

REFURBISHMENT / DEMOLITION
ASBESTOS SURVEY REPORT

**Middlesex Hospital
Cleveland Street
London
W1T4DR**

Asbestos Containing Materials (ACMs) were identified on this site



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EXECUTIVE SUMMARY

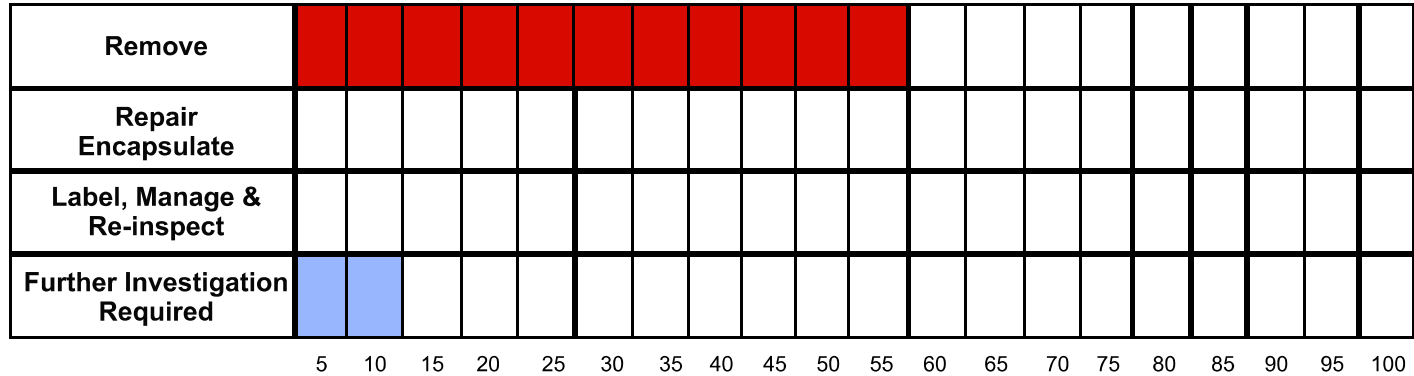
Asbestos Containing Materials (ACMs) were identified on this site

Asbestos Containing Materials identified or presumed to be present are recorded in the Survey Data Sheets and the Asbestos Register within this report.

Asbestos Containing Materials have been presumed or confirmed as being present to the following areas.

Building Name	Floor	Location
Annex	0	1 - Main reception
Annex	0	1 - Main reception
Annex	0	4 - Corridor
Annex	0	4 - Corridor
Annex	0	4 - Corridor
Annex	0	5 - Section 1
Annex	0	5 - Section 1
Annex	0	5 - Section 1
Annex	0	6 - Section 2
Annex	0	6 - Section 2
Annex	2	9 - Section 5
Annex	2	9 - Section 5
Annex	Ext	- External
Annex	Ext	- External
Annex	Ext	- External
Annex	Ext	- External

Please contact Colin Bliss of C&N Asbestos consultancy Limited for advice in dealing with any asbestos in poor, unsealed or damaged condition or for assistance in developing your Management plan, and scheduling re-inspections.



	Remove	Repair	Manage	Investigate
Total Items	56	0	0	10

EXECUTIVE SUMMARY

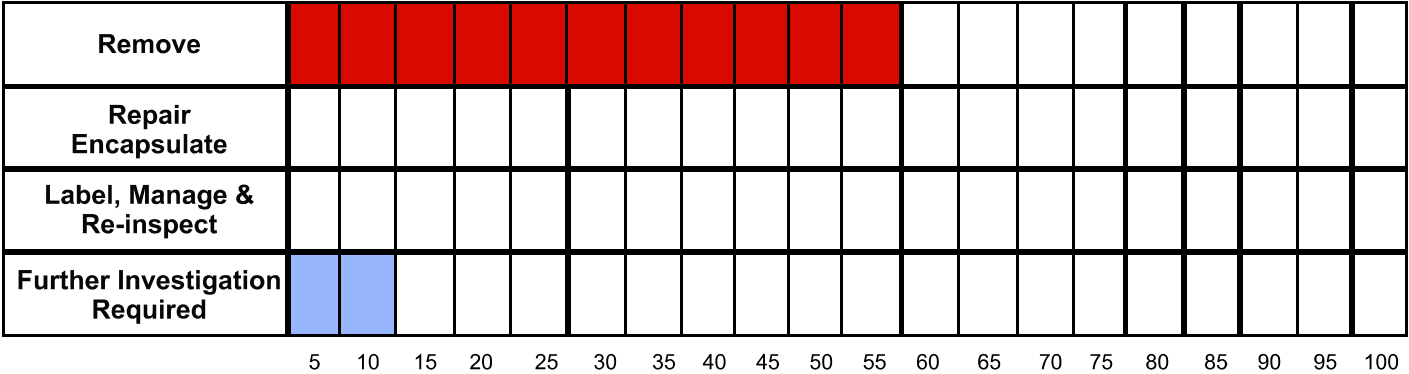
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Building Name	Floor	Location
Annex	Ext	- External
Annex	Ext	- External
Annex	0	5 - Section 1
Annex	Ext	- External
Annex	-1	13 - Corridor
Annex	-1	13 - Corridor
Annex	-1	13 - Corridor
Annex	-1	14 - Plant rooms
Annex	-1	14 - Plant rooms
Annex	-1	14 - Plant rooms
Annex	-1	14 - Plant rooms
Annex	-1	13 - Corridor
Annex	-1	13 - Corridor
Annex	-1	14 - Plant rooms
Annex	-1	14 - Plant rooms
Annex	-1	15 - Room

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Total Items	56	0	0	10

EXECUTIVE SUMMARY

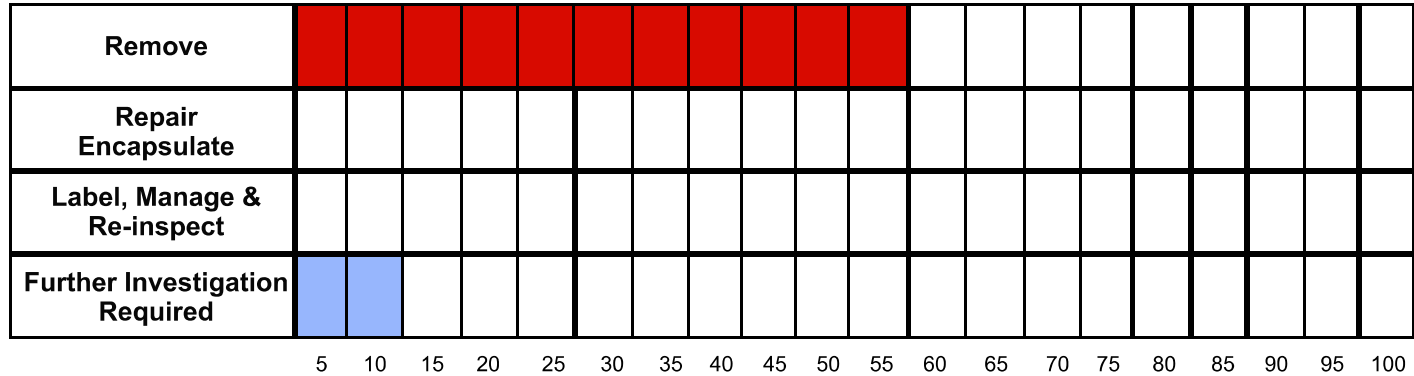
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Building Name	Floor	Location
Annex	-1	15 - Room
Annex	-1	15 - Room
Annex	-1	16 - Changing room area
Annex	-1	16 - Changing room area
Annex	-1	17 - Basement reception and bunkers
Annex	3	11 - Section 8
Annex	3	11 - Section 8
Annex	3	11 - Section 8
Annex	3	11 - Section 8
North Building Basement	-1	18 - Basement under North Building
North Building Basement	-1	18 - Basement under North Building
North Building	0	19 - Offices
North Building	1	20 - Offices
North Building	1	20 - Offices
North Building	2	21 - Corridor
North Building	2	21 - Corridor

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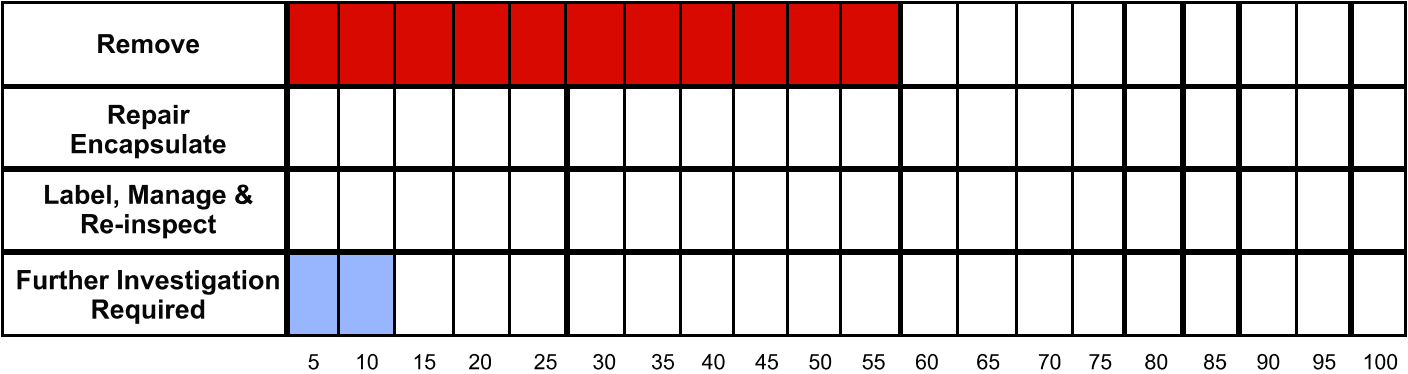
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Building Name	Floor	Location
North Building	2	21 - Corridor
North Building	2	21 - Corridor
Annex	2	10 - Section 6
Annex	Ext	- External
Annex	Ext	- External
Annex	Ext	- External
Annex	Ext	- External
Annex	Ext	- External
Annex	Ext	- External
Annex	Ext	- External
Annex	Ext	- External
Annex	0	22 - Stairwell B basement to 3 floor
Annex	0	23 - Stairwell A basement to 3 floor
Annex	0	4 - Corridor
Annex	1	24 - Corridor
South Building	0	25 - Entire ground floor

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Total Items	56	0	0	10

EXECUTIVE SUMMARY

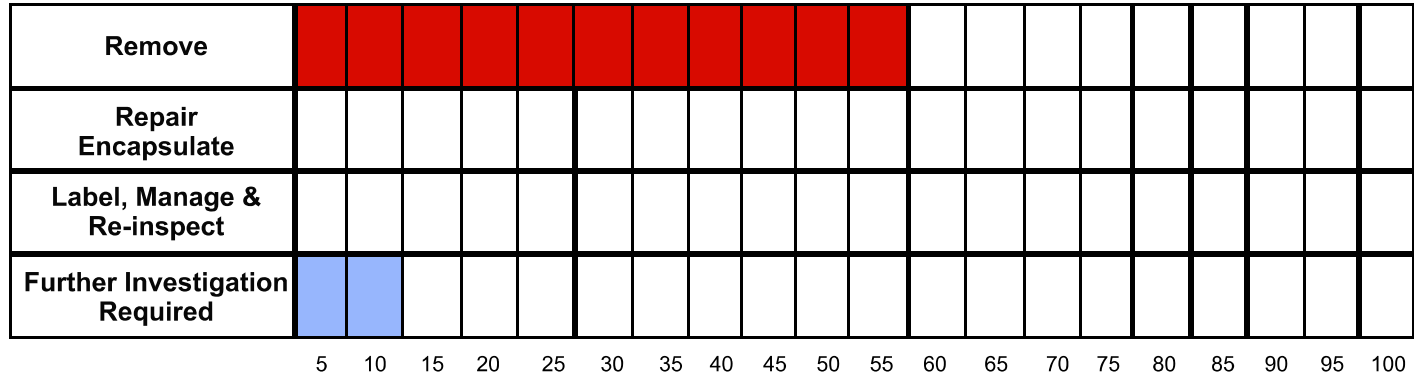
Asbestos Containing Materials (ACMs) were identified on this site

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Building Name	Floor	Location
South Building	0	25 - Entire ground floor
South Building	1	26 - Entire first floor
South Building	1	26 - Entire first floor
South Building	2	27 - Entire second floor
South Building	0	25 - Entire ground floor
Annex	2	29 - Section 7
Annex	2	29 - Section 7
Annex	Ext	- External
North Building	2	21 - Corridor
Annex	Ext	- External
Middlesex Hospital	-1	000 - Basement tunnels
Middlesex Hospital	-1	000 - Basement tunnels
Middlesex Hospital	-1	000 - Basement tunnels
Annex	0	5 - Section 1
Annex	Ext	- External
Middlesex Hospital	0	33 - Room

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	Remove	Repair	Manage	Investigate
Total Items	56	0	0	10

INTRODUCTION / OBJECTIVES (Site overview)

C&N Asbestos consultancy Limited received an order of confirmation to undertake a Refurbishment / Demolition Survey. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to an asbestos survey of:

Middlesex Hospital

Cleveland Street

London

W1T4DR

The type of survey selected / requested by the client was a **Demolition 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 refurbishment / demolition

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

Details of the above were confirmed by the client

Purpose of Survey

The purpose of this Refurbishment / Demolition Survey is to help the duty holder identify asbestos in these premises, prior to major refurbishment or demolition. 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, along with an estimate of their quantity.
2. Determine and record the asbestos type based on sampling or by making a strong presumption based on comparison to other samples

Introduction (cont.) – Type of survey

Type of survey – Refurbishment or Demolition

The purpose of this Refurbishment / Demolition survey is to identify ACM's to be removed prior to any refurbishment or demolition 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 areas where refurbishment work will be carried out or to the whole building if demolition is planned.

Refurbishment and demolition surveys are intended to locate all asbestos within the building or under the scope of the survey (refurbishment). 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 demolition or major refurbishment. The survey is not required to assess the condition of the asbestos, other than to note areas of damage or where additional asbestos debris may be expected to be present.

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 types of areas and if suspect materials are uncovered during refurbishment or demolition then samples should be taken for analysis.

DESK-TOP REVIEW AND SURVEY PLANNING

Details of information requested from the Duty Holder by C&N Asbestos consultancy Limited 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 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:

Middlesex Hospital

Cleveland Street

London

W1T4DR

Type of Survey: **Demolition Survey**

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:

Site Description

Targeted refurbishment survey to the Grade 2 listed building (middle section).
Demolition survey to all other areas including the North and South wing's.

No access into lift shafts throughout.

No access into all electrical fuse boxes due to live electricity presume asbestos flash guards within all fuse boxes throughout.

Scope of Works

The areas you will need to make available are as follow:

1. The entire North Building.
2. Richard 2nd floor (there is not much ro get done here)
3. Ceiling of the Ground floor wing of Annex that is about to collapse. We will need this to be prop up in someway. There are asbestos pipes from the external roof leading into this area and I had a look last weekend however your guys didn't want to touch the ceiling because it was likely to come crashing downing on us. We need to investigate where these pipes lead and by the looks of it, it is currently presume to be within the ceiling void. Another thing is there isn't a definitive area where these pipes are running to I have trace these but my guess is there is another hidden plant room somewhere.

Ascertain safety of propped ceiling Is suitable enough to obtain surveys

- Survey Guardians quarters
- Survey Graham building
- Survey failed ceiling area

Basement areas are now restricted access due to thermal insulation debris and contamination.

GENERAL CAVEAT

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

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.

Where thermal Insulation residue has been identified to pipe work and/or adjacent surfaces, and both positive and negative samples have been obtained, the client should presume that residual Thermal Insulation might still be present where this material was not detected due to the non-homogenous nature of this material

It is recommended that any proposed abatement/removal of the asbestos should be undertaken against a detailed specification, therefore C&N Asbestos Consultancy Ltd cannot be held responsible for any misinterpretation of the contents of this report by a third party if they were not instructed to provide a specification.

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 types of areas and if suspect materials are uncovered during refurbishment or demolition then samples should be taken for analysis.

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

Due to the nature of asbestos surveys, C&N Asbestos consultancy Limited will not accept any liability for claims arising out of pollution or contamination of any kind.

RECOMMENDATIONS

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:

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.

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 9 of the Control of Asbestos Regulations 2012.

Controls be implemented to ensure compliance with Reg 11 Duty to prevent exposure to asbestos, and Reg 16 Duty to prevent the spread of asbestos.

Furthermore if asbestos is not to be remove forthwith than a management plan in accordance with Reg 4 Duty to manage should be implemented.

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. C&N Asbestos Consultancy Ltd further recommends the removal contractor to attend the site to confirm for themselves the quantities and location of asbestos to be removed.

QUALITY ASSURANCE STATEMENT

This Report has been compiled and checked by the following authorised personnel.

Report QA Checked by

Name Colin Bliss

Signed



Date 15 November 2017

Report Lead Surveyor

Name Colin Bliss

Signed

Date 15 November 2017