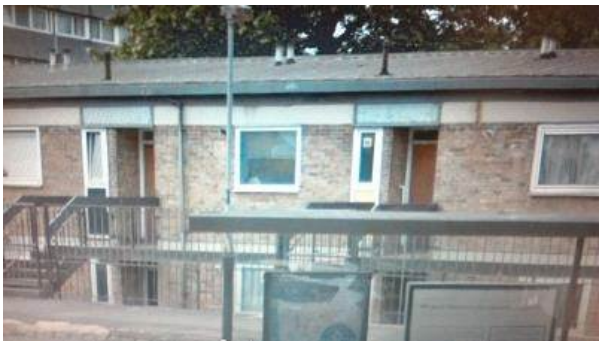
Airborne Environmental Consultants Ltd

MANAGEMENT ASBESTOS SURVEY WITH A
LOCALISED REFURBISHMENT AND DEMOLITION
ASBESTOS SURVEY REPORT TO

SHERBORNE
AGAR GROVE
LONDON

NW1 9TB

APRIL 2018



UKAS INSPECTION
0232

AEC are UKAS accredited for surveying and hold the Type C UKAS inspection no. - 0232

Report prepared for:	Hill Holdings (Essex) Ltd The Power House Gunpowder Mill Powdermill Lane Waltham Abbey Essex EN9 1BN
Report reference:	J113684
Issue date:	April 2018
Survey completed by: Richard Watts Senior Surveyor	
Approved by: Dave Russon Occupational Hygienist	

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APPENDICES

1.0 EXECUTIVE SUMMARY

A management with part refurbishment and demolition asbestos survey of Sherborne, Agar Grove, London, NW1 9TB, has been undertaken by AEC.

This section should be read in conjunction with Section 4.0 (Inaccessible Areas) and Section 5.0 (Recommendations) as well as Appendix 1 (Item Number Location Plans) and Appendix 2 (Building Register and Results). The building register includes a material risk assessment.

During the survey the following asbestos containing materials have been identified:

- Boarding
- Cement
- Floor tile(s) & bitumen
- Mastic
- Presumed asbestos items have been recorded

N.B. The recommendations section of this report details any remedial action that will be required to manage or make safe asbestos installations, should any have been identified within this report.

N.B. For further sample details, please refer to Appendix 2 Building Register and Results and Appendix 3 Certificate of Bulk Fibre Analysis.

It should be presumed that the inaccessible areas detailed in Section 4.0 will contain asbestos and be managed accordingly until such time that the areas can be inspected and proven to be asbestos-free.

2.0 INTRODUCTION AND AEC'S BRIEF

At the request of Jeff Green, acting on behalf of Hill Holdings (Essex) Ltd, Airborne Environmental Consultants Ltd (AEC) have carried out a management with part refurbishment and demolition asbestos survey of Sherborne, Agar Grove, London, NW1 9TB.

AEC have been requested to provide the following services:

- To provide an experienced asbestos survey team to site to carry out a management survey, as outlined in HSG 264 Asbestos: The Survey Guide, and our quotation ref: Q112266.
- To take representative samples of any materials suspected of containing asbestos and to analyse these in general accordance with HSE document HSG 248 - 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'.
- To prepare a detailed written report showing the location, extent and condition of all identified asbestos installations along with any remedial recommendations necessary. All recommendations shall be made considering the building is to be safely managed.

The survey was carried out by Richard Watts and site works were completed on the 18 April 2018.

This survey report must be read in conjunction with any other associated AEC / or referenced asbestos survey report(s).

SURVEY PLAN

The exact areas to be surveyed and the survey types requested by the customer to be carried out in these areas are as follows:

Area/building to be surveyed	Survey Type	Areas/installations excluded by customer	Details of scope changed on site by client / tenant
To carry out a refurbishment and demolition survey to all internal and external accessible areas.	Domestic Management Survey with part Refurbishment/Demolition	All making good will be make safe only, unless advised otherwise by the client. Access to the external and height will be via a MEWP.	No alterations.

In addition, several localised areas were identified where the survey team could not obtain full access at the time of survey. These are detailed in Section 4.0.

The methodology associated with this survey is given in Appendix 5 of this report.

A GUIDE TO THE SURVEY RESULTS

An item number is used throughout this report to relate a sampled, strongly presumed, or presumed asbestos installation to its location on site. When an asbestos installation is sampled it is given a unique laboratory sample number so that the bulk sample can be traceable within AEC's UKAS accredited laboratory. In addition to the laboratory sample number the bulk sample is given an item number, which relates the identified asbestos installation to its location on site. Where a material has not been sampled, but is strongly presumed (typically to be the same as a sampled installation) or presumed (typically if not accessible) to contain asbestos, the material is also given an item number, again relating the installation to its location on site. The item number is used on the item number location plans in Appendix 1 and in the building register and results in Appendix 2 to help identify where the asbestos installations are located on site.

Appendix 1 and Appendix 2 must be read in conjunction with the rest of this survey report, especially Section 4.0 Inaccessible areas and project specific restrictions and Section 5.0 Recommendations.

The certificate of bulk fibre analysis in Appendix 3 uses a laboratory sample number to show the result of the analysis carried out on a bulk sample taken on site during the asbestos survey. To relate a laboratory sample number on the certificate of bulk fibre analysis to the building register and results in Appendix 2, and thus find the location of the asbestos installation on site, simply look up the laboratory sample number in the building register to obtain its item number or vice versa, if you are reading the building register and results in Appendix 2 and wish to obtain further details on the analysis carried out on a bulk sample. If you have any concerns about the accuracy of the data, contact AEC in the first instance, as queries may be answered and additional costs prevented.

For a full explanation of the various headings used in the building register and results table see Appendix 2.

AEC are UKAS accredited for surveying and hold the Type C UKAS inspection no. - 0232.

3.0 DESK STUDY AND GENERAL BUILDING INFORMATION

HSG 264 recommends that, whenever possible, a preliminary desk study be carried out in order to gather information pertinent to the building(s) under investigation. AEC have requested this information at the contract renewal stage, all relevant information has been recorded and given to the surveying team.

The general NON-ASBESTOS materials used in the structure are described below. Where sampled these will be referred to in the building register and results (see Appendix 2).

General building information - 6 Sherborne, Agar Grove, London, NW1 9TB

Location	Description
Floor – ground	N/A
Floor – first	Concrete, floor tiles, modern linoleum
Floor – other (please state)	N/A
Stairs	Concrete to external
Sub floors / ducts / voids	None visible
Boxwork (name location)	Timber and plasterboard throughout
Utility cupboards / areas	Electrics and gas located within external store cupboard
Risers / service ducts / lift shafts	None visible
Walls external (incl vents)	Brick
Walls internal	Brick, block, plasterboard, plaster
Ceilings solid – ground	N/A
Ceilings solid – first	Plasterboard with strawboard to the upper ceiling
Ceilings solid – other (please state)	N/A
Ceilings suspended – ground	N/A
Ceilings suspended – first	None
Ceilings suspended – other (please state)	N/A

Roof type	Simple hip
Roof materials (incl area)	Metal rasied ceiling
Rainwater goods	Metal
Wastewater goods - internal	Cast iron, plastic
Wastewater goods - external	Cast iron
Insulation - pipes	None visible
Insulation - boilers/calorifiers	None visible
Loft materials inc insulation / tanks	No loft
Plant equipment	Electrical
Heating systems - make and model - domestic, commercial, industrial	Vaillant combi boiler within kitchen
Doors and header panels	Timber doors with a glass header
Window frames and infill panels	PVC-u windows with cement sills and plastic surrounds
Out - buildings	None visible
Other materials	Cement pipe in bedroom goes through plasterboard ceiling with timber panels in front - in previous properties there is known insulation lining between the pipes - without causing damage and high posibility of disturbing this product it must be presumed it is present
Usage of site	Flats

4.0 INACCESSIBLE AREAS AND PROJECT SPECIFIC RESTRICTIONS

During the survey, the following areas were agreed with Jeff Green of Hill Holdings (Essex) Ltd to be inaccessible for the following reasons:

N.B. Any/all inaccessible rooms within the scope of this survey are identified, with item numbers, on the item location plans (if relevant) and listed individually within the building register.

4.1 Agreed inaccessible areas whilst on site
N/A
4.2 Access limitations
No access within rasied metal ceiling due to genral public and tenants still in the area. No access behind timber panel above front door as it it connected to the insluating board of the porch. No access within raised metal roof without leaving it unrepairable, tenants still around area.
4.3 Unsafe conditions
N/A
4.4 Client restrictions
All making good will be make safe only, unless advised otherwise by the client. Access to the external and height will be via a MEWP.

4.5 General restrictions

See Appendix 5 for management survey general restrictions and exclusions.

AEC have not inspected areas of the property/structure, which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property/structure is free from asbestos.

Although the presence of asbestos in these area(s) is not confirmed, it should be presumed that asbestos could be present and caution should be exercised if any works are carried out there in the future.

If any suspect materials are encountered in these areas it is recommended that works cease immediately until such time that the material can be sampled, analysed and confirmed to be asbestos-free.

5.0 RECOMMENDATIONS

Recommendations are based upon the product type for removal on a refurbishment & demolition survey, as the HSG 264 material assessment, and a subjective priority risk assessment are not normally required for this type of survey. However, these assessments are considered, as demolition or refurbishment work is not always carried out immediately following the survey, and the CAR 2012 introduced a new tier of work, notifiable non-licensed work (NNLW). Work involving either the deterioration of non-licensed products, or work on degraded (i.e. those in a poor condition) non-licensed products are classed as NNLW and the work notified to HSE, hence the condition of the material is considered during this survey. Therefore, recommendations are made based upon the surveyors knowledge of the occupation of the property during the survey, and any known future usage or planned works. Priority risk assessments are not UKAS-accredited, and the algorithm in HSE document HSG 227, A comprehensive guide to managing asbestos in premises, is not included in this report.

Please note that the implementation of appropriate remedial measures is a requirement under the Control of Asbestos Regulations 2012 where there is a risk of exposure to asbestos. This will also apply to a refurbishment & demolition surveyed property where the asbestos is not due for immediate removal.

In view of the findings of the survey, and it is known that refurbishment of the building is planned, the following recommendations are made:

5.1 It is recommended that if this report is to be used for demolition purposes AEC be employed to revisit the site and investigate behind any previously sampled points post removal. This is to ensure that no ACM's were present behind identified asbestos items.

5.2 It is recommended that AEC be employed to attend site to access any noted inaccessible areas prior to commencement of refurbishment / demolition, particularly where customer restrictions were placed on the survey such as security, 'sympathetic sampling', live services or weather protection.

5.3

Items requiring immediate remedial action (as soon as possible and ideally within 3 months).
Item Number: 000001 – Insulation board – 1st Floor

5.4

Items requiring remedial action in due course (within 6 months).
None

5.5

Management actions to be implemented as soon as possible but have no immediate risk of exposure.
Item Number: 000002 – Cement – 1st Floor
Item Number: 000003 – Vinyl floor tile and bitumen adhesive below – 1st Floor
Item Number: 000004 – Vinyl floor tile and bitumen adhesive below – 1st Floor
Item Number: 000005 – Vinyl floor tile and bitumen adhesive below – 1st Floor
Item Number: 000006 – Cement – 1st Floor
Item Number: 000007 – Cement – 1st Floor
Item Number: 000008 – Cement – 1st Floor
Item Number: 000010 – Insulation board – External
Item Number: 000011 – Mastic – External
Item Number: 000013 – Cement – External

5.6 It is recommended that an independent, UKAS accredited asbestos laboratory be employed to manage the asbestos removal, and where appropriate carry out all visual inspections and air monitoring as outlined in HSG 248 Asbestos: The analysts guide for sampling, analysis and clearance procedures.

5.7 If any areas detailed in Section 4.0 Inaccessible Areas are to be accessed or worked upon it is recommended that the areas be subjected to an appropriate survey prior to works commencing. Until that time asbestos should be presumed to be present in these areas.

5.8 It is recommended that, if this report is being relied upon for tendering purposes for refurbishment or demolition works, a suitable contingency sum be included in any such tender to cater for the unlikely event of further asbestos-containing materials being identified within the fabric of the building, or behind identified asbestos installations.

5.9 It is recommended that, if this report is being relied upon for tendering purposes, the amounts of asbestos materials in the building register are approximate estimates only, from the rooms and locations visited. Sites should be visited to confirm exact amounts. HSG 264 states this type of survey is used to help in the tendering for asbestos removal. This report is not a specification.

5.10 Where asbestos has been identified, or installations sampled as suspected asbestos materials, AEC have not been able to investigate further behind these installations for safety and legal (potential licensing) reasons, and there is, therefore, a possibility of further ACMs being present behind this material. Should additional ACMs be identified during any subsequent removal of asbestos, the HSE is unlikely to grant a waiver from the required 14–day notification period. Therefore, where programme is critical it is recommended that either a contingency period/sum be allowed in the programme of works or AEC carry out further investigation behind identified ACMs. This may involve working with a licensed asbestos removal contractor, who will construct an enclosure(s) to allow safe access behind identified ACMs. However, this will involve additional time and cost which has not been allowed for in this survey. It should also be noted that localised access enclosures may also not reveal the full extent of sporadic asbestos installations such as packing boards etc.

N.B.

1. It is a requirement of the Control of Asbestos Regulations 2012 to use licensed asbestos removal contractors for all significant work with asbestos sprayed coatings, asbestos insulation/lagging, and asbestos insulating board (AIB) and where the Control Limit may be

exceeded. This work requires a 14–notification period to HSE or Local Authority (depending on type of premises) prior to commencement of works. Further to this, it as a requirement of the Control of Asbestos Regulations 2012 that work involving either the deterioration of non-licensed products, or work on degraded (i.e. those in a poor condition) non–licensed products be classed as notifiable non–licensed work (NNLW) and the work be notified to HSE. Licensed asbestos removal contractors are not legally required for work with lower risk asbestos products such as asbestos cement, bitumen products, vinyl flooring products, textured coatings etc, or for NNLW work. However, in ALL instances of work with asbestos the requirements of the Control of Asbestos Regulations 2012 will apply and appropriate assessments, plans of work, controls, PPE/RPE and training will be required.

2. It is a requirement of Regulation 4 of the Control of Asbestos Regulations 2012 that all remedial actions be carried out.

3. In cases of emergency where the uncontrolled release of asbestos is suspected, AEC can offer an independent analytical consultancy service for items such as initial advice, sampling, air monitoring and subsequent management of licensed contractors for any make-safe/removal work that may be found to be necessary, by employing licensed contractors for any advice regarding the report or for any technical assistance relating to any other issues then do not hesitate to contact one of the following.

Jim McKeon – Major projects Manager
jim.mckeon@aec.uk.net

James Arkwright – Project team Manager
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Darren Evans – Technical Director
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Daniel Shuttleworth – Quality Manager
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AEC contact details are as follows:

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23 Wheel Forge Way
Ashburton Point
Trafford Park
Manchester
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Fax: 0161 872 7112

6.0 MANAGEMENT OF ASBESTOS

Regulation 4 of The Control of Asbestos Regulations 2012 places an explicit duty on persons responsible for buildings (dutyholders) to assess whether asbestos is present and, if so, implement a management plan to safely manage the material. Regulation 4 applies to all nondomestic premises, but includes 'common areas' of domestic buildings, such as stairwells, walkways, risers, lift shafts and machinery, tank rooms etc.

The asbestos survey of the premises and implementation of the asbestos register goes a long way to compliance with the regulations, including risk assessment of existing asbestos materials, which is covered in the recommendations section (Section 5.0) of this report. However, the management plan shall require a priority risk assessment of asbestos materials to be carried out by the duty holder, and while recommendations in this report are based on the survey team's subjective priority assessment, using the material assessment, and the location of the materials, the surveyor is not necessarily aware of the future use, occupation, and / or maintenance of each installation.

There is, however, a duty under the regulations to carry out ongoing asbestos management works in the future, and the management plan should ensure that the identified asbestos installations remain safe. Airborne Environmental Consultants Ltd can provide the following further services to ensure compliance with both the recommendations made in this report, and any future duties to be imposed by the Control of Asbestos Regulations 2012:

- Regular inspections on the condition of asbestos materials in the premises. This is to ensure that the material remains in a safe condition and is labelled. Also assists in the review of the management plan.
- Future management of asbestos. This can include the preparation of priority risk assessments for the management plan, risk assessments for works within the premises, to the preparation of specifications for their removal as required.
- Project management of all asbestos removal / treatment works, including competitive tendering of removal works.
- Independent analytical services such as air sampling following the removal of asbestos, ensuring compliance with existing legislation.
- Liaison with enforcing authorities, such as the Health and Safety Executive or local authority.

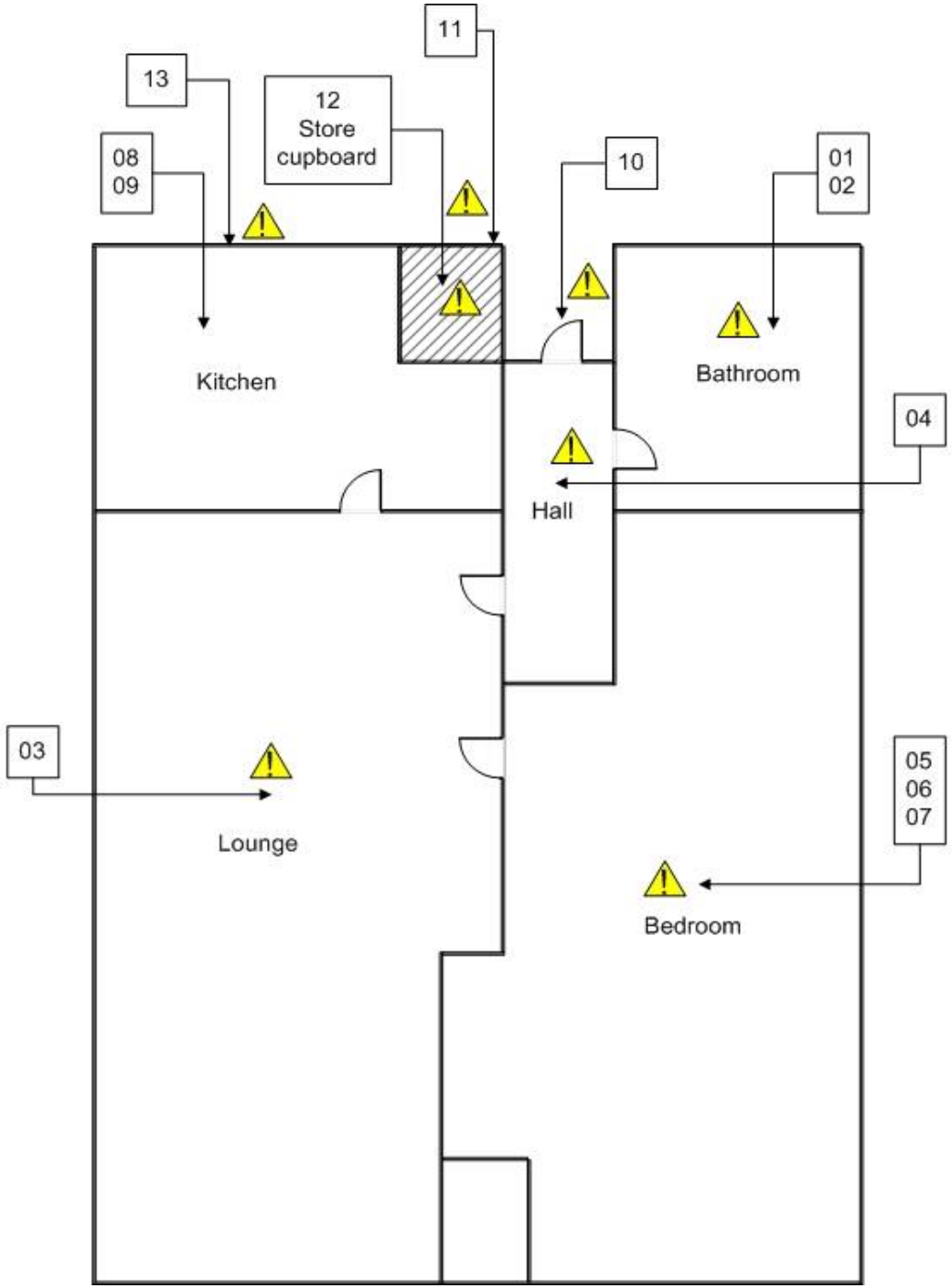
AEC have the capability to maintain and to update your asbestos register. This would firstly ensure that asbestos records and procedures are being managed and updated by competent and experienced persons, and also minimise pressure on your management personnel, who would be able to overview the asbestos issue, rather than become involved in the extensive risk assessment and record keeping exercise.

AEC can also host and update your asbestos information on our secure web based asbestos management service called 'the web portal'.

APPENDIX 1

ITEM NUMBER LOCATION PLANS

Item locations can be determined by cross-referencing the drawings in this appendix with appendix 2 - building register



KEY

: Item Number (WHITE)

: Denotes locations where asbestos may be present. Refer to building register for details (YELLOW)

: No access (BLACK – DIAGONAL)

: Limitations of survey (PINK OUTLINE)

: Removed Item(s) (GOLD CIRCLE)

Please ensure that you view this plan in conjunction with the building register and relevant sections within the report, for full details of asbestos containing materials.

Figure 1 - 6 Sherborne, Agar Grove, London, NW1 9TB - First floor

Item number locations and extent of identified asbestos products NOT TO SCALE.

Hill Holdings (Essex) Ltd

PROJECT REF: J113684

Airborne Environmental Consultants Ltd

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Date:	Version:	Surveyor approval:	Technical review approval:
27.04.18	1	Richard Watts	Dave Russon

APPENDIX 2

BUILDING REGISTER AND RESULTS

Location:		6 Sherborne, Agar Grove, London, NW1 9TB - First floor - Bathroom - Insulation board and debris to right hand low level panel to boxing behind toilet		
Item No:	000001	Laboratory sample no:	CX001707	
Accessibility:		Easy		
Installation:		Boarding (2)		
Approx extent (m² unless stated)		<1		
Asbestos Type:		Chrysotile + Amosite (2)		
Condition:		High damage (3)	Surface Treatment:	Unsealed AIB/encapsulated lagging (2)

Material Risk Assessment	9	Priority Risk Assessment (PA)	N/A	Total Risk	N/A
Recommendation:	Restrict access to area until ACM has been repaired or removed				
Comments: Boarding has a hole cut out leaving debris to timber ledge and inside boxing					

Location:		6 Sherborne, Agar Grove, London, NW1 9TB - First floor - Bathroom - Cement window sill		
Item No:	000002	Laboratory sample no:	CX001708	
Accessibility:		Easy		
Installation:		Cement (1)		
Approx extent (m² unless stated)		1		
Asbestos Type:		Chrysotile (1)		
Condition:		Low damage (1)	Surface Treatment:	Surface sealed (1)

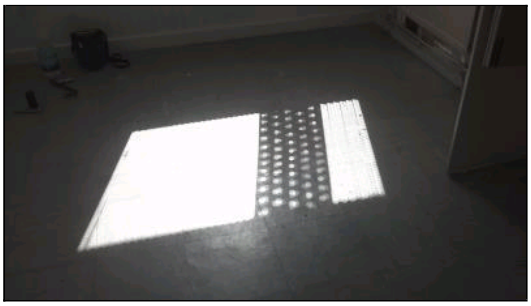
Material Risk Assessment	4	Priority Risk Assessment (PA)	N/A	Total Risk	N/A
Recommendation:	Remove if affected by refurbishment works. Manage in-situ otherwise				
Comments:					

Location:		6 Sherborne, Agar Grove, London, NW1 9TB - First floor - Lounge - Vinyl floor tile and bitumen adhesive below (Blue) to floor		
Item No:	000003	Laboratory sample no:	CX001709	
Accessibility:		Easy		
Installation:		Floor tile(s) & bitumen (1)		
Approx extent (m² unless stated)		20		
Asbestos Type:		Chrysotile (1)		
Condition:		Low damage (1)	Surface Treatment:	Completely sealed (0)

Material Risk Assessment	3	Priority Risk Assessment (PA)	N/A	Total Risk	N/A
Recommendation:	Remove if affected by refurbishment works. Manage in-situ otherwise				
Comments:					

Location:		6 Sherborne, Agar Grove, London, NW1 9TB - First floor - Hall way - Vinyl floor tile and bitumen adhesive below (Blue) to floor		
Item No:	000004	Laboratory sample no:	SP CX001709	
Accessibility:		Easy		
Installation:		Floor tile(s) & bitumen (1)		
Approx extent (m² unless stated)		2		
Asbestos Type:		Chrysotile (1)		
Condition:		Low damage (1)	Surface Treatment:	Completely sealed (0)

Material Risk Assessment	3	Priority Risk Assessment (PA)	N/A	Total Risk	N/A
Recommendation:	Remove if affected by refurbishment works. Manage in-situ otherwise				
Comments:					

Location:		6 Sherborne, Agar Grove, London, NW1 9TB - First floor - Bedroom - Vinyl floor tile and bitumen adhesive below (Blue) to floor		
Item No:	000005	Laboratory sample no:	SP CX001709	
Accessibility:		Easy		
Installation:		Floor tile(s) & bitumen (1)		
Approx extent (m² unless stated)		16		
Asbestos Type:		Chrysotile (1)		
Condition:		Low damage (1)	Surface Treatment:	Completely sealed (0)

Material Risk Assessment	3	Priority Risk Assessment (PA)	N/A	Total Risk	N/A
Recommendation:	Remove if affected by refurbishment works. Manage in-situ otherwise				
Comments:					

Location:		6 Sherborne, Agar Grove, London, NW1 9TB - First floor - Bedroom - Cement window sill		
Item No:	000006	Laboratory sample no:	SP CX001708	
Accessibility:		Easy		
Installation:		Cement (1)		
Approx extent (m² unless stated)		1no.		
Asbestos Type:		Chrysotile (1)		
Condition:		Low damage (1)	Surface Treatment:	Surface sealed (1)

Material Risk Assessment	4	Priority Risk Assessment (PA)	N/A	Total Risk	N/A
Recommendation:	Remove if affected by refurbishment works. Manage in-situ otherwise				
Comments:					

Location:		6 Sherborne, Agar Grove, London, NW1 9TB - First floor - Bedroom - Cement pipe within timber and plasterboard boxing		
Item No:	000007	Laboratory sample no:	CX001710	
Accessibility:		Easy		
Installation:		Cement (1)		
Approx extent (m² unless stated)		6lm		
Asbestos Type:		Chrysotile + Amosite (2)		
Condition:		Low damage (1)	Surface Treatment:	Surface sealed (1)

Material Risk Assessment	5	Priority Risk Assessment (PA)	N/A	Total Risk	N/A
Recommendation:	Remove if affected by refurbishment works. Manage in-situ otherwise				
Comments: Cement pipe in bedroom goes through plasterboard ceiling with timber panels in front - in previous properties there is known insulation lining between the pipes - without causing damage and high possibility of disturbing this product, it must be presumed it is present					

Location:		6 Sherborne, Agar Grove, London, NW1 9TB - First floor - Kitchen - Cement paneling within wall		
Item No:	000008	Laboratory sample no:	CX001711	
Accessibility:		Easy		
Installation:		Cement (1)		
Approx extent (m² unless stated)		1		
Asbestos Type:		Chrysotile + Crocidolite (3)		
Condition:		Low damage (1)	Surface Treatment:	Surface sealed (1)

Material Risk Assessment	6	Priority Risk Assessment (PA)	N/A	Total Risk	N/A
Recommendation:	Remove if affected by refurbishment works. Manage in-situ otherwise				
Comments: (This can be seen in the external brick work)					

Location:		6 Sherborne, Agar Grove, London, NW1 9TB - First floor - Kitchen - Bitumen pad to sink unit		
Item No:	000009	Laboratory sample no:	CX001712	
Accessibility:		N/A		
Installation:		Sink pad		
Approx extent (m² unless stated)		N/A		
Asbestos Type:		NAD		
Condition:		N/A	Surface Treatment:	N/A

Material Risk Assessment	0	Priority Risk Assessment (PA)	N/A	Total Risk	
Recommendation:	None				
Comments:					

Location:		6 Sherborne, Agar Grove, London, NW1 9TB - External - External - Insulation board to porch		
Item No:	000010	Laboratory sample no:	CX001713	
Accessibility:		Moderate		
Installation:		Boarding (2)		
Approx extent (m² unless stated)		1		
Asbestos Type:		Chrysotile + Amosite (2)		
Condition:		Low damage (1)	Surface Treatment:	Surface sealed (1)

Material Risk Assessment	6	Priority Risk Assessment (PA)	N/A	Total Risk	N/A
Recommendation:	Remove if affected by refurbishment works. Manage in-situ otherwise				
Comments:					

Location:		6 Sherborne, Agar Grove, London, NW1 9TB - External - External - Mastic to store cupboards		
Item No:	000011	Laboratory sample no:	CX001714	
Accessibility:		Easy		
Installation:		Mastic (1)		
Approx extent (m² unless stated)		4lm		
Asbestos Type:		Chrysotile (1)		
Condition:		Low damage (1)	Surface Treatment:	Completely sealed (0)

Material Risk Assessment	3	Priority Risk Assessment (PA)	N/A	Total Risk	N/A
Recommendation:	Remove if affected by refurbishment works. Manage in-situ otherwise				
Comments:					

Location:		6 Sherborne, Agar Grove, London, NW1 9TB - External - External - No access gained within bottom store cupboard		
Item No:	000012	Laboratory sample no:	Not sampled	
Accessibility:		No access gained		
Installation:		Unknown (3)		
Approx extent (m² unless stated)		Unknown		
Asbestos Type:		Presumed asbestos (3)		
Condition:		High damage (3)	Surface Treatment:	Unsealed (3)

Material Risk Assessment	12	Priority Risk Assessment (PA)	N/A	Total Risk	12
Recommendation:	Presume ACMs are present until area has been surveyed				
Comments: Due to metal security door blocking access					

Location:		6 Sherborne, Agar Grove, London, NW1 9TB - External - External - Cement paneling within wall		
Item No:	000013	Laboratory sample no:	SP CX001711	
Accessibility:		Easy		
Installation:		Cement (1)		
Approx extent (m^2 unless stated)		1		
Asbestos Type:		Chrysotile + Crocidolite (3)		
Condition:		Low damage (1)	Surface Treatment:	Surface sealed (1)

Material Risk Assessment	6	Priority Risk Assessment (PA)	N/A	Total Risk	N/A
Recommendation:	Remove if affected by refurbishment works. Manage in-situ otherwise				
Comments: (This is the other side of the kitchen cement panel)					

Guidance on the building register and results

For each asbestos item in the register, there is a risk assessment row, which contains a material risk assessment derived using the HSE algorithm from HSG264 Asbestos: The Survey Guide (see table in Appendix 2). The row also contains a priority risk assessment (completed if requested by the customer at quotation stage) derived using the HSE algorithm from HSG227 A Comprehensive Guide to Managing Asbestos. Finally, where a material and priority score have been calculated there is a total risk score, derived by combining the material and priority risk assessment scores.

The material risk assessment is a general guide to the risk posed by the asbestos-containing materials, using the product type, damage, surface treatment, and asbestos type to give a risk 'score' (for explanations, see below). However, the recommendations in Section 5.0 of this report are not solely a product of this assessment. The survey team, using their experience, observations and current / future usage of the premises gleaned from the customer, give recommendations based on the usage of the area, future activities, and potential for damage.

It is recommended that regular inspections are undertaken to manage asbestos installations as part of a management plan. HSG 264 states that 'the person carrying out inspections and assessing the condition of asbestos must be competent and possess enough knowledge about asbestos to make decisions on its continual management'. Should your company or organisation not have a competent person, or the human resources to implement regular inspections, AEC can offer an asbestos project management services to visit premises, and update your asbestos register.

Explanation of building register and results table:

Item number and sample numbers

This report uses 'item numbers' to denote materials that have been sampled, strongly presumed, or presumed to contain asbestos. These should be not be confused with 'sample numbers', which are unique reference numbers given to each sample taken during the survey to ensure that they are traceable through the survey and laboratory analysis process.

The diagrams, tables and photographs (Appendices I, II and IV) all use the item numbers to define any materials that have been assessed (tables also include the sample number for ease of reference).

Strongly presumed or presumed

Where a material has not been sampled, but is visually similar to a previously sampled material then it shall be cross referenced to the previous sample and noted: 'strongly presumed (SP) as previous sample' and allocated an item number. Where a material has not been sampled, perhaps due to its inaccessibility and cannot be referenced to a previous sample taken for analysis, but is either strongly presumed based upon the surveyor's expert knowledge, or presumed (if there is insufficient evidence to suggest the installation is not asbestos) to contain asbestos, then this material shall be noted as 'strongly presumed' (SP) or 'presumed' (P) and have "Not Sampled" displayed in the laboratory sample number field on the register.

As documented in HSG 264, all inaccessible areas shall be deemed to contain asbestos until can be proven otherwise. Within the limitations of HSG 264, a 'worst case scenario' will be given, which is that the area will contain crocidolite. Presumed products known to have never contained crocidolite, e.g. textured coatings, will be presumed to contain their known asbestos type e.g. chrysotile. Presumptions of asbestos type shall also consider the known construction dates of the building, so properties constructed before 1971 will typically be presumed to contain crocidolite. Properties constructed between 1971 and 1985 asbestos grunerite (amosite), and post 1985 building chrysotile only. However, typically, inaccessible areas are likely to contain similar ACMs to those identified within the building.

Sample numbers

The certificates of analysis (Appendix 3) use the sample number as a reference guide. Where a material has been sampled, a unique identification number is allocated to every bulk sample obtained for bulk sample analysis. The unique laboratory sample number ensures traceability within AEC's UKAS accredited laboratory system.

Building register/material assessment

Location

A description of the exact location of the asbestos installation on site and its location within a certain area.

Product or installation

Type of material e.g. boarding, floor tiles, insulation etc.

Extent

Visual estimate of area (m^2), volume (m^3), or length (linear metres), of installation.

Asbestos types

Type of asbestos identified in the material. Samples are analysed in AEC's UKAS accredited laboratory, and certificates of analysis are located in Appendix 3 of this report.

Condition

Condition of the installation, from as new, to badly damaged.

Surface Treatment

This section states whether the material is exposed, painted, or encapsulated.

Risk assessment

This is gained by adding the 'scores' of the previous sections, using the risk algorithm (see table overleaf).

Recommendations

These are achieved using the risk assessment algorithm, but also known future usage of the premises e.g. if major works are planned. Recommendations are detailed in Section 5.0 of this report.

Remedial action & date

Column to be used as part of the asbestos management plan. This column should be completed after every inspection, removal, encapsulation, labelling etc.

Material Assessment Algorithm

Variable	Score	Examples
Installation / Product type	1	Vinyl, 'Bakelite', Cement
	2	Asbestos insulating board, paper, rope
	3	Pipe insulation, sprayed coating, friable debris
Condition / damage	0	As new
	1	Slight / minor damage
	2	Moderate damage - breakage to surface treatment
	3	Major damage - smashed or exposed material
Surface treatment	0	Non-friable e.g. vinyl
	1	Enclosed insulation, encapsulated AIB
	2	Unsealed AIB, encapsulated insulation
	3	Unsealed insulation or sprayed coating
Asbestos type	1	Chrysotile
	2	Amosite (asbestos grunerite) & other amphiboles
	3	Crocidolite

The scores from each of the four sections are added together to produce a material risk assessment score:

Risk score	Risk assessment
10 or more	High risk
7 - 9	Medium risk
5 - 6	Low risk
4 or below	Very low risk

APPENDIX 3

CERTIFICATE OF BULK FIBRE ANALYSIS

Samples analysed by:

Kay Sandhu

CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: J113684
CUSTOMER: Hill Holdings (Essex) Ltd
DETAILS: The Power House
Gunpowder Mill
Powdermill Lane
Waltham Abbey
Essex
EN9 1BN
SITE DETAILS: Sherborne, Agar Grove, London, NW1 9TB
SAMPLED BY: Richard Watts

CERT NO.: J113684
DATE RECEIVED: 19.04.18
DATE ANALYSED: 20.04.18
DATE REPORTED: 26.04.18 (Verbal)
DATE REPORTED: 26.04.18 (Document)

Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
CX001707	First floor - Bathroom - Insulation board and debris to right hand low level panel to boxing behind toilet	Mixed debris	-	Chrysotile Amosite
CX001708	First floor - Bathroom - Cement window sill	Beige coated black fragments	-	Chrysotile
CX001709	First floor - Lounge - Vinyl floor tile and bitumen adhesive below (Blue) to floor	Blue fragments with bitumen and adhesive	In bitumen only	Chrysotile
CX001710	First floor - Bedroom - Cement pipe within timber and plasterboard boxing	Grey fragments	-	Chrysotile Amosite
CX001711	First floor - Kitchen - Cement paneling within wall	Grey fragments	-	Chrysotile Crocidolite

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

Descriptions marked '**' in this report/certificate denote information supplied by the customer. AEC cannot take responsibility for the accuracy and representative nature of samples taken by customers. All sample location information given by AEC within the report is the opinion of the surveyor. Sample comments that are **FFP = Fine fibres present, 'but too thin to identify'** or **FFP/AL = Fine fibres present, asbestos like 'but too thin to identify'. Trace = one or two fibres only were identified.**

Asbestos types: Chrysotile = white asbestos; † = Asbestos Amosite = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected.

Signed:

Print: Kay Sandhu

Position: Lab Analyst

Analysis completed at Essex Laboratory.
Authorised on behalf of Airborne Environmental Consultants Ltd.

Date: 20.04.18

CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: J113684
CUSTOMER: Hill Holdings (Essex) Ltd
DETAILS: The Power House
Gunpowder Mill
Powdermill Lane
Waltham Abbey
Essex
EN9 1BN
SITE DETAILS: Sherborne, Agar Grove, London, NW1 9TB
SAMPLED BY: Richard Watts

CERT NO.: J113684
DATE RECEIVED: 19.04.18
DATE ANALYSED: 20.04.18
DATE REPORTED: 26.04.18 (Verbal)
DATE REPORTED: 26.04.18 (Document)

Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
CX001712	First floor - Kitchen - Bitumen pad to sink unit	Black fragments	-	NAD
CX001713	External - External - Insulation board to porch	Mixed fragments	-	Chrysotile Amosite
CX001714	External - External - Mastic to store cupboards	Mixed fragments	-	Chrysotile

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

Descriptions marked '**' in this report/certificate denote information supplied by the customer. AEC cannot take responsibility for the accuracy and representative nature of samples taken by customers. All sample location information given by AEC within the report is the opinion of the surveyor. Sample comments that are **FFP = Fine fibres present, 'but too thin to identify'** or **FFP/AL = Fine fibres present, asbestos like 'but too thin to identify'. Trace = one or two fibres only were identified.**

Asbestos types: Chrysotile = white asbestos; † = Asbestos Amosite = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected.

Signed:

Print: Kay Sandhu
Position: Lab Analyst
Date: 20.04.18

Analysis completed at Essex Laboratory.
Authorised on behalf of Airborne Environmental Consultants Ltd.

A guide to asbestos-containing materials in buildings and their asbestos content (listed in approximate order of ease of fibre release)

With the publication of HSG 248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures issued by the Health and Safety Executive (HSE), the quantitative assessment of asbestos content is outside the scope of UKAS accreditation (ISO 17025). Where analysis identifies only 1 or 2 fibres of asbestos then the term 'trace asbestos identified' is permissible and can be reported on the certificate of bulk fibre analysis. For all other asbestos contents in a building material Table 1 should be used as a guide as to the likely percentage content of asbestos in the building material. For more detailed information please refer to HSE guidance document HSG 264 Asbestos: The Survey Guide. Table 1 below is a summary of Appendix 2: ACMs in buildings in guidance document HSG 264.

Table 1

Asbestos product		Asbestos content
Sprayed coatings.	Dry applied, wet applied and trowelled finish.	55% to 85%. Likely to be present as over spray adjacent to substrate and also debris below.
Thermal insulation.	Hand-applied thermal lagging, pipe and boiler lagging, pre-formed pipe sections, slabs and blocks.	6% to 85%.
	Tape, rope, corrugated paper, quilts, felts and blankets.	Usually ~ 100%.
Asbestos board.	Millboard.	37% to 97%.
	Insulating.	Usually 15% to 25%. Older boards and some marine boards contain up to 40%.
	Insulating board in cores and linings of composite products.	16% to 40%.
Paper, felt and cardboard.		Can contain ~ 100%.
Textiles.	Ropes and yarns.	Approaching 100% unless combined with other fibres.
	Cloth.	Approaching 100%.
	Gaskets and washers.	Variable but usually around 90%.
	Strings.	Approaching 100%.
Friction products.	Resin-based materials.	30% to 70%.
Cement products.	Profiled sheets.	10% to 15%.
	Semi-compressed flat sheet and partition board.	10% to 15%. Also 10% to 25% in wood used for fire doors etc. Composite panels contained ~ 4%.
	Fully compressed flat sheet used for tiles, slates and board.	10% to 15%.
	Pre-formed moulded products and extruded products.	10% to 15%.
Textured coatings.	Decorative/flexible coatings on walls and ceilings.	3% to 5%.
Bitumen products.	Roofing felts and shingles, semi-rigid bitumen roofing, gutter linings and flashings, damp-proof courses and bitumen coatings on metals.	Usually 8%, but paper approximately 100%.
Flooring.	Thermoplastic floor tiles.	Up to 25%.
	PVC vinyl floor tiles and unbacked flooring.	Normally 7%.
	Paper-backed PVC floors.	Approximately 100%.
	Magnesium oxychloride flooring used in WCs, staircases and industrial flooring.	About 2%.
Reinforced PVC.	Panels and cladding.	1% to 10%.
Reinforced plastic and resin composites.	Used for toilet cisterns, seats, banisters, window seals and lab bench tops.	1% to 10%.
	Brakes and clutches in machines.	20% to 50%.

APPENDIX 4

SURVEY METHODOLOGIES

SURVEY METHODOLOGIES

Management surveys

AEC management surveys are carried out in accordance with HSE guidance document, HSG 264 Asbestos: The Survey Guide (second edition 2012). This document is free to download from www.hse.gov/uk/pubns, and should be referenced with this survey.

The purpose of the management survey is to locate, so far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance, and to assess their condition.

Management surveys often involve minor intrusive work and some disturbance, and the extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility, existing décor etc., as well as any restrictions placed upon the survey by the client as described in the scope of works and section 4 of this report. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' gives a good initial guide to the priority for managing ACMs as it identifies the materials which most readily release airborne fibres if they are disturbed

The survey typically involves sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment).

All areas should be accessed and inspected as far as is reasonably practicable. Areas should include underfloor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling, and should be agreed as part of the survey plan. The accuracy of the survey can be affected where any restrictions are placed, such as 'sympathetic' intrusions due to décor or to occupancy. Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos are clearly stated in the survey report and have to be managed on this basis i.e. maintenance or other disturbance work should not be carried out in these areas until further checks are made.

AEC shall not normally access high-level roofs other than from safe working platforms or edge protected flat roof areas. AEC cannot therefore accept responsibility for asbestos products located on high roofs, which are not easily visible from safe access points. AEC shall not normally access parts of loft voids that are not immediately visible/accessible from safe walkways and will inspect periodically beneath loft insulation.

AEC do not routinely take 'dust' or debris samples, unless there is a clear indication of some contamination e.g. from a disturbed ACM. It should be noted that areas subject to asbestos removal in the past will be visually inspected for residual materials, and if these are present will be sampled. However, if no residual ACMs are present, then no dust or swab sampling will be carried out unless expressly required by the client.

HSG 264 allows surveyors to use their experience to presume or strongly presume that visually similar materials are likely to contain or not contain asbestos. In these instances there is the possibility that visually similar rogue items of asbestos containing material may not be identified. During the survey, the survey team will use their judgement to determine whether it is possible to sample materials without causing damage to the structural integrity of the building. Examples of this may be that sampling of the roofing felt may result in a leak in the roof, or breaking an external under-window panel may result in weather penetration. In such instances either no sample will be taken, and a presumption made, or a much smaller than normal sample will be taken. For small samples the accuracy of the analysis will be reduced. In occupied buildings where samples are required, the survey team will use discretion as to the location and size of samples taken.

The survey was carried out in accordance with the HSE document HSG 264 Asbestos: The Survey Guide, and AEC's UKAS accreditation as a Type C inspection body (number 0232). All sample analysis is carried out in AEC's UKAS accredited laboratory (testing laboratory 2054). The survey was carried out by a competent and experienced survey team, who inspect all safely accessible parts of the building, and look for any installation that potentially could contain asbestos. Any suspect materials were sampled and subsequently analysed in accordance with HSG 248 - Asbestos: The analysts guide for sampling, analysis and clearance procedures'. This method identifies the asbestos types.

Samples are taken using low-disturbance techniques, whereby a small amount of material will be taken, after firstly wetting the sample location with a polyvinyl acetate (PVA) solution spray. This minimises the release of asbestos fibres during the process. Air monitoring carried out during sampling work of this type has shown airborne fibre concentrations to stay below the clearance indicator level of 0.01 fibres per millilitre of air. Sampled materials are immediately placed in sealable, airtight sample bags and appropriately labelled. Sample points will be suitably filled / sealed using PVA spray, Polyfilla or adhesive tape. Where this is likely to cause distress to occupants or major damage to furnishings or fixtures a reduced sample size shall be taken.

Survey restrictions and caveats

The value and usefulness of the survey can be seriously undermined where either the client or the surveyor imposes restrictions on the survey scope or on the techniques/method used by the surveyor. Information on the location of all ACMs, as far as reasonably practicable, is crucial to the risk assessment and development of the management plan. Any restrictions placed on the survey scope will reduce the extent to which ACMs are located and identified, incur delays and consequently make managing asbestos more complex, expensive and potentially less effective.

In management surveys, surveyors and customers should be properly prepared for accessing all reasonably practicable areas in all parts of the building. Potentially difficult to enter areas (including locked rooms etc) should be identified in the planning stage with the dutyholder and arrangements made for access (e.g. MEWPs for work at height, rooms unlocked, doors/corridors unblocked etc). In situations where there is no entry on the day of the survey, a revisit should be made when access will be possible, and this should be costed accordingly. Where there are health and safety risks associated with some activities (e.g. height, confined spaces), these should be adequately assessed and arrangements made to control them (see paragraphs 83-91 of HSG 264). Any area not accessed (and where no other information exists) must be presumed to contain asbestos and be managed on that basis.

If any restrictions have to be imposed on the scope or extent of the survey, these items must be agreed by both parties and clearly documented. They should be agreed before work starts (e.g. at the preliminary site meeting and walk-through inspection or during discussion) and are likely to form part of the contract. If during the survey, the surveyor is unable to access any location or area for any reason, the dutyholder must be informed as soon as possible and arrangements made for later access. If access is not possible, then the survey report should clearly identify these areas not accessed. Limitations should be kept to an absolute minimum by ensuring that staff are adequately trained, insured and have the appropriate equipment and tools.

The surveyors do not disturb any suspected asbestos installation in any other way than to take a representative sample. This measure shall minimise the risk of asbestos fibre release, but shall prevent access above/behind a suspected asbestos installation. It is possible, therefore, that further asbestos materials could be present behind an existing asbestos installation. All relevant sample point data is recorded and shown in the final report e.g. accessibility, condition, extent of material, etc. The pertinent data required to carry out a material risk assessment is recorded and the risk rating for each asbestos installation is given in Appendix 2. The material risk assessment is an assessment of the ability of the identified asbestos installations to release fibres into the air. It is not an assessment of the likelihood of damage to the materials identified. The likelihood of damage or disturbance would be determined by carrying out a priority assessment. In order to achieve this, a thorough understanding of the activities on the site is required and therefore this is a responsibility placed on the duty holder as defined in the Control of Asbestos Regulations 2012.

Textured coatings are non-homogenous materials, i.e. they do not have an even distribution of asbestos throughout and often only have asbestos present in trace levels. AEC shall endeavour to take representative samples of textured coatings but cannot accept responsibility for localised inconsistencies in terms of sampling or analysis for this material.

The survey team has used their experience to make visual judgements on whether a material is AIB (and therefore a licensable product) or asbestos cement, based upon their usage, appearance, and texture. Water absorption testing is not carried out routinely unless specifically requested.

In buildings where large amounts of items are stored, AEC cannot accept responsibility for any asbestos containing materials hidden/covered by the stored items. The survey shall not include any items contained on the surface of or within the ground beneath or adjacent to the survey area, or items stored inside containers, drawers, cupboards, under false flooring etc within the building/site, unless specifically requested by the customer.

AEC cannot accept responsibility for the identification of any sealed void within structures such as bricked up basement rooms, risers etc. or where there is no evidence to support its presence such as clearly marked drawings. Accurate site plans are extremely important in this regard.

It should be noted that asbestos products have been manufactured for a specific use and purpose. It is however, possible that products have been used randomly and sporadically during construction works for a different purpose and as such a management survey cannot reasonably be expected to identify each item if used in such a way e.g. shuttering or packers.

It should be noted that extents are approximations used to form a risk assessment and are not intended for accurate pricing or tender and this report should not be used as a specification for works.

APPENDIX 5

GENERAL RESTRICTIONS

GENERAL RESTRICTIONS

AEC have instructed all survey teams that health and safety considerations are paramount during our work. If the survey team identify an area where access or sampling will present a risk to themselves or to others, they have been given authority to cease works until such time that the risk can be controlled to acceptable levels. This may include accessing confined spaces, work at heights, work near active equipment or processes etc. If such a situation arises, AEC shall inform the customer and explore the possible solutions to the problem. In such instances, AEC will expect the customer to sign to show that the restriction has been agreed.

Areas above fixed office equipment, furniture, process equipment etc. will not be accessed where there is a risk to the survey team. These areas will be subject to a visual assessment only.

Surveying of fixed items of plant, heaters, services, electrical installations, or process equipment shall be restricted to easily accessible external elements only. AEC survey teams are not competent to open/dismantle/reassemble such items and will not compromise any fixed guards etc. In such instances presumptions shall be made on the basis of the surveyors' observations and experience.

No access was gained to the rear of gas fires in properties, where gas mains are connected. Removal of gas fires could cause damage to the fire and décor, and will cause a fire hazard. ACMs are typically found behind gas fires.

Moving plant shall be excluded from the survey unless specifically requested by the customer. In such cases the safety aspects discussed above shall apply.

Lift shafts shall only be accessed when accompanied by a competent lift engineer who shall be provided by the customer. In the absence of such a lift engineer, the survey team shall demark the lift shaft as presumed to contain asbestos.

Modern man-made mineral fibre (MMMF) insulation to pipework and boiler plant will not typically be removed during management surveys, as this will affect the integrity of the insulation. The survey team, shall always look for evidence of previous removal works and contamination, but will not detect residual contamination beneath new insulation unless this is removed in its entirety.

All materials sampled and suspected to contain asbestos will not be removed by the survey team to look behind for further suspect materials, as removing asbestos materials may pose a risk to health and breach CAR 12, such as licensing requirements.

Samples have not been taken where the act of sampling would endanger the surveyor or affect the integrity of the material concerned e.g. fuse boxes, gaskets, fire doors, rope seals etc.

Samples have not been taken where prohibited by the customer, tenant or their representative, or sampling would cause excessive damage to décor such as tiles, paintwork, carpets or wallpaper.

Material referred to as asbestos insulating board and asbestos cement have been defined by visual appearance of the material in situ.

HSG 264 allows surveyors to presume or strongly presume that visually similar materials are likely to contain or not contain asbestos. In these instances there is the possibility that visually similar rogue items of asbestos containing material may not be identified.

In occupied buildings where samples are required, the survey team will use discretion as to the location and size of samples taken. HSG 264 advises that a sample size of approximately 3 to 5 cm^2 be taken throughout the entire depth of the suspect installation. Where this is likely to cause distress to occupants, damage to furnishings or fixtures, or cause excessive fibre release a reduced sample size shall be taken. Samples are only taken sympathetically to the décor of the property. This usually results in small sample sizes. The small sample sizes could lead to discrepancies with certain installations, such as textured coatings, or adhesive to the underside of floor tiles, where a larger sample of the material is usually required to confirm the presence of asbestos.

Textured coatings are non-homogenous materials, i.e. they do not have an even distribution of asbestos throughout and often only have asbestos present in trace levels. AEC shall endeavour to take representative samples of textured coatings but cannot accept responsibility for localised inconsistencies in terms of sampling or analysis for this material. Where decorative textured coatings appear to have been applied at construction, a single positive asbestos sample among several shall be enough to consider all the materials as asbestos-containing.

The survey shall not include any items contained on the surface of or within the ground beneath or adjacent to the survey area, or items stored inside containers, drawers, cupboards, under false flooring etc. within the building/site.

Please note the information, in part or as a whole contained within this report and all associated liabilities, is not transferable to any third party in any instance.

Management surveys are designed to be carried out in occupied buildings where service connections are live. Access during such surveys is therefore restricted to areas that can be easily reached and do not require destructive access. Consequently sealed voids such as partition wall cavities, voids above plaster-boarded ceilings, sealed boxwork/risers etc. will not be accessed.

It should be noted that the findings of the survey are discussed across the report in its entirety. Readers should note the contents in all sections of the report and should not rely purely on the information given in individual sections of the report.