

Asbestos Survey Report
Project Ref. No: 133483
Highgate Newtown The Cottage
Demolition survey

Manestream

London Borough of Camden

Highgate Newtown The Cottage



UPRN: 6675

Survey Type: Demolition survey

Survey Commissioned Date: 04/06/2019

Survey Completed Date: 12/06/2019

Project Reference Number: 133483

Survey Date: 04/06/2019 to 12/06/2019

Surveyor: Ilyas Cil

Signature:

Report Print Date: 21/06/2019

Report Authorised By: Stephen Passmore - Analyst/Surveyor

Signature:

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Report created using Environmental Management Program Release 3

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Executive Summary

A demolition survey for asbestos was carried out at all reasonably accessible locations. For reporting purposes the building has been split into readily identifiable compartments.

The executive summary must be read in conjunction with the full survey report. Manestream cannot be held responsible for omissions in this section that are stated elsewhere in the main report body. The executive summary is intended to provide a summary and brief description of the most important information.

Areas Accessed

The survey included inspections at the following compartments. If an area or room is not specified below it should be assumed that it has not been surveyed.

Inspec. type	Building	Floor	Room/Area
Demolition	Main	ground floor	Kitchen
Demolition	Main	ground floor	Kit Cup
Demolition	Main	ground floor	StoreRoom
Demolition	Main	ground floor	USC
Demolition	Main	ground floor	Hall
Demolition	Main	ground floor	Lounge
Demolition	Main	ground floor	External
Demolition	Main	floor level 1	Bathroom
Demolition	Main	floor level 1	Bedroom1

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Executive Summary (Cont'd...)

Inspec. type	Building	Floor	Room/Area
Demolition	Main	floor level 1	BedCup
Demolition	Main	floor level 1	BedCup2
Demolition	Main	floor level 1	Landing
Demolition	Main	floor level 1	LoftSpace
Demolition	Main	floor level 1	Bedroom2
Demolition	Main	floor level 1	External

Non-accessed areas

The following compartments or items within them could not be inspected and must be presumed to contain asbestos until proven otherwise. Non-accessed parts are fully detailed in section 7 of this report.

Inspec. type	Building	Floor	Room/Area
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All compartments were accessed.

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Executive Summary (Cont'd...)

Asbestos Containing Materials

Asbestos containing materials (ACM) were found or presumed to be present in the following locations. Recommendations for remedial actions are also included.

Ref. No.	Location	ACM	Action
03a	Main, ground floor, Kitchen	Thermoplastic floor tile and bitumen	Remove
03m01	Main, ground floor, Kit Cup	Thermoplastic floor tile and bitumen	Remove
03m02	Main, ground floor, Hall	Thermoplastic floor tile and bitumen	Remove
03m03	Main, ground floor, Lounge	Thermoplastic floor tile and bitumen	Remove
03m04	Main, ground floor, USC	Thermoplastic floor tile and bitumen	Remove

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Report edition history

Type of report	Edition number	Date(s)
Survey	Edition 1	04/06/2019 to 12/06/2019

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1.0 Contact Information

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2.0 Site Description

General Information

Site Description

- Building type: Two bedroom cottage
- Construction method: Brick and concrete
- Floors surveyed out of total floors: 2 of 2
- Approximate age: 1950s
- Purpose built
- Usage: Domestic
- Attached buildings, whether included in scope: None

The following provides a definitive list of all areas included within our scope, both accessed and non accessed areas. Please refer to section 7 for further details of non accessed areas.

All ACM found during the survey have either been sampled for analysis, referenced to an identical sampled material (mastered) or visually identified if sampling was not reasonably practicable. Non-asbestos materials have not been reported except where identified through laboratory analysis.

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2.0 Site Description (Cont'd...)

Site Areas

No.	Insp. type	Building, floor, room / area	Acc.	Comments
1	Demolition	Main, ground floor, Kitchen	Yes	Suspected ACM found, other materials did not contain asbestos.
2	Demolition	Main, ground floor, Kit Cup	Yes	Suspected ACM sampled or strongly presumed.
3	Demolition	Main, ground floor, StoreRoom	Yes	No asbestos found.
4	Demolition	Main, ground floor, USC	Yes	Suspected ACM found, other materials did not contain asbestos.
5	Demolition	Main, ground floor, Hall	Yes	Suspected ACM sampled or strongly presumed.
6	Demolition	Main, ground floor, Lounge	Yes	Suspected ACM found, other materials did not contain asbestos.
7	Demolition	Main, ground floor, External	Yes	Samples did not contain asbestos.
8	Demolition	Main, floor level 1, Bathroom	Yes	Samples did not contain asbestos.
9	Demolition	Main, floor level 1, Bedroom1	Yes	No asbestos found.
10	Demolition	Main, floor level 1, BedCup	Yes	No asbestos found.
11	Demolition	Main, floor level 1, BedCup2	Yes	No asbestos found.
12	Demolition	Main, floor level 1, Landing	Yes	No asbestos found.
13	Demolition	Main, floor level 1, LoftSpace	Yes	Samples did not contain asbestos.
14	Demolition	Main, floor level 1, Bedroom2	Yes	No asbestos found.
15	Demolition	Main, floor level 1, External	Yes	No asbestos found.

3.0 Survey Brief

To undertake a Demolition Survey to all areas and external. .

A demolition survey is required before any demolition work is carried out. The survey is to be used to locate and describe, as far as reasonably practicable, all ACM in the area where the demolition work will take place. The survey was intended to be fully intrusive and involved destructive inspection as necessary, to gain access to all areas, including those that may have been difficult to reach.

There is a specific requirement in CAR2012 (regulation 7) for all ACM to be removed as far as reasonably practicable before major demolition takes place. Removing ACM is also appropriate in other smaller demolition situations which involve structural or layout changes to buildings.

Representative samples were collected and analysed for the presence of asbestos. Samples from each type of suspected ACM found, were collected and analysed to confirm asbestos type and content. Where the materials sampled were found to contain asbestos, other similar homogeneous materials used in the same way have been strongly presumed to contain asbestos.

In addition, Manestream have:

Attempted to investigate all agreed areas, any exclusions are listed in Sections 6 and 7.

Assessed the condition of the ACM.

Provided a Material assessment for each ACM.

Produced a report to identify areas of known or presumed ACM.

Provided the basis for an asbestos register for the site.

Provided the basic information from which an effective asbestos management plan can be developed.

Highlighted the requirement for urgent action to reduce the risk of exposure to asbestos fibres.

Created an awareness that other ACM may be present but not found and which should be added to the register when identified, moreover, have created an awareness that other asbestos materials may be present but not found and which may require removal prior to demolition works.

Referenced any fibrous materials which were considered to be non-asbestos, but may be mistaken for ACM by other persons.

It is the policy of Manestream to issue demolition survey reports watermarked as DRAFT in the first instance.

Manestream strongly recommends that the contents of the DRAFT report are formally reviewed with our senior project management staff who will explain any practical limitations and consequences. This will be carried out at no further cost to you.

The senior project manager involved in this survey will be happy to arrange a meeting at your earliest mutual convenience to discuss the contents of the report with you. After this meeting a fully authorised report will be issued.

The fully authorised report shall remain valid for a period of no more than 90 days after issue, after which Manestream will, at your request carry out a further review of this report against your proposed scope of works. There is no cost to you for this final stage of our contract review, however if your proposed scope of works has altered since the survey was carried out then further investigations will be required. Manestream will only charge you for any investigations required that are additional to the original scope of the survey.

3.0 Survey Brief (Cont'd...)

4.0 Survey Techniques

All areas within the survey brief were inspected for ACM and representative samples taken for confirmation. Access beyond normally accessible surfaces was gained using destructive techniques in order to locate and identify concealed ACM.

Existing access hatches or demountable panels were used to gain access to any service ducts or other hidden areas. Access panels or false coverings were only de-mounted where practical and safe to do so. Areas such as voids of solid construction, or where decorative or functional finishes would be impaired, were not investigated.

Every reasonable effort was made to investigate all aspects of specified areas. Destruction techniques were only employed in the areas agreed with the client to gain access to false finishes, walls, voids, floors or other hidden areas where it was practical and safe to do so.

Refurbishment / Demolition surveys should be conducted in unoccupied areas, where this is not possible, Manestream will have agreed the limitations with the client prior to commencement.

All areas within the survey brief were assessed on completion of survey works to ensure there is no risk to future occupants of the building from surveying activities. Areas where low risk ACM were found, were visually assessed. Areas where higher risk ACM were found, may have been subject to either reassurance air testing or four stage clearance procedures as appropriate. Reoccupation reports are appended to this survey, if applicable.

Photographs were taken of all presumed or identified ACM (unless otherwise stated).

There were no deviations from the standard methods as listed. While there were no deviations from the standard methods used for inspection, sampling and testing, recommendations have been made to remove all asbestos containing materials identified (regardless of associated material and priority assessment) on the understanding that there is a proposal to remove all such materials as part of the demolition / refurbishment project.

Manestream is a Type C Inspection Body accredited by UKAS (United Kingdom Accreditation Service) to BS EN ISO/IEC 17020:2012 for the 'Surveying of Asbestos in Premises', Re-Inspection of identified or suspected ACM and Priority Assessment.

Manestream is a testing laboratory accredited by UKAS to BS EN ISO 17025:2005 for the sampling and analysis of asbestos in bulk materials and asbestos air testing including 4 stage clearance testing and Site Certification for Reoccupation.

Manestream is registered for operating a Quality Management System that complies with ISO 9001:2015.

The scope of accreditation includes Management survey: (domestic, commercial & industrial premises); Refurbishment and demolition survey: (domestic, commercial & industrial premises), Re-Inspection of identified or suspected ACM and Priority Assessment: (domestic, commercial & industrial premises). Surveys and, where applicable, Priority Assessment are carried out in accordance with our UKAS accredited documented in-house procedures (based on requirements included in the Health and Safety Executive guides HSG 264 (2012) and HSG 227 (2004)).

The asbestos survey/inspection records state information recorded at the time of the survey only, based on visual assessment and the following inspection criteria:

- Asbestos Product Type

4.0 Survey Techniques (Cont'd...)

- Extent of Damage / Deterioration
- Surface Treatment
- Asbestos Fibre Type

A material risk evaluation has been provided for the identified ACM based on an algorithm derived by applying numerical values to the above criteria.

The final risk terms (**None**, **Very Low**, **Low**, **Medium**, **High**) have been based on interpretation of current legislation and guidance; the evaluations and associated terms shall require review when other considerations, such as; future legislation or building use, come into effect.

These risk terms should be considered as a guide to the overall probability of the ACM to release asbestos fibre. Changes to any of the above criteria shall necessitate the need for reassessment of the risk value.

In addition Manestream have gathered the following information to aid the production of Priority Assessments should these be required. The information gathered relates to the Likelihood of Disturbance section of the Priority Assessment as described in HSG227 A Comprehensive Guide to the Management of Asbestos in Premises and includes

- Location
- Accessibility
- Extent / Amount

Descriptions for locations were obtained from site signs or site users; where no descriptions were available, suitable terms have been used for this report and accompanying drawings.

5.0 Sample Analysis and Referencing

Asbestos bulk sample analysis is conducted using polarised light and dispersion staining techniques, based on HSG 248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures' - current version).

Formal analysis results are shown within Appendix B.

All samples were analysed in a UKAS accredited base laboratory.

Sample references shown within the Asbestos Sample Records are to be interpreted as follows:

05a.....Analysed Sample
05m01.....The first sample referenced to sample 05a
05vis.....No sample taken, visual reference only
NA001.....No access area or area of limited access

Where a material is not sampled, but have been visually identified or mastered the asbestos type will be presumed as crocidolite, unless:

- Sample analysis of similar materials within the building show a different asbestos type (mastered samples).
- Or there is reasoned argument that another type of asbestos was almost always used and will be based on professional judgement and experience.

6.0 Reservations

During the course of the survey all reasonable efforts were made to identify the presence of materials containing asbestos within the areas of the building, but it is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so therefore it must be borne in mind that ACM may be uncovered during demolition works and operatives working on the building must be trained in accordance with CAR2012 Reg 10 (1 and 2) in preparation for such an eventuality.

Asbestos may be concealed beneath or hidden from view by other materials which have been used for over-cladding, in-filling, alteration and refurbishment work which, has taken place in the past, may also hide or obscure ACM's. Attempts have been made to access all such areas through the adoption of destructive surveying techniques. However, the requirement to maintain structural integrity of the property may have limited their implementation. Some installations may not have been inspected internally for safety reasons (e.g Lift shafts, live electrical switchgear, escalators, voids of solid construction etc.) and should be suspected to contain asbestos until such time as it is proven otherwise. Where certificates of isolation have been provided and a safe system of work devised for access then such installations will have been inspected and documented accordingly within this report.

Any additional areas not inspected during the course of this survey are listed within section 7 and included within the sample records in Appendix A with accompanying photographs.

Where ACM's have been identified or presumed it is possible that past degradation or future deterioration may contaminate localised areas. The presence or extent of which may require an additional visit to identify using airborne fibre monitoring and swab sampling techniques unless visible debris was present at the time of the survey. This would be subject to further charges.

This report should not be used as a detailed scope of specification for the purposes of remediation projects.

Any diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes. Any persons involved in remediation works must satisfy themselves of the accuracy of all measurements and dimensions of any identified ACM prior to undertaking such works.

7.0 Limitations and Areas of No Access

All non-accessed items or areas must be presumed to contain asbestos. No works should proceed in these areas until a suitable and sufficient assessment has been made for the presence of ACM and any ACM identified made safe.

There were no specific reservations applicable to this survey.

It has not been possible to carry out a fully intrusive survey as the building is still occupied / operational, the electricity power supply and pipework remain live.

Non-accessed items or areas must be suitably and sufficiently assessed by a competent asbestos surveyor prior to works which may disturb any ACM likely to be contained in them; including routine maintenance. It is reasonably foreseeable that failure to do this will result in uncontrolled asbestos release into the breathing zones of persons working on such equipment and into the surrounding environment in contravention of the Control of Asbestos Regulations 2012.

Where works are planned in areas concealed by suspected asbestos insulating board, asbestos cement or textured coating (i.e. boxings and access panels) then further investigations will be required. This includes inspections that have subsequently been found not to contain asbestos. For materials presumed to contain asbestos or confirmed via analysis, this will normally take the form of a competent asbestos surveyor accompanied by a Licensed Asbestos Removal Contractor to forge safe access beyond the ACM. Where the ACM is AIB or asbestos cement is present within the building, this work will be notifiable to the relevant enforcing authority 14 days in advance of commencement of any works that may disturb these products.

The management recommendations within this report are based on the condition of the ACM. If the material is likely to be disturbed during any refurbishment work then the ACM must be removed.

8.0 Recommendations for Management Actions

GENERAL

All known or presumed ACM must be included in an asbestos management plan. Guidance is given in HSE document HSG227 *a comprehensive guide to the management of asbestos in premises*. Periodic condition inspections shall be a prerequisite of any successful asbestos management plan.

All works must be conducted in accordance with the Control of Asbestos Regulations.

If any materials are found that could potentially contain asbestos, that are not included in this report, Manestream should be contacted immediately for guidance.

For materials in poor condition remedial works including encapsulation or removal may be required. Access to areas containing asbestos in poor condition may need to be restricted until remedial measures have been completed.

The key legislative documents relating to works with asbestos materials are:

The Health and Safety at Work Act (1974)

The Control of Asbestos Regulations (2012)

The Management of Health and Safety at Work Regulations (1999)

Recommendations for action have been made based on the risk evaluation indicated in the appropriate survey record. In general the following will be applicable; exceptions will be made where specific circumstances apply.

MATERIAL ASSESSMENTS

For each sample/ inspection, a material assessment has been compiled using an algorithm. A point score (weighting) is allocated on the basis of the examination of a number of parameters as detailed below. The value assigned to each of these parameters is added together to give a total score, the higher scores indicating high risk materials.

The assessment reflects the condition of the ACM at the time of the survey, it is the dutyholder's responsibility to ensure all ACM are monitored and the assessments are maintained up to date.

This system follows the method described in HSE Guidance document HSG264 - Asbestos: The survey guide

Sample Variable Score	PRODUCT TYPE (or debris from product)
1	Composite plastic; Composite resin; Composite mastic; Composite roofing felt; Thermoplastic floor tile; Putty; Mastic; Adhesive; Vinyl floor tile; Vinyl flooring; Stair-nosing; Bitumen; Bituminous felt; Semi-rigid paint; Decorative finish; Textured coating; Plaster; Roofing felt; Damp-proof membrane; Thermoplastic skirting; Toilet cistern; Toilet seat; Windowsill - fully compressed asbestos cement; Cement sheet; Cement panel; Moulded cement product; Fire cement

8.0 Recommendations for Management Actions (Cont'd...)

2 Insulating board; Millboard; Low density insulating board; Paper coated; insulating board; Woven textile; Gasket; Rope; String; Paper; Felt (non-bituminous); Paper backed vinyl floor covering

3 Thermal insulation; Hand applied coating; Sprayed coating; Loose fill; Mattresses; Packing; Pugging bag; Raw material

EXTENT OF DAMAGE/ DETERIORATION

0 Good condition, no visible damage

1 Low damage (a few scratches or surface marks)

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 coatings and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.

2 Unsealed AIB, or encapsulated lagging and coating.

3 Unsealed lagging and coating.

ASBESTOS TYPE

1 Chrysotile alone.

2 Amphiboles or mixtures not including crocidolite.

3 Crocidolite or mixtures containing crocidolite.

The total score is calculated from the sum of the score for product type, damage, surface treatment and asbestos type and a guide to the potential for releasing fibres is assigned as detailed below.

Materials Assessment Score	Risk of Fibre Release
10, 11, 12	High Risk
7, 8, 9	Medium Risk
5, 6	Low Risk
2, 3, 4	Very Low Risk

8.0 Recommendations for Management Actions (Cont'd...)

The Materials Assessment score has been calculated for each ACM identified and the degree of risk from the material assessment alone is included in this report.

Attention is drawn to all occurrences of asbestos identified with a score of **10** or above. Asbestos materials within the aforementioned scoring category will, in most cases, require immediate action to reduce risk of exposure.

PRIORITY ASSESSMENT

Priority Assessment for ACM must be carried out in order to prioritise the effective management of any ACM identified. Priority Assessment can only be carried out by persons with intimate knowledge of the usage of the building concerned. For this reason UKAS will only permit the gathering of data relating to Likelihood of disturbance, the other parameters which require assessment are Normal Occupant Activity; Human Exposure Potential and Maintenance activity which must be assessed by the client, although Manestream is accredited by UKAS to assist in this process and offer this service as an additional exercise.

Likelihood of disturbance data collected during the survey is as follows

LOCATION

- 0 Outdoors
- 1 Large rooms or well ventilated areas
- 2 Rooms up to 100m²
- 3 Confined spaces

ACCESSIBILITY

- 0 Usually inaccessible or unlikely to be disturbed
- 1 Occasionally likely to be disturbed
- 2 Easily disturbed
- 3 Routinely disturbed

EXTENT/ AMOUNT

- 0 Small amounts or items (eg strings, gaskets etc)
- 1 <=10m² or <=10m pipe run
- 2 >10m² to >=50m² or >10m to >=50m pipe run
- 3 >50m² or > 50m pipe run

8.0 Recommendations for Management Actions (Cont'd...)

The asbestos risk assessment system adopted must concentrate solely on the likelihood of fibre release from asbestos based materials into the breathing zone of persons at risk. This is the singular most important factor in assessing the likelihood of that person being exposed to asbestos fibres which may be injurious to their health.

If any ACM are identified in areas directly affected by construction, installation, refurbishment or demolition the ACM must either be removed in advance or the risk from ACM should be designed out of the project. (CAR2012 regulation 5).

For all but the simplest low risk ACM, removal or remediation works must be carried out by a Licensed Asbestos Removal Contractor who has been checked to ensure they are competent to undertake the type of works required.

No licensable asbestos work may begin until the statutory 14 day notification period to the relevant enforcing authority (HSE or EHO) has elapsed. Waivers of the 14 day notification period may be accepted by the enforcing authority should there be a genuine health and safety consideration; however it should be noted that the enforcing authorities normally thoroughly investigate such waiver requests as the most common cause is deficiencies in asbestos management leading to the waiver request.

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9.0 Asbestos Register

Asbestos containing materials (ACM) were found or presumed to be present in the following locations. Recommendations for remedial actions are also included.

Ref. No.	Location	ACM	Action	Risk
03a	Main, ground floor, Kitchen	Thermoplastic floor tile and bitumen	Remove	VERY LOW
03m01	Main, ground floor, Kit Cup	Thermoplastic floor tile and bitumen	Remove	VERY LOW
03m02	Main, ground floor, Hall	Thermoplastic floor tile and bitumen	Remove	VERY LOW
03m03	Main, ground floor, Lounge	Thermoplastic floor tile and bitumen	Remove	VERY LOW
03m04	Main, ground floor, USC	Thermoplastic floor tile and bitumen	Remove	VERY LOW

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Asbestos Sample Record - 01a

Main, Ground floor, Kitchen

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	01a
Surveyor:	IC		
Component:	Textured coating		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

Risk Analysis

Condition:	N/A	Accessibility:	N/A
Friability:	N/A	Exposure:	N/A
Surface:	N/A	Amount:	N/A
Position:	N/A	RISK:	NONE

Comments

Non asbestos textured coating to ceiling (12m2)



Remedial / Management Action Required

Action required:	None		
Next action due date:	N/A	Approx cost:	

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Asbestos Sample Record - 02a

Main, Ground floor, Kitchen

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	02a
Surveyor:	IC		
Component:	Bitumen		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

Risk Analysis

Condition:	N/A	Accessibility:	N/A
Friability:	N/A	Exposure:	N/A
Surface:	N/A	Amount:	N/A
Position:	N/A	RISK:	NONE

Comments

Non asbestos bitumen sink pad (1 off)



Remedial / Management Action Required

Action required:	None		
Next action due date:	N/A	Approx cost:	

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Asbestos Sample Record - 03a

Main, Ground floor, Kitchen

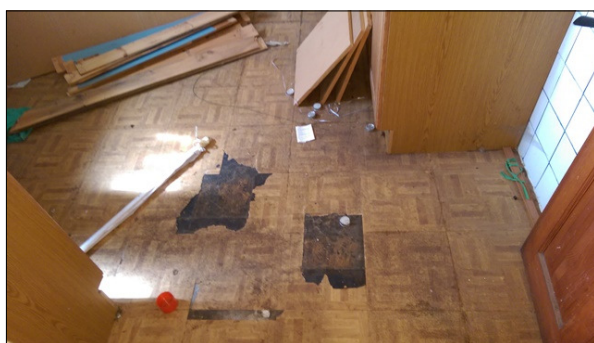
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	03a
Surveyor:	IC		
Component:	Thermoplastic floor tile and bitumen		
Asbestos?:	Identified		
Asbestos type(s):	Chrysotile		

Risk Analysis

Condition:	Low damage	Accessibility:	Occasional disturbance likely (1)
Friability:	Low	Exposure:	Public
Surface:	Composite materials: reinf plastics	Amount:	>10 sq m < 50 sq m (2)
Position:	Room up to 100 sq m (2)	RISK:	VERY LOW (3)

Comments



Thermoplastic brown floor tile with bitumen adhesive. Asbestos in tile and bitumen (12m2)

Remedial / Management Action Required

Action required:	Remove		
Next action due date:	Prior to disturbance	Approx cost:	

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Asbestos Sample Record - 03m01

Main, Ground floor, Kit Cup

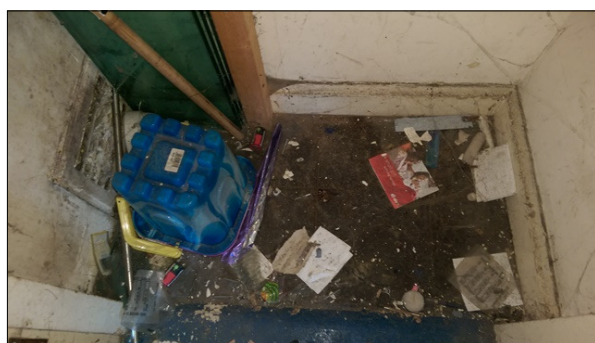
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	03m01
Surveyor:	IC		
Component:	Thermoplastic floor tile and bitumen		
Asbestos?:	Strongly presumed		
Asbestos type(s):	Chrysotile		

Risk Analysis

Condition:	Good condition	Accessibility:	Occasional disturbance likely (1)
Friability:	Low	Exposure:	Public
Surface:	Composite materials: reinf plastics	Amount:	<= 10 sq m (1)
Position:	Room up to 100 sq m (2)	RISK:	VERY LOW (2)

Comments



Thermoplastic brown floor tile with bitumen adhesive. Strongly presumed asbestos in tile and bitumen (1m2)

Remedial / Management Action Required

Action required:	Remove		
Next action due date:	Prior to disturbance	Approx cost:	

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Asbestos Sample Record - 03m02

Main, Ground floor, Hall

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	03m02
Surveyor:	IC		
Component:	Thermoplastic floor tile and bitumen		
Asbestos?:	Strongly presumed		
Asbestos type(s):	Chrysotile		

Risk Analysis

Condition:	Good condition	Accessibility:	Occasional disturbance likely (1)
Friability:	Low	Exposure:	Public
Surface:	Composite materials: reinf plastics	Amount:	<= 10 sq m (1)
Position:	Room up to 100 sq m (2)	RISK:	VERY LOW (2)

Comments



Thermoplastic brown floor tile with bitumen adhesive. Strongly presumed asbestos in tile and bitumen (4m2)

Remedial / Management Action Required

Action required:	Remove		
Next action due date:	Prior to disturbance	Approx cost:	

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Asbestos Sample Record - 03m03

Main, Ground floor, Lounge

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	03m03
Surveyor:	IC		
Component:	Thermoplastic floor tile and bitumen		
Asbestos?:	Strongly presumed		
Asbestos type(s):	Chrysotile		

Risk Analysis

Condition:	Good condition	Accessibility:	Occasional disturbance likely (1)
Friability:	Low	Exposure:	Public
Surface:	Composite materials: reinf plastics	Amount:	>10 sq m < 50 sq m (2)
Position:	Room up to 100 sq m (2)	RISK:	VERY LOW (2)

Comments



Thermoplastic brown floor tile with bitumen adhesive. Strongly presumed asbestos in tile and bitumen (12m2)

Remedial / Management Action Required

Action required:	Remove		
Next action due date:	Prior to disturbance	Approx cost:	

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Asbestos Sample Record - 03m04

Main, Ground floor, USC

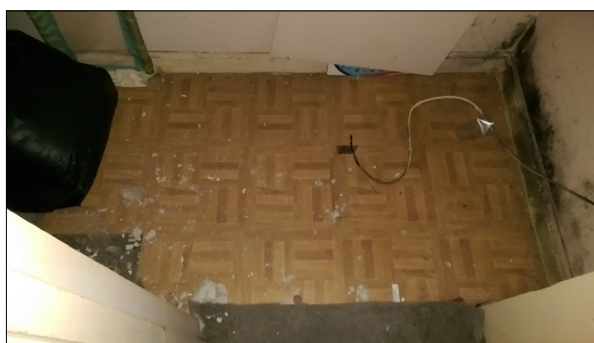
General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	03m04
Surveyor:	IC		
Component:	Thermoplastic floor tile and bitumen		
Asbestos?:	Strongly presumed		
Asbestos type(s):	Chrysotile		

Risk Analysis

Condition:	Good condition	Accessibility:	Occasional disturbance likely (1)
Friability:	Low	Exposure:	Public
Surface:	Composite materials: reinf plastics	Amount:	<= 10 sq m (1)
Position:	Room up to 100 sq m (2)	RISK:	VERY LOW (2)

Comments



Thermoplastic brown floor tile with bitumen adhesive. Strongly presumed asbestos in tile and bitumen (2m2)

Remedial / Management Action Required

Action required:	Remove		
Next action due date:	Prior to disturbance	Approx cost:	

Highgate Newtown The Cottage



Asbestos Sample Record - 04a

Main, Ground floor, Lounge

General

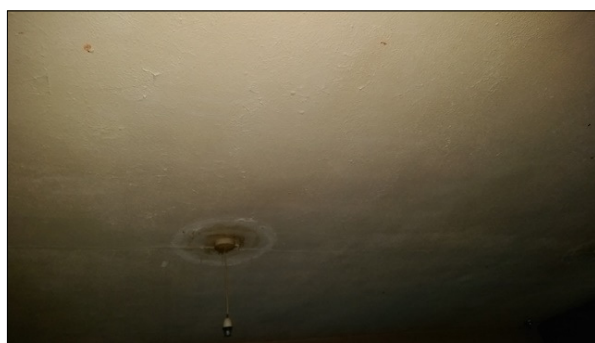
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	04a
Surveyor:	IC		
Component:	Textured coating		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

Risk Analysis

Condition:	N/A	Accessibility:	N/A
Friability:	N/A	Exposure:	N/A
Surface:	N/A	Amount:	N/A
Position:	N/A	RISK:	NONE

Comments

Non asbestos textured coating to ceiling (12m2)



Remedial / Management Action Required

Action required:	None		
Next action due date:	N/A	Approx cost:	

Highgate Newtown The Cottage



Asbestos Sample Record - 05a

Main, Ground floor, USC

General

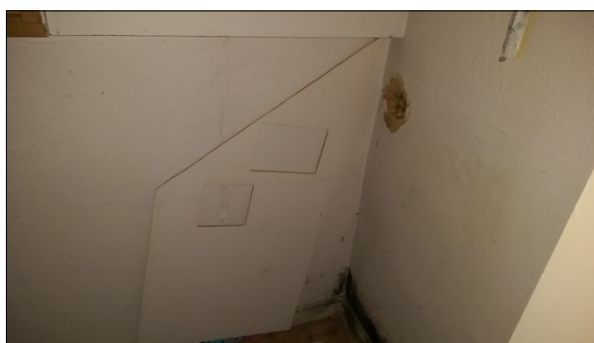
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	05a
Surveyor:	IC		
Component:	Textured coating		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

Risk Analysis

Condition:	N/A	Accessibility:	N/A
Friability:	N/A	Exposure:	N/A
Surface:	N/A	Amount:	N/A
Position:	N/A	RISK:	NONE

Comments

Non asbestos textured coating to wall (2m2)



Remedial / Management Action Required

Action required:	None		
Next action due date:	N/A	Approx cost:	

Highgate Newtown The Cottage



Asbestos Sample Record - 06a

Main, Floor level 1, Bathroom

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	06a
Surveyor:	IC		
Component:	Textured coating		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

Risk Analysis

Condition:	N/A	Accessibility:	N/A
Friability:	N/A	Exposure:	N/A
Surface:	N/A	Amount:	N/A
Position:	N/A	RISK:	NONE

Comments

Non asbestos textured coating to walls and ceiling (6m2)



Remedial / Management Action Required

Action required:	None		
Next action due date:	N/A	Approx cost:	

Highgate Newtown The Cottage



Asbestos Sample Record - 07a

Main, Floor level 1, LoftSpace

General

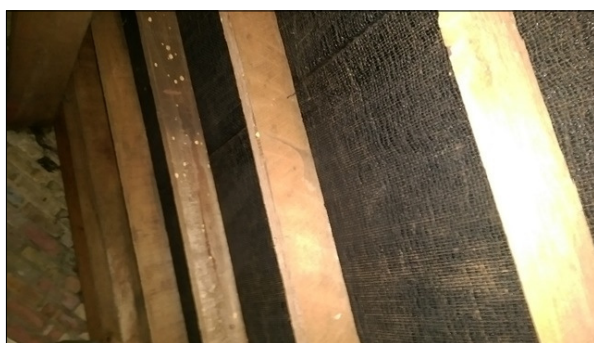
Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	07a
Surveyor:	IC		
Component:	Bitumen		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

Risk Analysis

Condition:	N/A	Accessibility:	N/A
Friability:	N/A	Exposure:	N/A
Surface:	N/A	Amount:	N/A
Position:	N/A	RISK:	NONE

Comments

Non asbestos bitumen roof felt (40m2)



Remedial / Management Action Required

Action required:	None		
Next action due date:	N/A	Approx cost:	

Highgate Newtown The Cottage



Asbestos Sample Record - 08a

Main, Ground floor, External

General

Inspection Dates:	04/06/2019 to 12/06/2019	Reference No.:	08a
Surveyor:	IC		
Component:	Bitumen		
Asbestos?:	No asbestos detected		
Asbestos type(s):	N/A		

Risk Analysis

Condition:	N/A	Accessibility:	N/A
Friability:	N/A	Exposure:	N/A
Surface:	N/A	Amount:	N/A
Position:	N/A	RISK:	NONE

Comments

Non asbestos bitumen damp proof course (40m2)

**NO IMAGE
AVAILABLE**

Remedial / Management Action Required

Action required:	None		
Next action due date:	N/A	Approx cost:	

Certificate No.
ML / 19 / 03108



O C Consulting (UK) Ltd t/a Manestream, Unit 1 Business Mews, Advance House, Central Road, Harlow, Essex CM20 2ST



2329

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

Client:	Wates Camden	Report Date:	13/06/2019		
Client Address:	33-35 Jamestown Road Camden Town London, NW1 7DB	Site Address:	25 Bertram Street (The Cottage)		
Sampled By:	ML	Sample/s Received:	13/06/2019	ML Proj. Ref.:	133483/6675
No. Samples:	8	Sample/s Analysed:	13/06/2019 to 13/06/2019	Page:	1 of 1

All analysis is conducted in accordance with Manestream in-house method PRO-02 and HSG248 Asbestos: 'The analysts' guide for sampling, analysis and clearance procedures'. Manestream is not responsible for interpretation or validity of sampling of materials undertaken by anyone other than Manestream staff. Manestream is not responsible for the validity of sample location and material type by anyone other than Manestream. Some textured coating and bitumen products may contain a low proportion of asbestos, commonly Chrysotile, which is so finely divided so as not to be detected by the dispersion staining method in accordance with HSG248. In this instance Manestream recommend that a proportion of the samples be analysed using Scanning Electron Microscopy to verify any asbestos content.

Ref No.	Client Ref No.	Sample Location	Asbestos Type(s) Present
01a	-	Main, ground floor, Kitchen, Textured Coating	N.A.D.I.S.
02a	-	Main, ground floor, Kitchen, Bitumen	N.A.D.I.S.
03a	-	Main, ground floor, Kitchen, Floor Tile & Bitumen	Chrysotile (bitumen and tile)
04a	-	Main, ground floor, Lounge, Textured Coating	N.A.D.I.S.
05a	-	Main, ground floor, Under Stair Cupboard, Textured Coating	N.A.D.I.S.
06a	-	Main, 1st floor, Bathroom, Textured Coating	N.A.D.I.S.
07a	-	Main, 1st floor, Loftspace, Bitumen	N.A.D.I.S.
08a	-	Main, 1st floor, External, Bitumen	N.A.D.I.S.

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

NADIS = No Asbestos Detected in Sample.

The results detailed on this certificate shall not be reproduced except in full, without written approval of the Testing Laboratory.

Analysed By:	Jason Smith	Authorised By:	Jason Smith	Authorised Signature:	
		Position:	Laboratory Technician		

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Highgate Newtown The Cottage



Additional Compartment Information

Compartment number 1

Main, Floor 0, Kitchen

Suspected ACM found, other materials did not contain asbestos.

Plasterboard ceiling, solid walls, concrete floor

Compartment number 2

Main, Floor 0, Kit Cup

Suspected ACM sampled or strongly presumed.

Plasterboard ceiling, solid walls, concrete floor

Compartment number 3

Main, Floor 0, StoreRoom

No asbestos found.

Plasterboard ceiling, solid walls, concrete floor

Compartment number 4

Main, Floor 0, USC

Suspected ACM found, other materials did not contain asbestos.

Plasterboard ceiling, solid walls, concrete floor

Additional Compartment Information (Cont'd...)

Compartment number 5

Main, Floor 0, Hall

Suspected ACM sampled or strongly presumed.

Plasterboard ceiling, solid walls, concrete floor

Compartment number 6

Main, Floor 0, Lounge

Suspected ACM found, other materials did not contain asbestos.

Plasterboard ceiling, solid walls, concrete floor

Compartment number 7

Main, Floor 0, External

Samples did not contain asbestos.

Metal guttering and downpipes, brick walls

Compartment number 8

Main, Floor 1, Bathroom

Samples did not contain asbestos.

Plasterboard ceiling, solid walls, timber floor boards

Highgate Newtown The Cottage



Additional Compartment Information (Cont'd...)

Compartment number 9

Main, Floor 1, Bedroom1
No asbestos found.
Plasterboard ceiling, solid walls, timber floor boards

Compartment number 10

Main, Floor 1, BedCup
No asbestos found.
Plasterboard ceiling, solid walls, timber floor boards

Compartment number 11

Main, Floor 1, BedCup2
No asbestos found.
Plasterboard ceiling, solid walls, timber floor boards

Compartment number 12

Main, Floor 1, Landing
No asbestos found.
Plasterboard ceiling, solid walls, timber floor boards

Highgate Newtown The Cottage



Additional Compartment Information (Cont'd...)

Compartment number 13

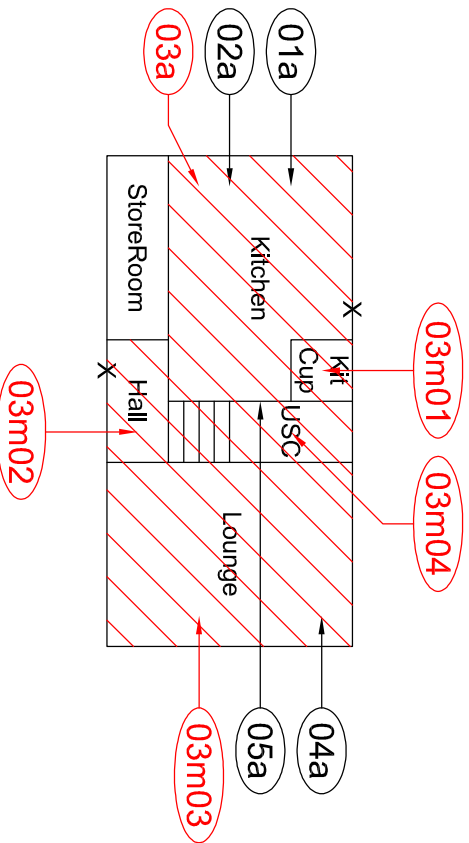
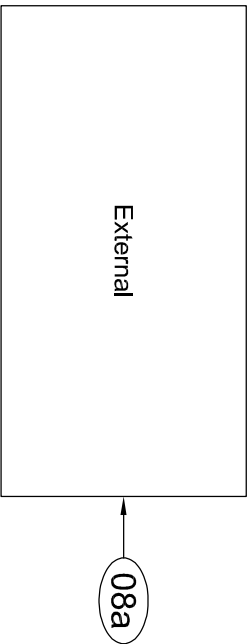
Main, Floor 1, LoftSpace
Samples did not contain asbestos.
Plasterboard ceiling, solid walls, timber floor boards

Compartment number 14

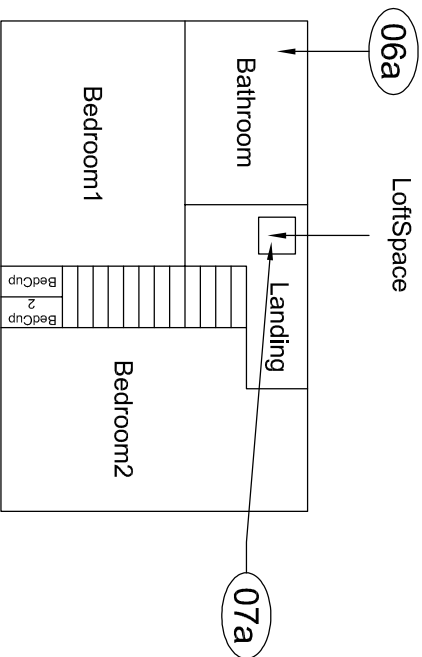
Main, Floor 1, Bedroom2
No asbestos found.
Plasterboard ceiling, solid walls, timber floor boards

Compartment number 15

Main, Floor 1, External
No asbestos found.
Clay roof tiles, metal guttering and down pipes, brick walls



Ground Floor Plan



1st Floor Plan

Client:-	Wales Camden
Project No:-	133463
Site:-	Higgle Newdown Community Centre
Title:-	Drawing: 1 of 1 Building: Main Floor: Ground & 1st
Date:	11/06/2019
Revisions:-	
Notes:-	<ul style="list-style-type: none">-DENOTES AREA OUTSIDE SCOPE OF SURVEY-DENOTES EXTENT OF KNOWN OR PRESUMED ASBESTOS CONTAINING MATERIAL(S)-DENOTES AREA OF LIMITED/NO ACCESS OR AREA EXCLUDED FROM SURVEY BRIEF-DENOTES AREA OF FLOOR TILES-DENOTES AREA OF CEMENT PANELS & INSULATING BOARD-DENOTES EXTENT OF TEXTURED COATING-DENOTES SAMPLES TESTED POSITIVE FOR ASBESTOS CONTENT01a -DENOTES SAMPLES TESTED NEGATIVE FOR ASBESTOS CONTENT-DENOTES NOT ACCESSED AREA PRESUMED ASBESTOS-BENEATH FITTED FLOORING-DENOTES NO ACCESS TO CEILING DUE TO HEIGHT OR NO ACCESS WITHIN CEILING VOID SEE SECTION 7
Drawn By:-	GC
Report No:-	ML-16061-4675-1
Scale:-	NTS
Unit: 1, Business Mews Advance House Central Road Harlow, Essex CM20 2ST Tel: 01279 434 503	