Bellamy Surveying and Consultancy Services Ltd

Asbestos Refurbishment/Demolition Survey for

Evans & Co Ltd

at

5 Great James Street
London WC1N 3DB
Ground and Basement
(Site Specific)

Project Number: 8064/KB

Printed: 13/08/2018 By: Bellamy Surveying and Consultancy Services Ltd. Using Multibase software.

Bellamy Surveying and Consultancy Services Ltd

Names and Addresses

Client Name:

Evans & Co Ltd
Unit H
Daisy Farm Firmingers Road
Orpington
BR6 7QQ

Contact: Rob Evans
Phone: 01959 533888 Fax:

Instructing Party:

Evans & Co Ltd
Unit H
Daisy Farm Firmingers Road
Orpington
BR6 7QQ

Contact: Rob Evans
Phone: 01959 533888 Fax:

Site Full Name:

5 Great James Street
London WC1N 3DB
Ground and Basement
(Site Specific)

Contact: Liam Pike
Phone: 01959 533888 Fax:

Report Author:

Bellamy Surveying and Consultancy Services Ltd
Cannon House, 438 Baddow Road
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Bellamy Surveying and Consultancy Services Ltd

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SECTION ONE

EXECUTIVE SUMMARY

Bellamy Surveying and Consultancy Services Ltd

Executive Summary

General Information:

Bellamy Surveying and Consultancy Services Ltd were instructed by Evans & Co Ltd to carry out an Asbestos Refurbishment/Demolition Survey to inspect for the presence of asbestos containing materials (ACMs) at the following site:

5 Great James Street, London WC1N 3DB - Site Specific ground floor (front) and basement flat.

Ground Floor Flat / Commercial all rooms
Basement Flat / Commercial all rooms
Please note caution was taken around electrical items and fire places.

The survey was carried out on 3rd August 2018 by Daryl Bellamy and Kevin Bellamy.

Within the scope of the survey, asbestos materials have been identified or strongly presumed / presumed. The incidences of asbestos containing materials (ACMs) and the recommended actions are summarised below.

Sample 4 - Board boxing - Office - Ground floor - Removal By Licensed Contractors

Photos 1 & 2 - Board to wall cavity - Office - Ground floor - Removal By Licensed Contractors

Photo 3 - Door lining board - Office - Ground floor - Removal By Licensed Contractors

Sample 5 - Board (wall) - Stairs - Ground floor - Removal By Licensed Contractors

Sample 8 - Board (ceiling) - Stairs - Ground floor - Removal By Licensed Contractors

Photo 4 - Door lining board - Stairs - Ground floor - Removal By Licensed Contractors

Sample 9 - Door lining board - Office - Basement - Removal By Licensed Contractors

Photo 5 - Door lining board - Corridor - Basement - Removal By Licensed Contractors

Photo 6 - Fire places - Office - Ground/basement - Do Not Disturb - Contractors to be Aware

Photo 7 - Electrical boxes - Office - Basement - Do Not Disturb - Contractors to be Aware

Please refer to the individual sample data sheets for identification of materials removed for laboratory bulk sampling analysis and notes.

Any asbestos materials remaining in the building must be encapsulated and/or labelled using recognised asbestos management materials and identification labels. A management system must be implemented to assess and manage the risks associated with asbestos materials at site. It is strongly advised that all staff and visiting contractors familiarise themselves with the asbestos management plan to ensure that asbestos materials at site are not disturbed or damaged. Refer to the Asbestos Acknowledgement Form and Asbestos Work Record.

If you decide to refurbish areas which have not been investigated, or to demolish whole or in part any areas of the building, an asbestos refurbishment and demolition survey is required, prior to commencing any works.

SECTION TWO

ASBESTOS REGISTER

Asbestos Register

Site Name: 5 Great James Street

Project Number: 8064/KB

Location	Product type and name		Extent	Accessibility	Condition	Surface treatment	Asbestos Type	Sample	Sample no	Material Risk Score	Priority Risk Score	Total Score
Ground floor, Office	Asbestos Insulating Board	Board	Approx 25m²	Difficult Accessibility	No visible damage	AIB painted or encapsulated	Amosite	Strongly Presumed	Photo 1	5		N/A
Ground floor, Office (Front)	Asbestos Insulating Board	Board	Approx 40m²	Difficult Accessibility	No visible damage	AIB painted or encapsulated	Amosite	Strongly Presumed	Photo 2	5		N/A
Ground floor, Office (Front)	Asbestos Insulating Board	Door Lining Board	Approx 2m²	Easy Accessibility	Low damage	AIB painted or encapsulated	Amosite	Strongly Presumed	Photo 3	6		N/A
Ground floor, Stairs	Asbestos Insulating Board	Door Lining Board	Approx 1m²	Easy Accessibility	Good condition	AIB painted or encapsulated	Amosite	Strongly Presumed	Photo 4	5		N/A
Basement, Corridor	Asbestos Insulating Board	Door Lining Board	Approx 2m²	Easy Accessibility	Good condition	AIB painted or encapsulated	Amosite	Strongly Presumed	Photo 5	5		N/A
Ground floor, Office	Ropes and woven textiles	Fire Place	Representative Fire Place Reference	Difficult Accessibility	No visible damage	Enclosed sprays and lagging	Chrysotile	Presumed	Photo 6	4		N/A
Basement, Corridor	Ropes and woven textiles	Electrical Box	Representative Electricl Box Reference	Difficult Accessibility	No visible damage	Enclosed sprays and lagging	Chrysotile	Strongly Presumed	Photo 7	4		N/A
Ground floor, Office	Asbestos Insulating Board	Board	Approx 2m²	Medium Accessibility	Medium damage	AIB painted or encapsulated	Amosite & Chrysotile	Identified	Sample 4	7		N/A
Ground floor, Stairs	Asbestos Insulating Board	Board	Approx 3m²	Easy Accessibility	No visible damage	AIB painted or encapsulated	Amosite	Identified	Sample 5	5		N/A
Ground floor, Stairs	Asbestos Insulating Board	Board	Approx 3m²	Medium Accessibility	No visible damage	AIB painted or encapsulated	Amosite	Identified	Sample 8	5		N/A
Basement, Office	Asbestos Insulating Board	Door Lining Board	Approx 2m²	Easy Accessibility	Good condition	AIB painted or encapsulated	Amosite	Identified	Sample 9	5		N/A

SECTION THREE

SURVEY OBJECTIVES

Survey Objectives

1 Instructions were received from Liam Pike, Evans & Co, to provide an Asbestos Refurbishment/Demolition Survey report in strict accordance with Asbestos: The Survey Guide HSG 264 for 5 Great James Street, London WC1N 3DB (Site Specific), in a database format, indicating areas containing identified and suspected asbestos based materials, including photographic records of asbestos occurrences where possible.

2 Scope of Works - Asbestos Refurbishment/Demolition Survey to Site Specific areas of ground floor and basement (see drawing).

3 To carry out a survey to ascertain the presence of asbestos based materials.

4 To include a risk assessment for each individual Sample.
NADIS (No asbestos detected in sample)
ACM (Asbestos Containing Material)

Survey Objectives

5 Asbestos Management Surveys

An asbestos management survey is the standard survey. Its purpose is to locate, as 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 installation, and to assess their condition. Management surveys will often involve minor intrusive work and some disturbance. 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 etc. 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 will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed. The survey will usually involve 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). Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present. By presuming the presence of asbestos, the need for sampling and analysis can be deferred until a later time (e.g. before any work is carried out). However this approach has implications for the management arrangements. The duty holder bears potential additional costs of management for some non-ACMs. Any work carried out on 'presumed' materials would need to involve appropriate contractors and work methods in compliance with CAR 2012 irrespective of whether the material was actually an ACM or not. Alternatively, before any work starts, sampling and analysis can be undertaken to confirm or refute the presence of asbestos. The results will determine the work methods and contractors to be used. The 'presumption' approach has several disadvantages: it is less rigorous, it can lead to constant obstructions and delays before work can start, and it is more difficult to control. 'Default' presumptions may also lead to unnecessary removal of non-ACMs and their disposal as asbestos waste. Default presumptions may be suitable in some instances, e.g. 'small' or simple premises, as part of a client's management arrangements. Surveyors should always endeavour to positively identify ACMs. A sufficient number of samples should be taken to confirm the location and extent of ACMs. It is legitimate to reduce sample numbers where materials can be strongly presumed to be ACMs. However the default presumption option should be avoided where possible, as it can make managing asbestos more difficult for the duty holder. Default presumption should only be used in circumstances where it is requested by the client and/or where access genuinely cannot be obtained. When sampling is carried out as part of a management survey, samples from each type of suspect ACM should be collected and analysed. If the material sampled is found to contain asbestos, other similar materials used in the same way in the building can be strongly presumed to contain asbestos. Less homogeneous materials (e.g. different surfaces/coating, evidence of repair etc) will require a greater number of samples. The sample number should be sufficient to establish whether asbestos is present or not in the particular material. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out later as a separate exercise. All areas should be accessed and inspected as far as is reasonably practicable.

Areas should include under floor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. Surveying may also involve some minor intrusive work, 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. Surveyors should come prepared to access such areas (i.e with the correct equipment etc). Management surveys are only likely to involve the use of simple tools such as screwdrivers and chisels. Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos must be clearly stated in the survey report and will 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.

All ACMs should be identified as far as is reasonably practicable. The areas inspected should include: under

Survey Objectives

floor coverings, above false ceilings (ceiling voids), lofts, inside risers, service ducts and lift shafts, basements, cellars, underground rooms, under crofts (this list is not exhaustive).

Management surveys should cover routine and simple maintenance work.
However it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the duty holder. Refurbishment surveys will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive.

Refurbishment and demolition surveys
A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed. Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed.

For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (e.g. full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (e.g. where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed. There may be some circumstances where the building is still 'occupied' (i.e. in use) at the time a 'demolition' survey is carried out. For example in the educational sector, refurbishment / demolition surveys may be conducted in schools or colleges during one closure period (e.g. holidays) and the work not undertaken until the next holiday period. Also, a demolition survey maybe conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome. In such situations, the 'survey' will need extremely careful managing with personnel and equipment/furnishings being decanted and protected (as necessary), while the survey progresses through the building. Again, there should be effective isolation of the survey areas and the 'surveyed' area must be shown to be fit for reoccupation before personnel

Survey Objectives

reoccupy.

6 Surveying Company Details.

Bellamy Surveying and Consultancy Services Ltd
Cannon House
438 Baddow Road
Chelmsford
Essex CM2 9RB

Survey carried out by Kevin Bellamy, Daryl Bellamy.

Report produced by Daryl Bellamy

Signed. K Bellamy

Survey Date - 3rd August 2018

Report Date - 13th August 2018

Any material samples removed for laboratory bulk sampling analysis were sub contracted to an independent Ukas laboratory in line with HSG248 guidelines.

Environtec (Ukas 2030)
Environtec House
The Street
Hatfield Peverel
Chelmsford, Essex CM3 2EJ

SECTION FOUR

SURVEY TECHNIQUES

Bellamy Surveying and Consultancy Services Ltd

Survey Techniques

1 The sampling strategy is conducted in accordance with Bellamy Surveying & Consultancy Services Limited Code of Practice 3, based on Health and Safety Executive HSG264 Asbestos: The survey guide.

2 Samples from each type of suspect ACM were only occasionally sampled or assessed during the survey. If the material sampled is found to contain asbestos, other similar materials used in the same way in the building will be strongly presumed to contain asbestos.

3 Photographs were taken at all of the sample locations (unless otherwise stated).

4 Samples were analysed by an independent Ukas registered laboratory.

All Asbestos Bulk Sample Analysis is conducted by using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a transparent colourless particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre, and is viewed under a microscope using transmitted white light (based on HSE Publication HSG248).

SECTION FIVE

SURVEY CAVEAT

Bellamy Surveying and Consultancy Services Ltd

Survey Caveat

1 The survey took part to 5 Great James Street, London WC1N 3DB - Site Specific Ground Floor and Basement areas. Access was arranged and provided by Liam Pike.

Areas surveyed
Ground Floor Flat / Commercial all rooms
Basement Flat / Commercial all rooms
Please note caution was taken around electrical items and fire places.

Any areas of 'No Access' should be presumed to contain asbestos products until access can be gained and the material / area surveyed.

2 It should be clearly understood that an asbestos survey or re-inspection survey cannot guarantee to identify all asbestos materials present within a property. Bellamy Surveying and Consultancy Services Ltd will accept no responsibility for any financial loss that may arise from asbestos materials present within a property surveyed. No geo technical surveying took place to areas providing services below floor level unless access was provided.

3 Refurbishment and Demolition Surveys will provide a more intrusive inspection of pipework, plant, machinery and other heating or supply services concealed by overlying non-asbestos insulations when services are isolated or a specialist engineer is present. Void areas such as floors and ceilings cannot be inspected 100% if the task involves the complete removal of the ceiling and / or suspended ceiling or in the case of floor areas the complete removal of all floor coverings overlaying flooring sheets and floor boards. These areas are inspected as far as reasonably practicable taking into account the location and readily available access, however in terms of time spent at site and cost it is not feasible to remove the entire ceiling / floor to reveal void areas and their contents.

4 Any lift shafts / waiter shafts present and/or plant machinery will only be included in the survey with the attendance of a specialist engineer.

5 Samples have not been taken where the act of sampling would endanger the surveyor, occupiers, tenants and visitors or effect the functional integrity of the item or the building's weather tightness or security. Where materials containing asbestos products are presumed or strongly presumed to be evident and where sampling was not possible, photographic samples are provided of such materials i.e. mechanical plant and building items etc. to make clients, contractors, staff and visitors aware, e.g. electrical fuse guards, gaskets, fire doors, glazing, skylights, power plant, etc.

6 Management Surveys and Re-inspection Surveys will provide only a limited inspection of pipework and other heating or supply services concealed by overlying non-asbestos insulations. Inspection of pipework has been restricted primarily to the insulation visible. The presence of debris to pipework, which is not readily visible or would require the removal and subsequent replacement of non-asbestos insulation has been considered outside the scope of this survey.

The same applies to live plant machinery and equipment i.e. Electrical Terminals.

7 Refurbishment and Demolition surveys will access all relevant areas, except where there are restrictions, the building is unsafe, or access is physically impractical. All ACMs may not be identified and this may become apparent during demolition itself.

8 Individual analysis and risk assessments have been applied to each representative sample removed for laboratory analysis. It is the responsibility of the licensed asbestos removal contractors', refurbishment contractors' or demolition contractor to satisfy themselves the extent of any asbestos materials or presumed asbestos materials identified at site.

Client Name:	Evans & Co Ltd	Project Number:	8064/KB
		Survey Date:	03 August 2018
Site Address:	5 Great James Street, London WC1N 3DB, Ground and Basement, (Site Specific)	Printed On:	13 August 2018
		Survey Caveat:	Page 1 of 1

SECTION SIX

SURVEY NOTES

Bellamy Surveying and Consultancy Services Ltd

Survey Notes

1 Whilst every effort was made to locate the asbestos based products i.e. ceiling panels, wall partitions and insulation materials, which may have been constructed from asbestos boarding or asbestos based materials, none other than those detailed were found. Some may have been missed due to repairs, refurbishment works and alterations etc, where false and other finishes have been applied or where different specifications (including a possible mixture of asbestos and non-asbestos) panels have been used in the same area. Only by sampling each panel or item would the composition of all the materials be known. This was clearly not practical in terms of cost or time.

2 No air monitoring was carried out whilst the survey was undertaken, therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.

3 This report has been written with reference to the various Guidance Notes current at the date of this report, i.e. HSG264, and describes circumstances at the site on the date the investigation took place.

4 Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material. Only random sampling or assessment was carried out.

5 Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

6 Any diagrams provided / attached to this report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes. Any measurements shown are approximate only and not to be relied upon if the document is used for tendering purposes; contractors are advised to measure the items being reviewed for removal and / or encapsulation. It should be noted that this report is not intended as a scope of works or bill of quantities for asbestos removal and that a detailed technical document can be provided upon request Recommendations contained within this report are based upon a combination of the Material its condition location and priority.

Any measurements shown do not allow for any gradients or areas concealed by the construction / design.

7 All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others, could require amendments based on local knowledge, change in legislation, change in use or indeed, other conditions of criteria.

8 Asbestos Removal Contractors are advised to attend site prior to providing quotations to assess the current condition of the acm and make their own assessments. Bellamy Surveying and Consultancy Services Ltd will take no responsibility for any quotations submitted by licensed asbestos removal contractors.

SECTION SEVEN

SAMPLE INSPECTION RECORD

Bellamy Surveying and Consultancy Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:	5 Great James Street, London WC1N 3DB, Ground and Basement, (Site Specific)	Client Name:	Evans & Co Ltd
		Project Number:	8064/KB

Area/ Floor/ Room/ Product: 5 Great James Street: Ground floor: Office (Rear): Dust/Debris

Inspection Date:	03/08/2018	Next Inspection:	Not Applicable	Survey Type:	RDS
Location ID:	44963	Location Ref:	Sample 1	Product Type:	NADIS
				Damage:	NADIS
				Treatment:	NADIS
				Asbestos Type:	NADIS
				Identification:	Identified
				Quantity:	Representative Dust/Debris Sample

Action:
No Action Required

Material Comments:
A sample of dust/debris to floor void was removed for laboratory bulk sampling analysis from the office to rear, ground floor.

Material Risk Score:	0	Material Risk Band:	NADIS	Priority Risk Score:	N/A

Area/ Floor/ Room/ Product: 5 Great James Street: Ground floor: Office: Dust/Debris

Inspection Date:	03/08/2018	Next Inspection:	Not Applicable	Survey Type:	RDS
Location ID:	44964	Location Ref:	Sample 2	Product Type:	NADIS
				Damage:	NADIS
				Treatment:	NADIS
				Asbestos Type:	NADIS
				Identification:	Identified
				Quantity:	Representative Dust/Debris Sample

Action:
No Action Required

Material Comments:
A sample of dust/debris to floor void was removed for laboratory bulk sampling analysis from the office, ground floor.

Material Risk Score:	0	Material Risk Band:	NADIS	Priority Risk Score:	N/A

Area/ Floor/ Room/ Product: 5 Great James Street: Ground floor: Office (Front): Dust/Debris

Inspection Date:	03/08/2018	Next Inspection:	Not Applicable	Survey Type:	RDS
Location ID:	44965	Location Ref:	Sample 3	Product Type:	NADIS
				Damage:	NADIS
				Treatment:	NADIS
				Asbestos Type:	NADIS
				Identification:	Identified
				Quantity:	Representative Dust/Debris Sample

Action:
No Action Required

Material Comments:
A sample of dust/debris to floor void was removed for laboratory bulk sampling analysis from the front office, ground floor.

Material Risk Score:	0	Material Risk Band:	NADIS	Priority Risk Score:	N/A

Bellamy Surveying and Consultancy Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:	5 Great James Street, London WC1N 3DB, Ground and Basement, (Site Specific)	Client Name:	Evans & Co Ltd
		Project Number:	8064/KB

Area/ Floor/ Room/ Product: 5 Great James Street: Ground floor: Office: Board

Inspection Date:	03/08/2018	Next Inspection:	01/11/2018	Survey Type:	RDS
Location ID:	44966	Location Ref:	Sample 4	Product Type:	Asbestos Insulating Board
				Damage:	Medium damage
				Treatment:	AIB painted or encapsulated
				Asbestos Type:	Amosite & Chrysotile
				Identification:	Identified
				Quantity:	Approx 2m²

Action:
Removal By Licensed Contractors

Material Comments:
A sample of board boxing was removed for laboratory bulk sampling analysis from the office entrance lobby, ground floor.

Material Risk Score:	7	Material Risk Band:	Medium Risk	Priority Risk Score:	N/A

Area/ Floor/ Room/ Product: 5 Great James Street: Ground floor: Office: Board

Inspection Date:	03/08/2018	Next Inspection:	02/02/2019	Survey Type:	RDS
Location ID:	44967	Location Ref:	Photo 1	Product Type:	Asbestos Insulating Board
				Damage:	No visible damage
				Treatment:	AIB painted or encapsulated
				Asbestos Type:	Amosite
				Identification:	Strongly Presumed
				Quantity:	Approx 25m²

Action:
Removal By Licensed Contractors

Material Comments:
A photographic reference of board within the wall cavity to office, ground floor. Warning label in place.

Material Risk Score:	5	Material Risk Band:	Low Risk	Priority Risk Score:	N/A

Area/ Floor/ Room/ Product: 5 Great James Street: Ground floor: Office (Front): Board

Inspection Date:	03/08/2018	Next Inspection:	02/02/2019	Survey Type:	RDS
Location ID:	44968	Location Ref:	Photo 2	Product Type:	Asbestos Insulating Board
				Damage:	No visible damage
				Treatment:	AIB painted or encapsulated
				Asbestos Type:	Amosite
				Identification:	Strongly Presumed
				Quantity:	Approx 40m²

Action:
Removal By Licensed Contractors

Material Comments:
A photographic reference of board within the wall cavity to front office, ground floor. Warning label in place.

Material Risk Score:	5	Material Risk Band:	Low Risk	Priority Risk Score:	N/A

Bellamy Surveying and Consultancy Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:	5 Great James Street, London WC1N 3DB, Ground and Basement, (Site Specific)	Client Name:	Evans & Co Ltd
		Project Number:	8064/KB

Area/ Floor/ Room/ Product: 5 Great James Street: Ground floor: Office (Front): Door Lining Board

Inspection Date:	03/08/2018	Next Inspection:	02/02/2019	Survey Type:	RDS
Location ID:	44969	Location Ref:	Photo 3	Product Type:	Asbestos Insulating Board
		Action:	Removal By Licensed Contractors	Damage:	Low damage
				Treatment:	AIB painted or encapsulated
		Material Comments:	A photographic reference of door lining board to front office, ground floor. Warning label in place.	Asbestos Type:	Amosite
				Identification:	Strongly Presumed
				Quantity:	Approx 2m²

Material Risk Score:	6	Material Risk Band:	Low Risk	Priority Risk Score:	N/A

Area/ Floor/ Room/ Product: 5 Great James Street: Ground floor: Stairs: Board

Inspection Date:	03/08/2018	Next Inspection:	02/02/2019	Survey Type:	RDS
Location ID:	44970	Location Ref:	Sample 5	Product Type:	Asbestos Insulating Board
		Action:	Removal By Licensed Contractors	Damage:	No visible damage
				Treatment:	AIB painted or encapsulated
		Material Comments:	A sample of board to wall was removed for laboratory bulk sampling analysis from the stairs to basement flat, ground floor level.	Asbestos Type:	Amosite
				Identification:	Identified
				Quantity:	Approx 3m²

Material Risk Score:	5	Material Risk Band:	Low Risk	Priority Risk Score:	N/A

Area/ Floor/ Room/ Product: 5 Great James Street: Ground floor: Stairs: Artex Coatings

Inspection Date:	03/08/2018	Next Inspection:	Not Applicable	Survey Type:	RDS
Location ID:	44971	Location Ref:	Sample 6	Product Type:	NADIS
		Action:	No Action Required	Damage:	NADIS
				Treatment:	NADIS
		Material Comments:	A sample of artex coatings to wall/ceiling was removed for laboratory bulk sampling analysis from the stairs to basement, ground floor.	Asbestos Type:	NADIS
				Identification:	Identified
				Quantity:	Representative Artex Sample

Material Risk Score:	0	Material Risk Band:	NADIS	Priority Risk Score:	N/A

Bellamy Surveying and Consultancy Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:	5 Great James Street, London WC1N 3DB, Ground and Basement, (Site Specific)	Client Name:	Evans & Co Ltd
		Project Number:	8064/KB

Area/ Floor/ Room/ Product: 5 Great James Street: Ground floor: Stairs: Board

Inspection Date:	03/08/2018	Next Inspection:	Not Applicable	Survey Type:	RDS
Location ID:	44972	Location Ref:	Sample 7	Product Type:	NADIS
				Damage:	NADIS
				Treatment:	NADIS
				Asbestos Type:	NADIS
				Identification:	Identified
				Quantity:	Approx 4m²

Action: No Action Required

Material Comments: A sample of board to wall partition was removed for laboratory bulk sampling analysis from the stairs to basement, ground floor.

Material Risk Score:	0	Material Risk Band:	NADIS	Priority Risk Score:	N/A

Area/ Floor/ Room/ Product: 5 Great James Street: Ground floor: Stairs: Board

Inspection Date:	03/08/2018	Next Inspection:	02/02/2019	Survey Type:	RDS
Location ID:	44973	Location Ref:	Sample 8	Product Type:	Asbestos Insulating Board
				Damage:	No visible damage
				Treatment:	AIB painted or encapsulated
				Asbestos Type:	Amosite
				Identification:	Identified
				Quantity:	Approx 3m²

Action: Removal By Licensed Contractors

Material Comments: A sample of board to ceiling was removed for laboratory bulk sampling analysis from the stairs to basement flat, ground floor level.

Material Risk Score:	5	Material Risk Band:	Low Risk	Priority Risk Score:	N/A

Area/ Floor/ Room/ Product: 5 Great James Street: Ground floor: Stairs: Door Lining Board

Inspection Date:	03/08/2018	Next Inspection:	02/02/2019	Survey Type:	RDS
Location ID:	44974	Location Ref:	Photo 4	Product Type:	Asbestos Insulating Board
				Damage:	Good condition
				Treatment:	AIB painted or encapsulated
				Asbestos Type:	Amosite
				Identification:	Strongly Presumed
				Quantity:	Approx 1m²

Action: Removal By Licensed Contractors

Material Comments: A photographic reference of door lining board to stairs to basement flat, ground floor level. Warning label in place.

Material Risk Score:	5	Material Risk Band:	Low Risk	Priority Risk Score:	N/A

Bellamy Surveying and Consultancy Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:	5 Great James Street, London WC1N 3DB, Ground and Basement, (Site Specific)	Client Name:	Evans & Co Ltd
		Project Number:	8064/KB

Area/ Floor/ Room/ Product: 5 Great James Street: Basement: Office: Door Lining Board

Inspection Date:	03/08/2018	Next Inspection:	02/02/2019	Survey Type:	RDS
Location ID:	44975	Location Ref:	Sample 9	Product Type:	Asbestos Insulating Board
				Damage:	Good condition
				Treatment:	AIB painted or encapsulated
				Asbestos Type:	Amosite
				Identification:	Identified
				Quantity:	Approx 2m²

Action:
Removal By Licensed Contractors

Material Comments:
A sample of door lining board was removed for laboratory bulk sampling analysis from the office, basement level.

Material Risk Score:	5	Material Risk Band:	Low Risk	Priority Risk Score:	N/A

Area/ Floor/ Room/ Product: 5 Great James Street: Basement: Corridor: Door Lining Board

Inspection Date:	03/08/2018	Next Inspection:	02/02/2019	Survey Type:	RDS
Location ID:	44976	Location Ref:	Photo 5	Product Type:	Asbestos Insulating Board
				Damage:	Good condition
				Treatment:	AIB painted or encapsulated
				Asbestos Type:	Amosite
				Identification:	Strongly Presumed
				Quantity:	Approx 2m²

Action:
Removal By Licensed Contractors

Material Comments:
A photographic reference of door lining board to corridor (adj to stairs), basement level. Warning label in place.

Material Risk Score:	5	Material Risk Band:	Low Risk	Priority Risk Score:	N/A

Area/ Floor/ Room/ Product: 5 Great James Street: Ground floor: Office: Plaster

Inspection Date:	03/08/2018	Next Inspection:	Not Applicable	Survey Type:	RDS
Location ID:	44977	Location Ref:	Sample 10	Product Type:	NADIS
				Damage:	NADIS
				Treatment:	NADIS
				Asbestos Type:	NADIS
				Identification:	Identified
				Quantity:	Representative Plaster Sample

Action:
No Action Required

Material Comments:
A sample of plaster ceiling was removed for laboratory bulk sampling analysis from the office, ground floor.

Material Risk Score:	0	Material Risk Band:	NADIS	Priority Risk Score:	N/A

Bellamy Surveying and Consultancy Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:	5 Great James Street, London WC1N 3DB, Ground and Basement, (Site Specific)	Client Name:	Evans & Co Ltd
		Project Number:	8064/KB

Area/ Floor/ Room/ Product: 5 Great James Street: Ground floor: Office (Front): Plaster

Inspection Date:	03/08/2018	Next Inspection:	Not Applicable	Survey Type:	RDS
Location ID:	44978	Location Ref:	Sample 11	Product Type:	NADIS
				Damage:	NADIS
				Treatment:	NADIS
				Asbestos Type:	NADIS
				Identification:	Identified
				Quantity:	Representative Plaster Sample

Action:
No Action Required

Material Comments:
A sample of plaster ceiling was removed for laboratory bulk sampling analysis from the front office, ground floor.

Material Risk Score:	0	Material Risk Band:	NADIS	Priority Risk Score:	N/A

Area/ Floor/ Room/ Product: 5 Great James Street: Ground floor: Office (Front): Plaster

Inspection Date:	03/08/2018	Next Inspection:	Not Applicable	Survey Type:	RDS
Location ID:	44979	Location Ref:	Sample 12	Product Type:	NADIS
				Damage:	NADIS
				Treatment:	NADIS
				Asbestos Type:	NADIS
				Identification:	Identified
				Quantity:	Representative Plaster Sample

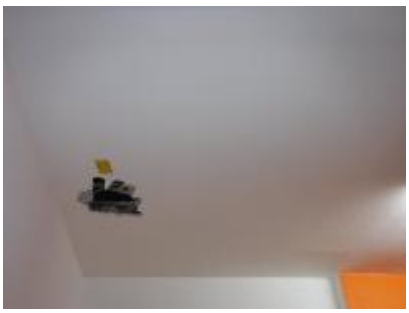
Action:
No Action Required

Material Comments:
A sample of plaster ceiling was removed for laboratory bulk sampling analysis from the front office, ground floor.

Material Risk Score:	0	Material Risk Band:	NADIS	Priority Risk Score:	N/A

Area/ Floor/ Room/ Product: 5 Great James Street: Basement: Office (Rear): Plaster

Inspection Date:	03/08/2018	Next Inspection:	Not Applicable	Survey Type:	RDS
Location ID:	44980	Location Ref:	Sample 13	Product Type:	NADIS
				Damage:	NADIS
				Treatment:	NADIS
				Asbestos Type:	NADIS
				Identification:	Identified
				Quantity:	Representative Plaster Sample



Action:
No Action Required

Material Comments:
A sample of plaster ceiling was removed for laboratory bulk sampling analysis from the office to rear, basement level.

Material Risk Score:	0	Material Risk Band:	NADIS	Priority Risk Score:	N/A

Bellamy Surveying and Consultancy Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:	5 Great James Street, London WC1N 3DB, Ground and Basement, (Site Specific)	Client Name:	Evans & Co Ltd
		Project Number:	8064/KB

Area/ Floor/ Room/ Product: 5 Great James Street: Basement: Office: Plaster

Inspection Date:	03/08/2018	Next Inspection:	Not Applicable	Survey Type:	RDS
Location ID:	44981	Location Ref:	Sample 14	Product Type:	NADIS
				Damage:	NADIS
				Treatment:	NADIS
				Asbestos Type:	NADIS
				Identification:	Identified
				Quantity:	Representative Plaster Sample

Action:
No Action Required

Material Comments:
A sample of plaster ceiling was removed for laboratory bulk sampling analysis from the office, basement level.

Material Risk Score:	0	Material Risk Band:	NADIS	Priority Risk Score:	N/A

Area/ Floor/ Room/ Product: 5 Great James Street: Basement: Office: Plaster

Inspection Date:	03/08/2018	Next Inspection:	Not Applicable	Survey Type:	RDS
Location ID:	44984	Location Ref:	Sample 15	Product Type:	NADIS
				Damage:	NADIS
				Treatment:	NADIS
				Asbestos Type:	NADIS
				Identification:	Identified
				Quantity:	Representative Plaster Sample

Action:
No Action Required

Material Comments:
A sample of plaster ceiling was removed for laboratory bulk sampling analysis from the office (adj to tank), basement level.

Material Risk Score:	0	Material Risk Band:	NADIS	Priority Risk Score:	N/A

Area/ Floor/ Room/ Product: 5 Great James Street: Ground floor: Office: Fire Place

Inspection Date:	03/08/2018	Next Inspection:	03/08/2019	Survey Type:	RDS
Location ID:	44990	Location Ref:	Photo 6	Product Type:	Ropes and woven textiles
				Damage:	No visible damage
				Treatment:	Enclosed sprays and lagging
				Asbestos Type:	Chrysotile
				Identification:	Presumed
				Quantity:	Representative Fire Place Reference

Action:
Do Not Disturb - Contractors to be Aware

Material Comments:
A photographic reference of fire places presumed only to contain asbestos i.e enclosed rope seals. Noted to ground floor and basement level.

Material Risk Score:	4	Material Risk Band:	Very Low Risk	Priority Risk Score:	N/A

Bellamy Surveying and Consultancy Services Ltd

Sample Inspection Record

Sorted by: Location ID

Site Address:	5 Great James Street, London WC1N 3DB, Ground and Basement, (Site Specific)	Client Name:	Evans & Co Ltd
		Project Number:	8064/KB

Area/ Floor/ Room/ Product: 5 Great James Street: Basement: Corridor: Electrical Box

Inspection Date:	03/08/2018	Next Inspection:	03/08/2019	Survey Type:	RDS
Location ID:	44991	Location Ref:	Photo 7	Product Type:	Ropes and woven textiles
				Damage:	No visible damage
				Treatment:	Enclosed sprays and lagging
				Asbestos Type:	Chrysotile
				Identification:	Strongly Presumed
				Quantity:	Representative Electricl Box Reference

Action:

Removal By Licensed Contractors

Material Comments:

A photographic reference of electrical boxes presumed to contain asbestos i.e enclosed ropes/seals. Basement.

Material Risk Score:	4	Material Risk Band:	Very Low Risk	Priority Risk Score:	N/A

SECTION EIGHT

MATERIAL ASSESSMENT: SUMMARY BY RISK BAND

Material Assessment: Summary by Risk Band

Site Name: 5 Great James Street

Risk Band: Medium Risk

Project Number: 8064/KB

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
03/08/18	Sample 4	44966	Floor Plan	5 Great James Street	Ground floor	Office	Amosite & Chrysotile	Board	7	N/A	A sample of board boxing was removed for laboratory bulk sampling analysis from the office entrance lobby, ground floor.	Removal By Licensed Contractors	RDS

Material Assessment: Summary by Risk Band

Site Name: 5 Great James Street

Risk Band: Low Risk

Project Number: 8064/KB

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
03/08/18	Photo 5	44976	Floor Plan	5 Great James Street	Basement	Corridor	Amosite	Door Lining Board	5	N/A	A photographic reference of door lining board to corridor (adj to stairs), basement level. Warning label in place.	Removal By Licensed Contractors	RDS
03/08/18	Sample 9	44975	Floor Plan	5 Great James Street	Basement	Office	Amosite	Door Lining Board	5	N/A	A sample of door lining board was removed for laboratory bulk sampling analysis from the office, basement level.	Removal By Licensed Contractors	RDS
03/08/18	Photo 1	44967	Floor Plan	5 Great James Street	Ground floor	Office	Amosite	Board	5	N/A	A photographic reference of board within the wall cavity to office, ground floor. Warning label in place.	Removal By Licensed Contractors	RDS
03/08/18	Photo 2	44968	Floor Plan	5 Great James Street	Ground floor	Office (Front)	Amosite	Board	5	N/A	A photographic reference of board within the wall cavity to front office, ground floor. Warning label in place.	Removal By Licensed Contractors	RDS
03/08/18	Photo 3	44969	Floor Plan	5 Great James Street	Ground floor	Office (Front)	Amosite	Door Lining Board	6	N/A	A photographic reference of door lining board to front office, ground floor. Warning label in place.	Removal By Licensed Contractors	RDS
03/08/18	Sample 5	44970	Floor Plan	5 Great James Street	Ground floor	Stairs	Amosite	Board	5	N/A	A sample of board to wall was removed for laboratory bulk sampling analysis from the stairs to basement flat, ground floor level.	Removal By Licensed Contractors	RDS
03/08/18	Sample 8	44973	Floor Plan	5 Great James Street	Ground floor	Stairs	Amosite	Board	5	N/A	A sample of board to ceiling was removed for laboratory bulk sampling analysis from the stairs to basement flat, ground floor level.	Removal By Licensed Contractors	RDS

Material Assessment: Summary by Risk Band

Site Name: 5 Great James Street

Project Number: 8064/KB

Risk Band: Low Risk

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
03/08/18	Photo 4	44974	Floor Plan	5 Great James Street	Ground floor	Stairs	Amosite	Door Lining Board	5	N/A	A photographic reference of door lining board to stairs to basement flat, ground floor level. Warning label in place.	Removal By Licensed Contractors	RDS

Material Assessment: Summary by Risk Band

Site Name: 5 Great James Street

Risk Band: Very Low Risk

Project Number: 8064/KB

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
03/08/18	Photo 7	44991	Floor Plan	5 Great James Street	Basement	Corridor	Chrysotile	Electrical Box	4	N/A	A photographic reference of electrical boxes presumed to contain asbestos i.e enclosed ropes/seals. Basement.	Removal By Licensed Contractors	RDS
03/08/18	Photo 6	44990	Floor Plan	5 Great James Street	Ground floor	Office	Chrysotile	Fire Place	4	N/A	A photographic reference of fire places presumed only to contain asbestos i.e enclosed rope seals. Noted to ground floor and basement level.	Do Not Disturb - Contractors to be Aware	RDS

Material Assessment: Summary by Risk Band

Site Name: 5 Great James Street

Project Number: 8064/KB

Risk Band: NADIS

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
03/08/18	Sample 14	44981	Floor Plan	5 Great James Street	Basement	Office	NADIS	Plaster	0	N/A	A sample of plaster ceiling was removed for laboratory bulk sampling analysis from the office, basement level.	No Action Required	RDS
03/08/18	Sample 15	44984	Floor Plan	5 Great James Street	Basement	Office	NADIS	Plaster	0	N/A	A sample of plaster ceiling was removed for laboratory bulk sampling analysis from the office (adj to tank), basement level.	No Action Required	RDS
03/08/18	Sample 13	44980	Floor Plan	5 Great James Street	Basement	Office (Rear)	NADIS	Plaster	0	N/A	A sample of plaster ceiling was removed for laboratory bulk sampling analysis from the office to rear, basement level.	No Action Required	RDS
03/08/18	Sample 2	44964	Floor Plan	5 Great James Street	Ground floor	Office	NADIS	Dust/Debris	0	N/A	A sample of dust/debris to floor void was removed for laboratory bulk sampling analysis from the office, ground floor.	No Action Required	RDS
03/08/18	Sample 10	44977	Floor Plan	5 Great James Street	Ground floor	Office	NADIS	Plaster	0	N/A	A sample of plaster ceiling was removed for laboratory bulk sampling analysis from the office, ground floor.	No Action Required	RDS
03/08/18	Sample 3	44965	Floor Plan	5 Great James Street	Ground floor	Office (Front)	NADIS	Dust/Debris	0	N/A	A sample of dust/debris to floor void was removed for laboratory bulk sampling analysis from the front office, ground floor.	No Action Required	RDS
03/08/18	Sample 11	44978	Floor Plan	5 Great James Street	Ground floor	Office (Front)	NADIS	Plaster	0	N/A	A sample of plaster ceiling was removed for laboratory bulk sampling analysis from the front office, ground floor.	No Action Required	RDS

Material Assessment: Summary by Risk Band

Site Name: 5 Great James Street

Project Number: 8064/KB

Risk Band: NADIS

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
03/08/18	Sample 12	44979	Floor Plan	5 Great James Street	Ground floor	Office (Front)	NADIS	Plaster	0	N/A	A sample of plaster ceiling was removed for laboratory bulk sampling analysis from the front office, ground floor.	No Action Required	RDS
03/08/18	Sample 1	44963	Floor Plan	5 Great James Street	Ground floor	Office (Rear)	NADIS	Dust/Debris	0	N/A	A sample of dust/debris to floor void was removed for laboratory bulk sampling analysis from the office to rear, ground floor.	No Action Required	RDS
03/08/18	Sample 6	44971	Floor Plan	5 Great James Street	Ground floor	Stairs	NADIS	Artex Coatings	0	N/A	A sample of artex coatings to wall/ceiling was removed for laboratory bulk sampling analysis from the stairs to basement, ground floor.	No Action Required	RDS
03/08/18	Sample 7	44972	Floor Plan	5 Great James Street	Ground floor	Stairs	NADIS	Board	0	N/A	A sample of board to wall partition was removed for laboratory bulk sampling analysis from the stairs to basement, ground floor.	No Action Required	RDS

SECTION NINE

SURVEY RECOMMENDATIONS

Survey Recommendations

1 Material Assessment and Algorithm

The material assessment is an assessment of the condition of the ACM, or the presumed ACM and the likelihood of it releasing fibres in the event of it being disturbed in some way. This material assessment will give a good initial guide to the priority for management, as it will identify the materials which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action.

HSG 264 recommends the use of an algorithm chart to carry out the material assessment and contains an example. The algorithm chart is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be totaled to give a material assessment score. The use of algorithms is not infallible, but the assessment process is clear for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the root of the error. The algorithm chart shown in the HSG 264 considers four parameters that determine the risk from ACMs, that is the ability to release fibres if disturbed. These four parameters are:

Product type;
Extent of damage or deterioration;
Surface treatment; and
Asbestos type.

Each of the parameters is scored and added to give a total score between 2 and 12 inclusive:

Materials with scores of 10 or more should be regarded as high risk with a significantly high potential to release fibres if disturbed;

Those with a score between 7 and 9 inclusive are regarded as medium risk / potential;

Materials with a score of 5 and 6 are low risk / potential

Scores of 4 or less are very low risk / potential.

NADIS = No Asbestos Detected in Sample

THE RISK ASSESSMENT INCLUDES A MATERIAL ASSESSMENT.

THE MATERIAL ASSESSMENT LOOKS AT THE TYPE AND CONDITION OF THE ACM AND THE EASE WITH WHICH IT WILL RELEASE FIBRES IF DISTURBED.

The risk assessment can only be carried out with detailed knowledge of all the above. Although a surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, you, as the duty holder under Control of Asbestos Regulations 2012 are required to make the risk assessment, using the information given in the survey report and your detailed knowledge of the activities carried out within your premises. The risk assessment will form the basis of the management plan, so it is important that it is accurate.

The scores from the material assessment (i.e. the condition of the ACM or presumed ACM) are added to the scores of the priority assessment (the likelihood of disturbance), to give the overall risk assessment. Risk assessment scores for different ACMs can then be compared to develop your action plan. In many circumstances the scores will be similar, making decisions more difficult. For example a boiler house with asbestos pipe work insulation in poor condition may get the same or similar risk assessment score to an office with asbestos insulating board in reasonably good condition. This is simply because the ACM in the boiler

Survey Recommendations

house received a higher score than the ACM in the office because the ACM in the boiler house was in poor condition. However, the priority assessment for the office will get a higher score than the boiler house since the office is occupied more often. Add the scores together for the material and priority assessments, and you get similar scores. If this is the case then you may decide that the office needs doing first because it is used daily. On the other hand you may decide that the poor condition of the ACM in the boiler house means that it should be done first. If the office was a classroom, the young age of the occupants may be a deciding factor. Algorithms are provided to help you, but will require you to make your own additional judgments.

It may be the case that during the survey no samples were removed for analysis. This may be due to several factors, i.e. restrictive access to certain parts of the building, the building may have been the subject of a major refurbishment throughout, the building may be a new construction. In all cases the judgement to remove samples remains with the surveyor.

2 In cases of asbestos management, it is advised and recommended that asbestos management to identified materials is carried out on an annual basis or more frequently, as required, in line with the material location and condition.

Asbestos management can include encapsulation and labelling using approved sealing coating and asbestos warning labels and signs.

Material Assessment Algorithm

Sample variable	Score	Examples of scores
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.
Total		

Score	Potential to release asbestos fibres
10 or more	High
7 - 9	Medium
5 - 6	Low
4 - less	Very low

Non-asbestos materials have no potential to release asbestos fibres

Asbestos Warning Labels

SECTION TEN

BULK IDENTIFICATION REPORT

Bellamy Surveying and Consultancy Services Ltd

BULK IDENTIFICATION REPORT

Client:	Evans & Co Ltd	**Date Samples Received:**	03/08/2018
Client Address:	Unit H, Daisy Farm Firmingers Road, Orpington, , BR6 7QQ	**Date Samples Analysed:**	05/08/2018
Site Address:	5 Great James Street, London WC1N 3DB, Ground and Basement, (Site Specific)		
F.A.O:	Liam Pike		**Page 1 of 1**

METHOD STATEMENT:

Samples of material referenced below, have been examined to determine the presence of asbestos fibres, using a method of polarising light microscopy and centre stop dispersion staining, based on the HSG 248, Asbestos: The Analyst's guide for sampling analysis and clearance procedures". NOTE: We cannot be held responsible for the accuracy and competence of samples taken by third parties. Under these circumstances we cannot be held responsible for the interpretation of the results shown.

Location Ref	Location ID	Sample Location	Fibre Type-Quantity
Sample 1	44963	Ground floor, Office (Rear), Dust/Debris	NADIS Representative Dust/Debris Sample
Sample 2	44964	Ground floor, Office, Dust/Debris	NADIS Representative Dust/Debris Sample
Sample 3	44965	Ground floor, Office (Front), Dust/Debris	NADIS Representative Dust/Debris Sample
Sample 4	44966	Ground floor, Office, Board	Amosite & Chrysotile Approx 2m²
Sample 5	44970	Ground floor, Stairs, Board	Amosite Approx 3m²
Sample 6	44971	Ground floor, Stairs, Artex Coatings	NADIS Representative Artex Sample
Sample 7	44972	Ground floor, Stairs, Board	NADIS Approx 4m²
Sample 8	44973	Ground floor, Stairs, Board	Amosite Approx 3m²
Sample 9	44975	Basement, Office, Door Lining Board	Amosite Approx 2m²
Sample 10	44977	Ground floor, Office, Plaster	NADIS Representative Plaster Sample
Sample 11	44978	Ground floor, Office (Front), Plaster	NADIS Representative Plaster Sample
Sample 12	44979	Ground floor, Office (Front), Plaster	NADIS Representative Plaster Sample
Sample 13	44980	Basement, Office (Rear), Plaster	NADIS Representative Plaster Sample
Sample 14	44981	Basement, Office, Plaster	NADIS Representative Plaster Sample
Sample 15	44984	Basement, Office, Plaster	NADIS Representative Plaster Sample

REPORT RAISED BY:

Signed: …….. Print: ……..

Head Office:Environtec House, The Street, Hatfield Peverel, Chelmsford, Essex CM3 2EJ
email:enquiries@environtec.com website:www.environtec.com

CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

Client:	Bellamy Surveying & Consultancy Services Ltd (Essex)	Surveyor:	Bellamy Surveying & Consultancy Services Ltd
Client Address:	Cannon House, 438 Baddow Road, Chelmsford, Essex, CM2 9RB	Analysis Report No:	J459778
Attention of:	Lorraine Bellamy	Report Date:	6th August 2018
Site Address:	5 Great James Street, London - Ground & Basement, WC1N 3DB	Site Reference No:	N/A
Date Samples Taken:		No. of Samples:	15
Date Samples Received:	5th August 2018	Obtained:	15
Date of Analysis:	6th August 2018		
Analysed By:	Sylvia Turner		

Method Statement
Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Environtec 'In House' documented technical method of transmitted/polarised light microscopy and centre stop dispersion staining, in accordance with our UKAS Accreditation, based on the HSG 248 Asbestos: The Analyst Guide. Calibration of equipment and general quality control procedures are in accordance with our in house quality control document. Sampling methods are in accordance with documented in-house procedures and UKAS Accreditation.
Disclaimer
If samples have been DELIVERED the site address and actual sample location or sample type is given by the client at the time of delivery. Environtec are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Environtec cannot be held responsible for the interpretation of the results shown. When the test certificate indicates that bulk samples were taken by the client, they are outside the scope of our UKAS Accreditation for sampling. Environtec takes responsibility of information reported, only when a staff member of Environtec takes the sample(s).

Sample Number	Client Ref	Sample Location / Sample Type	Fibre Type Detected
BS312657	1	Ground Floor, Office (Back), Floor Void - Plaster	NADIS
BS312658	2	Ground Floor, Office - Plaster	NADIS
BS312659	3	Ground Floor, Office (Front) - Dust/Debris	NADIS
BS312660	4	Ground Floor, Office (Above Entrance Door), Board Boxing - Insulating Board	Chrysotile + Amosite
BS312661	5	Ground Floor, Stairs (To Basement) Board to Wall - Insulating Board	Amosite
BS312662	6	Ground Floor, Stairs, Coating to Walls - Textured Coating	NADIS
BS312663	7	Ground Floor, Stairs, (Adjacent to Corridor), Board to Partition - Insulating Board	NADIS
BS312664	8	Ground Floor, Stairs, Ceiling - Insulating Board	Amosite

Head Office:Environtec House, The Street, Hatfield Peverel, Chelmsford, Essex CM3 2EJ
email:enquiries@environtec.com website:www.environtec.com

Sample Number	Client Ref	Sample Location / Sample Type	Fibre Type Detected
BS312665	9	Basement, Office, Door Lining Board - Insulating Board	Amosite
BS312666	10	Ground Floor, Office, Ceiling - Plaster	NADIS
BS312667	11	Ground Floor, Office, Ceiling - Plaster	NADIS
BS312668	12	Ground Floor, Office, Ceiling - Plaster	NADIS
BS312669	13	Ground Floor, Office, Ceiling - Plaster	NADIS
BS312670	14	Ground Floor, Office, Ceiling - Plaster	NADIS
BS312671	15	Ground Floor, Office, Ceiling - Plaster	NADIS

Material type is a subjective opinion by the analyst based on asbestos content, appearance and experience. On rare occasions where there is an element of doubt for samples which are borderline or too insignificant to determine whether the material is asbestos insulation board or asbestos cement, you will be notified and offered a water absorption test. A water absorption test is a longer process undertaken to a supplement asbestos analysis and has a cost implication. We will advise you accordingly should this situation arise. Environtec Ltd cannot be held responsible for inaccuracies based on the material type opinion if a water absorption test has been offered and refused. Material type opinion falls outside the scope of our UKAS accreditation.

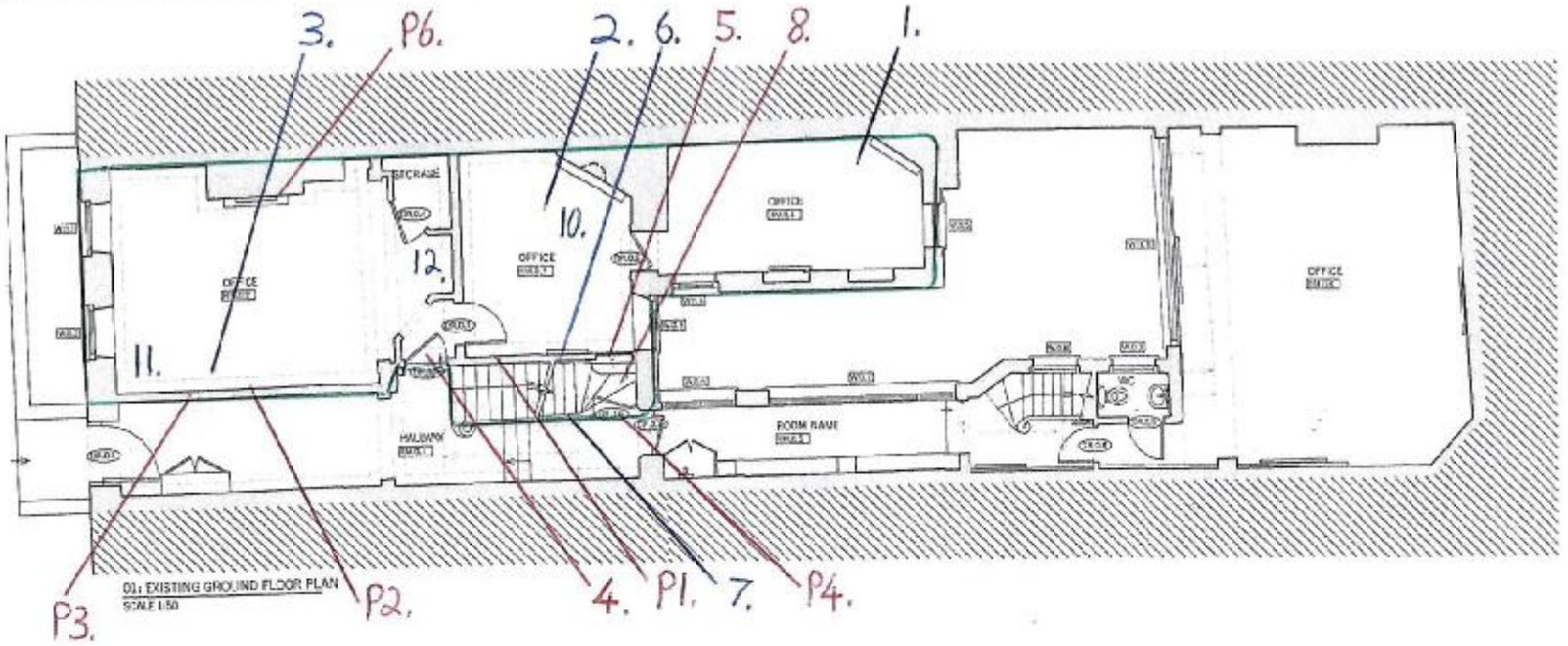
	NADIS	= NO ASBESTOS DETECTED IN SAMPLE
K	CROCIDOLITE	= Typically Known as Blue Asbestos (Amphibole Group)
	AMOSITE	= Typically Known as Brown Asbestos (Amphibole Group)
E	CHRYSOTILE	= Typically Known as White Asbestos (Serpentine Group)
	ANTHOPHYLLITE	= Asbestos (Amphibole Group)
	ACTINOLITE	= Asbestos (Amphibole Group)
Y	TREMOLITE	= Asbestos (Amphibole Group)

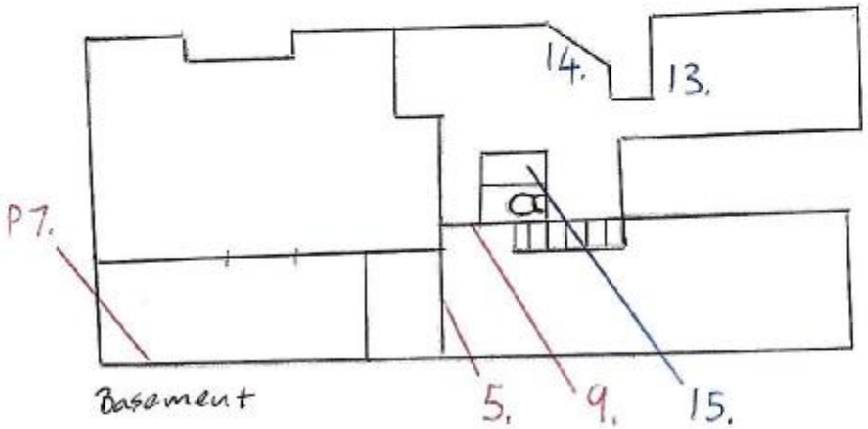
All samples will be retained in the laboratory for a minimum of 6 Months.

Typed By:	Sylvia Turner	Authorised Signatory:	
Position:	Laboratory Technician	Print Name:	Sylvia Turner

UKAS/New AFI/Statements/EA

Certificate issued by 15-16 Bruce House, The Street, Hatfield Peverel CHELMSFORD, Essex, CM3 2DP.





13 AUG 2018

BELLAMY SURVEYING
AND CONSULTANCY
SERVICES LTD

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ISA

ION GARDEN PROPERTIES LTD.

REAT JAMES STREET

TING GROUND FLOOR
POSED LOBBY REMOVED

7.18	77A	AT	SK

Bellamy Asbestos
Surveying, Consultancy & Project Management

Asbestos Register Acknowledgement Form

Any person undertaking works within this building should be told of the presence of Asbestos Materials.
This also applies to any other persons associated with the site, including staff, sub-contractors, emergency services and others.

Please read carefully the enclosed Asbestos Survey Report, and sign below to acknowledge you have read and fully understood the complete report.

Should this report highlight that the area you intend to work in contains Asbestos Containing Materials (ACMs) in any form, or you encounter ACMs during your work, please notify the Building Manager and Surveyor responsible for this building immediately prior to proceeding further.

Date	Name	Company	Signed	Area of working

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WORK RECORD

Record all re-inspection/reassessment, all removal work and all remedial work such as surface treatment, labelling, etc.

Indication must be made of name and contact number of persons deleting items from this register.

Copies of "Clearance Certificates" should be appended to the register to allow cross-reference of exact locations of works carried out.

DATE	DETAILS OF WORK AND ALTERATIONS MADE TO REGISTER	NAME AND CONTACT NUMBER

Bellamy Surveying and Consultancy Services Ltd. Cannon House 438 Baddow Road Chelmsford, Essex CM2 9RB
tel: 01245 478333 fax: 01245 478266