIMBER FLOOR JOISTS UN-LAGGED METAL PIPES ELECTRICAL CABLES GENERAL BUILDING DEBRIS**		***Surveyor:***	**D. MOSAPOOR**	
				PICTURE 2		
				Date:	**06/12/16**	
				Survey Type:	**DEMOLITION/ REFURBISHMENT SURVEY**	
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**	
				Re Inspection Date:	**N/A**	
Friability:	**N/A**	***Amount:***	**NOT MEASURED**	***Type:***	**NON ASBESTOS**	
Damage:	**N/A**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**N/A**	
Position:	**CEILING VOID**	***Risk Factor*** **0** / ***Risk Band*** **E**	***Priority Assessment:***	**NO RISK**		

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED**

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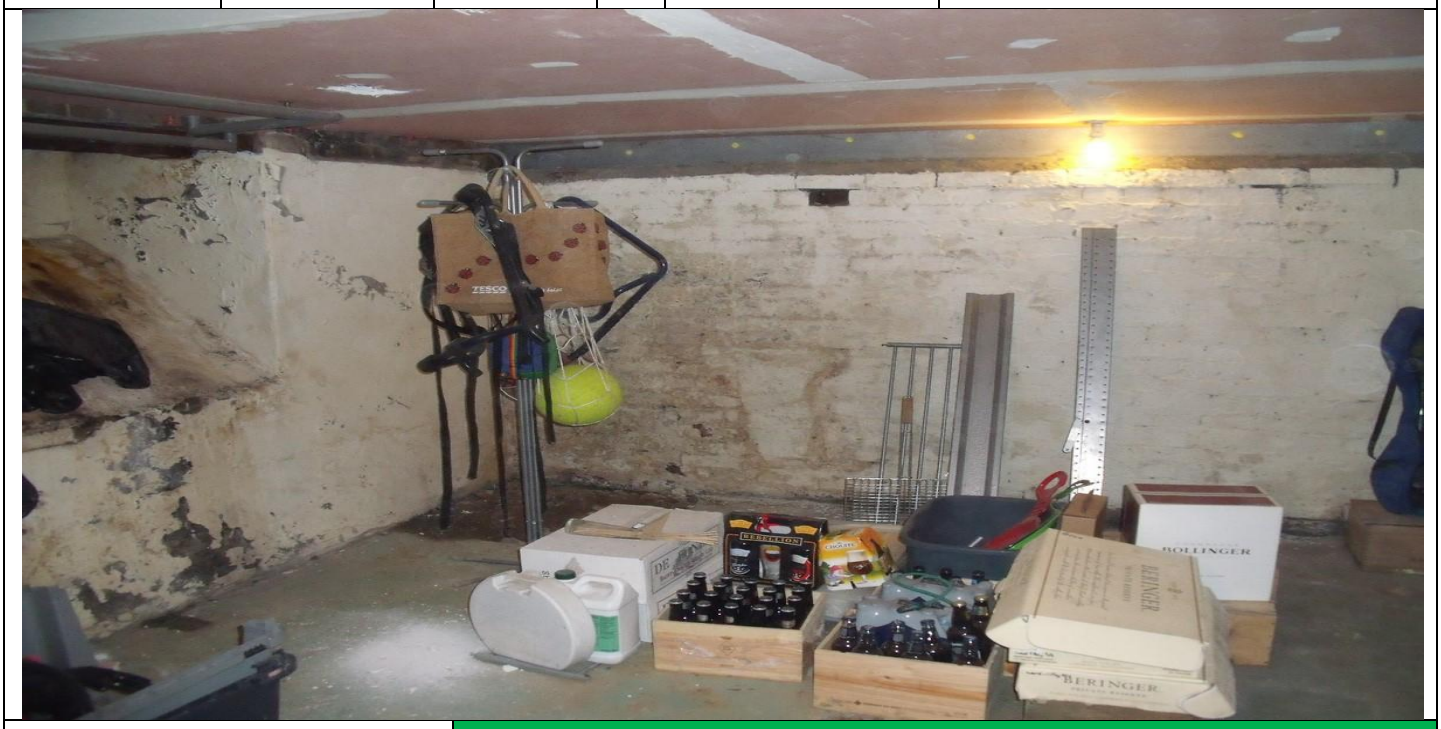
Environmental Inspection Record				**32 FERNCROFT AVENUE LONDON NW3 7PE**		
Location		***Component***		***Inspection Ref***		
BASEMENT B.02		**PLASTERBOARD CEILING PAINTED PLASTERED & EXPOSED BRICK WALLS SCREED CONCRETE FLOOR**		***Surveyor:***	**D. MOSAPOOR**	
				PICTURE 3		
				Date:	**06/12/16**	
				Survey Type:	**DEMOLITION/ REFURBISHMENT SURVEY**	
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**	
				Re Inspection Date:	**N/A**	
Friability:	**N/A**	***Amount:***	**NOT MEASURED**	***Type:***	**NON ASBESTOS**	
Damage:	**N/A**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**N/A**	
Position:	**B.02**	***Risk Factor*** **0** ***Risk Band*** **E**	***Priority Assessment:***	**NO RISK**		



Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED**

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Environmental Inspection Record				**32 FERNCROFT AVENUE LONDON NW3 7PE**		
Location		***Component***		***Inspection Ref***		
BASEMENT B.02		**PIR INSULATION TO TIMBER ABOVE TIMBER FLOOR JOISTS**		***Surveyor:***	**D. MOSAPOOR**	
				PICTURE 4		
				Date:	**06/12/16**	
				Survey Type:	**DEMOLITION/ REFURBISHMENT SURVEY**	
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**	
				Re Inspection Date:	**N/A**	
Friability:	**N/A**	***Amount:***	**NOT MEASURED**	***Type:***	**NON ASBESTOS**	
Damage:	**N/A**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**N/A**	
Position:	**CEILING VOID**	***Risk Factor*** **0** ***Risk Band*** **E**	***Priority Assessment:***	**NO RISK**		

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED**

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Environmental Inspection Record				**32 FERNCROFT AVENUE LONDON NW3 7PE**		
Location		***Component***		***Inspection Ref***		
BASEMENT B.03		**EXPOSED TIMBER JOISTS PLASTERED BRICK WALLS FOAM LAGGED COPPERS PIPES FOAM LAGGED COPPER WATER CYLINDER CONCRETE FLOOR**		***Surveyor:***	**D. MOSAPOOR**	
				PICTURE 5		
				Date:	**06/12/16**	
				Survey Type:	**DEMOLITION/ REFURBISHMENT SURVEY**	
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**	
				Re Inspection Date:	**N/A**	
Friability:	**N/A**	***Amount:***	**NOT MEASURED**	***Type:***	**NON ASBESTOS**	
Damage:	**N/A**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**N/A**	
Position:	**B.03**	***Risk Factor*** **0** ***Risk Band*** **E**	***Priority Assessment:***	**NO RISK**		

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED**

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Environmental Inspection Record				**32 FERNCROFT AVENUE LONDON NW3 7PE**		
Location		***Component***		***Inspection Ref***		
BASEMENT B.04		**TIMBER STAIR CONSTRUCTIONS MODERN ELECTRICAL FUSE BOARD & METER**		***Surveyor:***	**D. MOSAPOOR**	
				PICTURE 6		
				Date:	**06/12/16**	
				Survey Type:	**DEMOLITION/ REFURBISHMENT SURVEY**	
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**	
				Re Inspection Date:	**N/A**	
Friability:	**N/A**	***Amount:***	**NOT MEASURED**	***Type:***	**NON ASBESTOS**	
Damage:	**N/A**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**N/A**	
Position:	**UNDERNEATH STAIRS**	***Risk Factor*** **0** / ***Risk Band*** **E**	***Priority Assessment:***	**NO RISK**		

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED**

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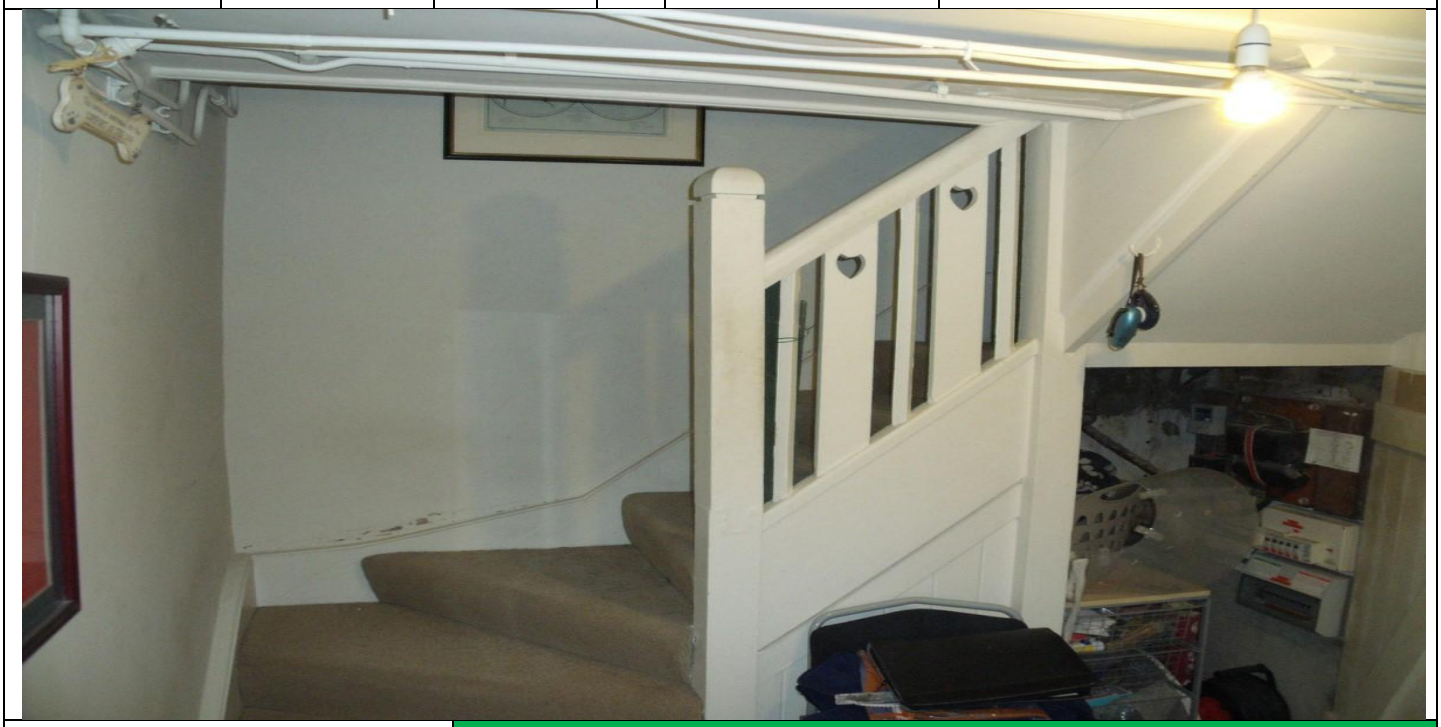
Environmental Inspection Record				**32 FERNCROFT AVENUE LONDON NW3 7PE**		
Location		***Component***		***Inspection Ref***		
BASEMENT B.05		**PAINTED LATH & PLASTER CEILING PAINTED PLASTERED BRICK WALLS CARPETED TIMBER STAIR CASE**		***Surveyor:***	**D. MOSAPOOR**	
				PICTURE 7		
				Date:	**06/12/16**	
				Survey Type:	**DEMOLITION/ REFURBISHMENT SURVEY**	
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**	
				Re Inspection Date:	**N/A**	
Friability:	**N/A**	***Amount:***	**NOT MEASURED**	***Type:***	**NON ASBESTOS**	
Damage:	**N/A**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**N/A**	
Position:	**STAIRS**	***Risk Factor*** **0** / ***Risk Band*** **E**	***Priority Assessment:***	**NO RISK**		



Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED**

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<tr><td colspan="2" rowspan="3">BASEMENT
B.05</td><td colspan="2" rowspan="3">PAINTED LATH & PLASTER CEILING
PAINTED PLASTERED BRICK WALLS
MODERN VINYL FLOOR TILES ONTO CONCRETE FLOOR</td><td>Surveyor:</td><td>D. MOSAPOOR</td></tr>
<tr><td colspan="2">PICTURE 8</td></tr>
<tr><td>Date:</td><td>06/12/16</td></tr>
<tr><td>Condition:</td><td>N/A</td><td>Access:</td><td>N/A</td><td colspan="2">Asbestos? NO
Re Inspection Date: N/A</td></tr>
<tr><td>Friability:</td><td>N/A</td><td>Amount:</td><td>NOT MEASURED</td><td>Type:</td><td>NON ASBESTOS</td></tr>
<tr><td>Damage:</td><td>N/A</td><td>Exposure:</td><td>OCCUPANTS</td><td>Analysis:</td><td>N/A</td></tr>
<tr><td>Position:</td><td>HALLWAY</td><td>Risk Factor 0
Risk Band E</td><td>Priority Assessment:</td><td colspan="2">NO RISK</td></tr>
<tr><td colspan="6">  </td></tr>
<tr><td colspan="2">Recommended Action</td><td colspan="4">NO ASBESTOS MATERIALS IDENTIFIED</td></tr>
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BASEMENT FLOOR PLAN